DEDICATION AND RESERVATIONS:

FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS THAT BELLAGGIO BY ANSCA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "TOWNE PARK

TRACT E", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF

COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH

PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE SOUTHWEST CORNER OF "LEXINGTON 1 OF SHERBROOKE",

195 THROUGH 198 OF SAID PUBLIC RECORDS; THENCE S.00'33'53"E., A

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES

DISTANCE OF 235.45 FEET; THENCE N.84°00'05"W., A DISTANCE OF 5.50 FEET;

THENCE N.78'48'45"W., A DISTANCE OF 128.52 FEET TO A POINT OF CURVE TO

THE RIGHT HAVING A RADIUS OF 2,855.00 FEET AND A CENTRAL ANGLE OF

10'08'37"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 505.45 FEET;

THENCE N.71°27'11"W., A DISTANCE OF 113.78 FEET; THENCE S.18°32'49"W., A

DISTANCE OF 115.00 FEET; THENCE N.71°27'11"W., A DISTANCE OF 15.00 FEET;

N.01°37'15"W. ALONG THE EASTERLY LINE OF SAID "TOWNE PARK PLAT THREE"

A DISTANCE OF 120.99 FEET TO A POINT OF CURVE TO THE LEFT HAVING A

NORTHERLY ALONG THE ARC OF SAID EASTERLY LINE A DISTANCE OF 88.08

1,278.98 FEET; THENCE N.82°38'04"E., A DISTANCE OF 671.15 FEET; THENCE

OF 420.71 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF

WESTERLY LINE, A DISTANCE OF 1,280.00 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON

S.30'56'48"E., A DISTANCE OF 251.30 FEET; THENCE N.74'32'11"E., A DISTANCE

WESTERLY LINE, A DISTANCE OF 61.29 FEET; THENCE S.00°33'53"E. ALONG SAID

FEET; THENCE N.11"25'14"W. ALONG SAID EASTERLY LINE, A DISTANCE OF

SAID "LEXINGTON 1 OF SHERBROOKE; THENCE S.13'08'08"E. ALONG SAID

CONTAINING 1,599,287 SQUARE FEET OR 36.72 ACRES, MORE OR LESS

RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION.

INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT

WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING

DRAINAGE, LAKE MAINTENANCE, ACCESS EASEMENTS

MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE

MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY

INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER

PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE

MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION.

TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY

STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY

TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO

ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT

MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND

INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL

THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC

AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE

ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID

LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN

AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE

OFFICIAL RECORDS BOOK 12434, PAGES 1645-1686, PUBLIC

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY

THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLAGGIO

RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS,

DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE

OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS,

AND DO HEREBY DEDICATE AS FOLLOWS:

DRAINAGE SYSTEM.

PRIVATE STREET

WATER MANAGEMENT TRACT

TRACT W, AS SHOWN HEREON IS HEREBY

RECORDS OF PALM BEACH COUNTY, FLORIDA.

WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AND THE LAKE

RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION,

ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND

ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE

ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF

CORNER OF TRACT "L-10", "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT

THENCE N.80°26'34"W., A DISTANCE OF 190.34 FEET TO THE SOUTHEAST

BOOK 91, PAGES 144 THROUGH 149 OF SAID PUBLIC RECORDS; THENCE

RADIUS OF 515.00 FEET AND A CENTRAL ANGLE OF 09'47'59": THENCE

BLOCK 36, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT

TOWNE PARK TRACT E

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD

BEING A REPLAT OF A PORTION OF BLOCK 36 "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 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 - 2001

TABULAR DATA

TOTAL AREA THIS PLAT	36.72 ACRES
AREA OF PRIVATE ROADS TRACT "R"	3.62 ACRES
AREA OF RESIDENTIAL	15.23 ACRES
AREA OF RECREATION (TRACT F)	0.21 ACRES
AREA OF TRACTS "L" AND "L1"	0.79 ACRES
AREA OF TRACT W	16.87 ACRES
TOTAL NUMBER OF UNITS	68 UNITS
DENSITY PROPOSED THIS PLAT	1,85 UNITS/ACRE
PETITION NO. 95-116D	

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 COUNTY.

OPEN SPACE TRACTS

TRACTS "L" AND "L-1" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY EASEMENTS

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES. AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR 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. NO BUILDINGS, STRUCTURES. IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCESSORS AND ASSIGNS.

LANDSCAPE BUFFER EASEMENTS

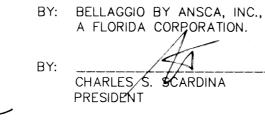
TRACTS LANDSCAPE BUFFER FASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. UTILITIES NOTE

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS President _____, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF May, 2002.

PRINT NAME CHANGES LIMPABADH WITNESS: Thrabell Mylyo



PRINT NAME Elizabeth M Nero BELLAGGIO BY BELLAGIO RESIDENTS ANSCA, INC. MORTGAGEE BELLAGGIO BY BELLAGIO RESIDENTS ASSOCIATION, INC. COUNTY ANSCA, INC. NOTARY NOTARY MORTGAGEE ASSOCIATION, INC. NOTARY ENGINEER SURVEYOR 10. 3216 1300

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _/6 May

ELLEN SCHAPIRO Notary Public - State of Florida

My Commission Expires Jun 5, 2005

Commission - D0031626

MORTGAGEES CONSENT

MY COMMISSION EXPIRES:

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 12001, AT PAGES 367, 440 AND 627, OF 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 CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DATECTORS THIS _/7_ DAY OF ___ May COMERICA BANK BY: Mary Bruna PRINT NAME AnyelA UNOLO NAMEMARTHA W. BOWMAN WITNESS: VICE PRESIDENT PRINT NAME CAROLYN SASSO

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH)

STATE OF FLORIDA)

BEFORE ME PERSONALLY APPEARED Martha W. Bowman WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMERICA BANK, 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 SAID CORPORATION. ANGELA VUOLO MY COMMISSION # CC 906614 MY COMMISSION EXPIRES: EXPIRES: March 3, 2004 NOTARY PUBLIC Bonded Thru Notary Public Underwriten

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS 10 DAY OF December, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

GEORGE T. WEBB. P.E.

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 MAINJENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2002.

Ellen Ichapus WITNESS: Ellen Schapiro PRINT NAME Kathy Sadu & WITNESS: KATHRYN LADNICK

BELLAGGIO RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HARRY SLÉEK, PRESIDENT

MAP

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:46 A. M. THIS 11th DAY OF December A.D. 2002 AND DULY RECORDED IN PLAT BOOK ____G ON PAGES 156 700 158

DOROTHY H. WILKEN CLERK CIRCUIT COURT

BY: Shew Incharing DEPUTY CLERK

1 OF 3

COORDINATES, BEARINGS AND DISTANCES

NOTES

COORDINATES SHOWN ARE GRID 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.

S00'33'53"E(PLAT BEARING) $00^{2}4^{17}$ " = BEARING ROTATION \S00'58'10"E)GRID BEARING) (PLAT TO GRID) LEAST LINE THIS PLAT COUNTERCLOCKWISE

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY 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.

MY COMMISSION EXPIRES: 4-30-06 COMMISSION NUMBER

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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

MITCHELL A. SHERMAN ATTORNEY AT LAW LICENSED IN FLORIDA

MY COMMISSION EXPIRES

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 COUNTY, FLORIDA.

DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591