

TOWNE PARK TRACT "C" REPLAT

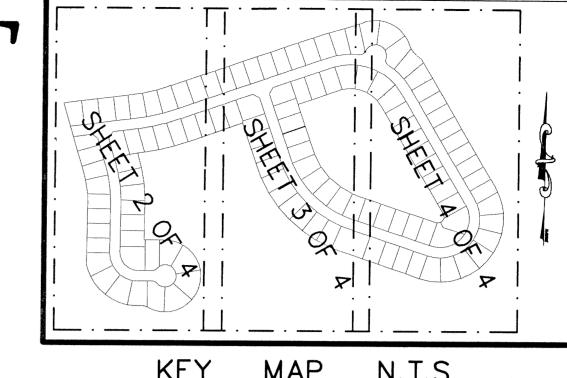
A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF TRACT C, "TOWNE PARK PLAT THREE"

AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 SEPTEMBER - 2000



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:10 A M. THIS 27 DAY OF QUALST A.D. 2001 AND DULY RECORDED IN PLAT BOOK PAGES 70 AND 173 DOROTHY H. WILKEN

CLERK CIRCUIT COURT DEPUTY CLERK

SHEET 1 OF 4

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BELLAGGIO BY ANSCA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS TOWNE PARK TRACT "C" REPLAT. A PLANNED UNIT DEVELOPMENT, BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF TRACT C, TOWNE PARK PLAT THREE, AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 36.449 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON. AND DO HEREBY DEDICATE AS FOLLOWS:

WATER MANAGEMENT TRACT:

TRACT "W", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 12434, PAGE 1645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAINAGE. LAKE MAINTENANCE. ACCESS EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PRIVATE STREET

TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TABULAR DATA	
TOTAL AREA THIS PLAT	36.449 ACRES
AREA OF PRIVATE ROAD TRACT R	5.852 ACRES
AREA OF RESIDENTIAL	24.798 ACRES
AREA OF LAKE (TRACT W)	5.378 ACRES
AREA OF RECREATION (TRACT F)	0.265 ACRES
AREA OF TRACT L	0.156 ACRES
TOTAL NUMBER OF UNITS	122 UNITS
DENSITY PROPOSED THIS PLAT	3.35 UNITS/ACRE
USE SINGLE FAMILY	
PETITION NO. PDD 95-116C	, , , , , , , , , , , , , , , , , , ,

DEDICATION AND RESERVATIONS CONTINUED:

4. RECREATIONAL AREA:

TRACT "F" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

5. OPEN SPACE TRACTS

TRACT "L", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. UTILITY EASEMENTS:

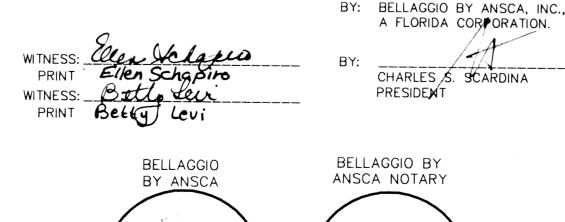
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

LANDSCAPE BUFFER EASEMENTS

TRACTS LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY IT , AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF FEBRUARY 2001.

Elizabeth M. Nero
MY COMMISSION # C0643522 EXPIRES
April 30, 2001
BONDED THRU TROY FUN INSURANCE, INC.



istal.

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO. S PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLAGGIO BY ANSCA. INC.. A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT

, WITNESS MY HAND AND OFFICIAL SEAL THIS 200 DAY OF February _____, 2001.

SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES

MORTGAGEES CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1200 [, AT PAGE 267, 440, 6270F THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS

WITNESS: Eller Schapins NAME ELLEN Scholair o WITNESS: Betty Leur

BANK Comerica Bank NAME EXWARD M. Cochean VICE PRESIDENT

Elizabeth M. Nero

MY COMMISSION # CC643522 EXPIRES

April 30, 2001

NAME BETTY LEVE ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED Edward Warten, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ______
TIDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMERICA BONK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

MY COMMISSION EXPIRES

COUNTY ENGINEER:

SAID CORPORATION.

MY COMMISSION # CC643522 EXPIRES Chaluts MY Jero BONDED THRU TROY FAIN INSURANCE, INC.

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH IN ACCORDANCE WITH SEC. 177.081(1), F.S.

COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE BELLAGGIO RESIDENTS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBJECATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _______ DAY OF _____, 2001.

CORPORATION NOT FOR PROFIT HARRY T. SLEEK, PRESIDENT

ASSOCIATION, INC., A FLORIDA

BELLAGGIO RESIDENTS

COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID

NOTES

DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000195GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

N71°01'07"E(PLAT BEARING) N70'36'50"E(GRID BEARING) NORTH LINE THIS PLAT

00°24'17" = BEARING ROTATION (PLAT TO GRID) COUNTERCLOCKWISE

_ DAY OF

Jawan Hurico

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLAGGIO RESIDENTS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

_____, 200/19.

MY COMMISSION EXPIRES:

DEPICIAL NOTARY SEAT BARBARA GURICO COMMISSION NUMBER CC730069 TITLE CERTIFICATION:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Elizabeth M. Nero

April 30, 2001

I, MITCHELL A. SHERMAN, PA. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BELLAGGIO BY ANSCA, INC., A FLORIDA CORPORATION: THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT?

DATED: 6-19-2001

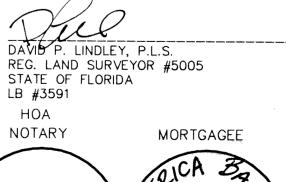
MITCHELL A. SHERMAN ATTORNEY AT LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH QOUNTY, FLORIDA.

COUNTY

STATE



SURVEYOR

MORTGAGEE NOTARY

Elizabeth M. Naro
MY COMMISSION # CC643322 EXPIRES
April 30, 2001 BONDED THRU TROY FAIN INSTRANCE, INC.