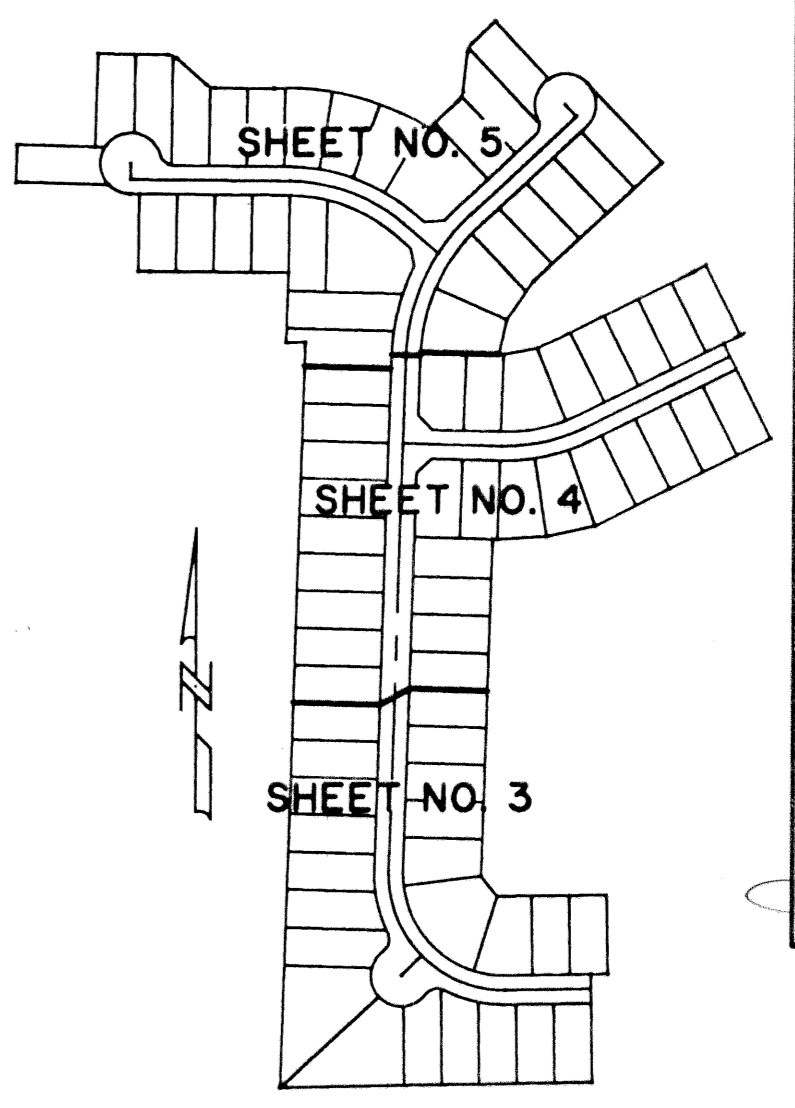
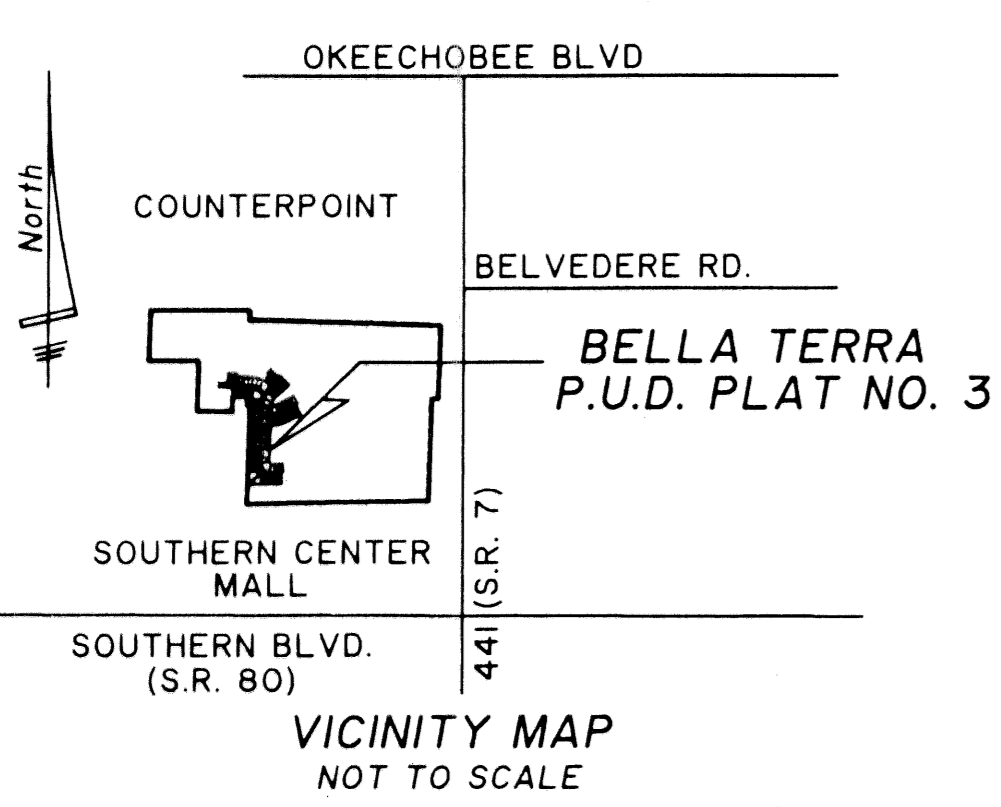


# BELLA TERRA P.U.D. PLAT NO. 3

BEING A REPLAT OF A PORTION OF TRACT "F",  
BELLA TERRA P.U.D. PLAT I, AS RECORDED IN PLAT BOOK 94, PAGES 13 THROUGH 28,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH  
RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
SEPTEMBER, 2002 SHEET 1 OF 5



STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:10  
P.M. THIS 3 DAY OF September 2002  
AND DULY RECORDED IN PLAT BOOK NO. 94  
ON PAGE 144-148  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY *Sherry McElvrick* D.C.



## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, AND THE ESTATE OF J. M. RUBIN, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS BELLA TERRA P.U.D. PLAT NO. 3, BEING A REPLAT OF A PORTION OF TRACT "F", BELLA TERRA P.U.D. PLAT NO. 1, AS RECORDED IN PLAT BOOK 94, PAGES 13 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 33, AS SHOWN ON SAID BELLA TERRA PLAT NO. 1; THENCE SOUTH 89°03'33" WEST ALONG THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 539.40 FEET; THENCE NORTH 0°55'00" EAST ALONG THE WESTERLY LINE OF SAID TRACT "F", A DISTANCE OF 12.25 FEET; THENCE SOUTH 89°00'33" WEST ALONG THE WESTERLY LINE OF SAID TRACT "F", A DISTANCE OF 32.86 FEET; THENCE NORTH 0°29'26" EAST ALONG THE WESTERLY LINE OF SAID TRACT "F", A DISTANCE OF 121.23 FEET; THENCE NORTH 89°28'52" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT "F", A DISTANCE OF 240.04 FEET; THENCE NORTH 88°30'33" WEST, A DISTANCE OF 19.97 FEET; THENCE NORTH 00°31'08" EAST, A DISTANCE OF 135.30 FEET; THENCE NORTH 89°28'52" WEST, A DISTANCE OF 16.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 45°09'59" AND A RADIUS OF 53.00', A DISTANCE OF 41.78 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°30'18" WEST, A DISTANCE OF 160.58 FEET; THENCE NORTH 0°29'42" EAST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 88°30'18" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 0°29'42" EAST, A DISTANCE OF 159.96 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "W-2", AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE SOUTH 89°28'52" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 20.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 40°44'46" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 17.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°44'06" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 67.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 40°44'46" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 17.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°28'52" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 99.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 03°59'27" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 1.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 34°34'02" AND A RADIUS OF 466.00 FEET, A DISTANCE OF 281.14 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 46°40'27" EAST ALONG THE LINE OF SAID TRACT "W-2", A DISTANCE OF 1.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 40°44'46" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 17.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°55'41" EAST ALONG THE EASTERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 67.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 40°44'46" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 17.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 46°40'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 55.72 FEET; THENCE SOUTH 43°19'33" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 135.87 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 83°08'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 79°37'56" AND A RADIUS OF 53.00 FEET, A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°19'33" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 18.00 FEET; THENCE SOUTH 46°40'27" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 303.42 FEET; THENCE SOUTH 34°18'07" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 81.42 FEET; THENCE SOUTH 12°41'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 60.96 FEET; THENCE SOUTH 88°24'10" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 8.61 FEET; THENCE NORTH 80°06'52" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 58.49 FEET; THENCE NORTH 63°51'01" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 63.83 FEET; THENCE NORTH 63°32'39" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-2", A DISTANCE OF 234.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 03°25'18" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 8.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID TRACT "W-2", HAVING A CENTRAL ANGLE OF 02°35'06" AND A RADIUS OF 461.00 FEET, A DISTANCE OF 20.80 FEET TO A POINT OF NON-TANGENCY AT THE NORTHWEST CORNER OF LOT 166, AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE SOUTH 26°27'22" EAST ALONG THE WEST LINE OF SAID LOT 166, A DISTANCE

OF 135.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 166; THENCE SOUTH 63°32'38" WEST, A DISTANCE OF 32.38 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF TRACT "LA-3", AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1 AND A POINT ON THE NORTHERLY LINE OF TRACT "W-3", AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE SOUTH 63°32'38" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 195.00 FEET; THENCE SOUTH 63°07'39" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 143.82 FEET; THENCE SOUTH 77°33'38" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 85.79 FEET; THENCE SOUTH 86°29'28" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 85.12 FEET; THENCE NORTH 88°24'10" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 8.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT "W-3"; THENCE SOUTH 0°35'50" WEST ALONG THE WEST LINE OF SAID TRACT "W-3", A DISTANCE OF 586.50 FEET; THENCE SOUTH 38°31'14" EAST ALONG THE WESTERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 44.44 FEET; THENCE NORTH 89°20'21" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 125.32 FEET; THENCE NORTH 89°03'33" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "W-3", A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF LOT 99, AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE SOUTH 00°56'27" EAST ALONG THE WEST LINE OF SAID LOT 99, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 99; THENCE SOUTH 89°03'33" WEST, A DISTANCE OF 29.12 FEET; THENCE SOUTH 00°56'27" EAST, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.  
CONTAINING 22.7581 ACRES, MORE OR LESS.

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

## EASEMENTS

TRACT "A" AND TRACT "LS", AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC OR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES.  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.  
THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, 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, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

## TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.  
TRACT "LS", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, MICHAEL J. SMOLAK, THIS 3<sup>rd</sup> DAY OF September, 2002.

LENNAR HOMES, INC.  
A FLORIDA CORPORATION  
ATTEST: *David M. Baselice* BY: *Michael J. Smolak*  
DAVID M. BASELICE, ASSISTANT SECRETARY MICHAEL J. SMOLAK, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. SMOLAK AND DAVID M. BASELICE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF September 2002.  
MY COMMISSION EXPIRES: 12/17/09  
COMM. # CC988517  
*Rebecca Greene*  
NOTARY PUBLIC  
REBECCA GREENE

IN WITNESS WHEREOF, THE ABOVE-NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PERSONAL REPRESENTATIVE, ROBERT T. OWENS, THIS 3<sup>rd</sup> DAY OF September, 2002.

ESTATE OF J. M. RUBIN  
WITNESS: *Lisa Minkov* BY: *Robert T. Owens*  
PRINTED NAME: LISA MINKOV ROBERT T. OWENS  
WITNESS: *Mark Bromfield*  
PRINTED NAME: Mark Bromfield

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT T. OWENS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF J. M. RUBIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF September 2002.  
MY COMMISSION EXPIRES: 12/17/09  
COMM. # CC988517  
*Rebecca Greene*  
NOTARY PUBLIC  
REBECCA GREENE

## ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE BELLA TERRA COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3<sup>rd</sup> DAY OF September, 2002.

BELLA TERRA COMMUNITY ASSOCIATION, INC.  
A FLORIDA CORPORATION  
NOT FOR PROFIT  
BY: *Robert Drews*  
ROBERT DREWS, PRESIDENT

WITNESS: *Mark Bromfield*  
PRINTED NAME: Mark Bromfield  
WITNESS: *Rebecca Greene*  
PRINTED NAME: Rebecca Greene

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT DREWS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BELLA TERRA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF September 2002.  
MY COMMISSION EXPIRES: 12/17/09  
COMM. # CC988517  
*Rebecca Greene*  
NOTARY PUBLIC  
REBECCA GREENE

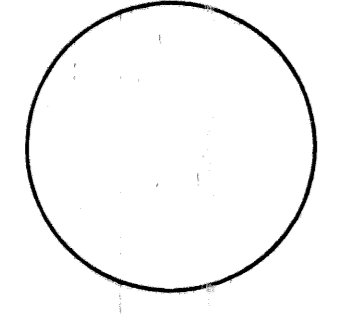
## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

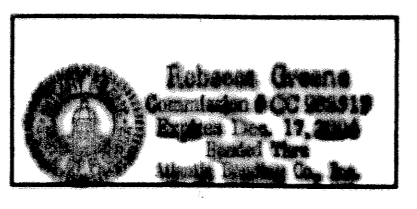
I, GERRY KNIGHT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, AND THE ESTATE OF J. M. RUBIN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/12/02  
GERRY KNIGHT, ESQ. P.A.

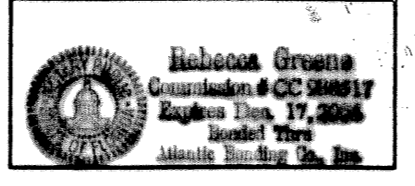
DEDICATION  
LENNAR HOMES, INC.  
A FLORIDA CORPORATION



DEDICATION  
NOTARY



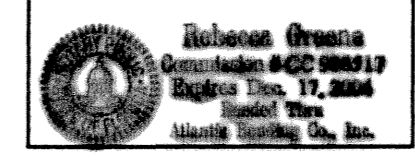
DEDICATION  
NOTARY



BELLA TERRA  
COMMUNITY ASSOCIATION, INC.



NOTARY



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

BELLA TERRA P.U.D. PLAT NO. 3