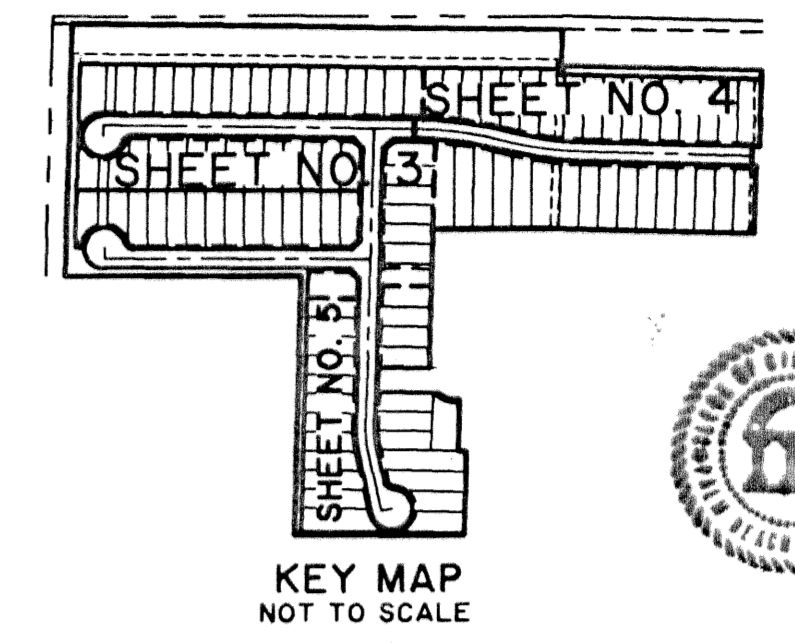
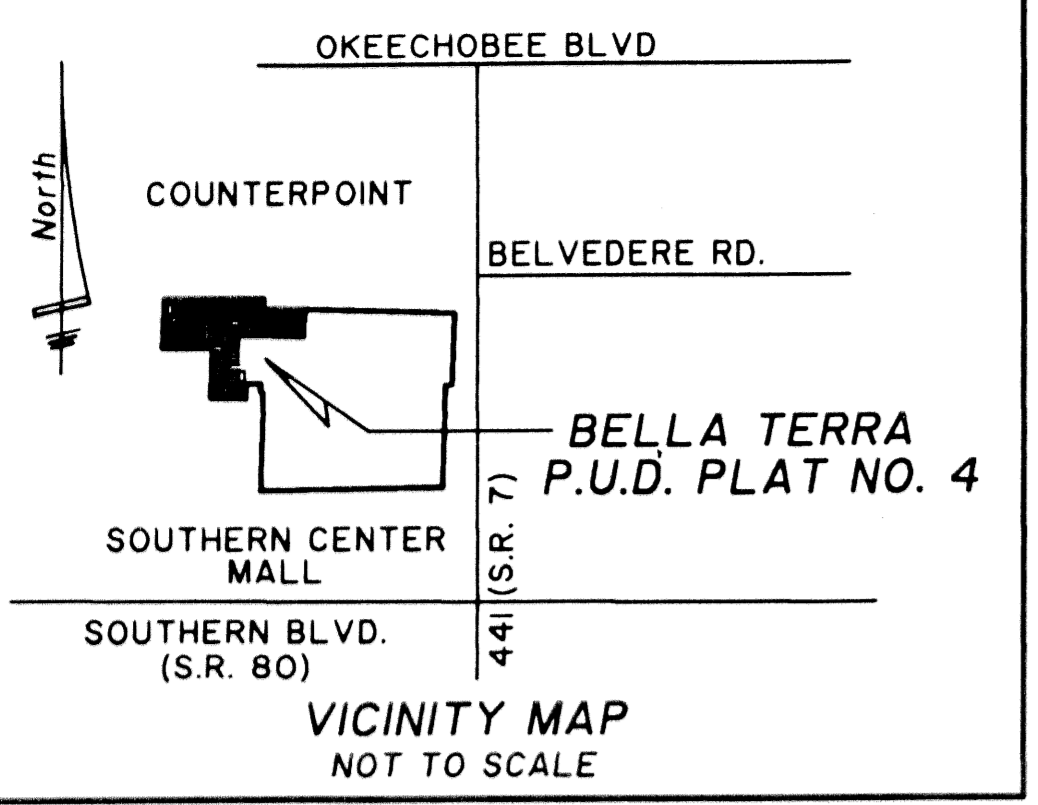
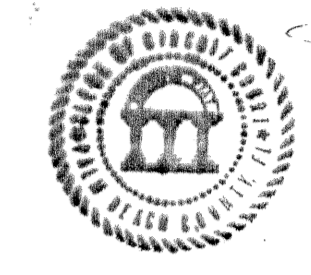


BELLA TERRA P.U.D. PLAT NO. 4

BEING A REPLAT OF A PORTION OF TRACT "F" AND A PORTION OF TRACT "B", 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.
JANUARY, 2003 SHEET 1 OF 5



STATE OF FLORIDA 55
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:26p
P.M. THIS 11th DAY OF March 2003
AND DULY RECORDED IN PLAT BOOK NO. 97
ON PAGES 135-139
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY *[Signature]*



DEDICATION AND RESERVATION

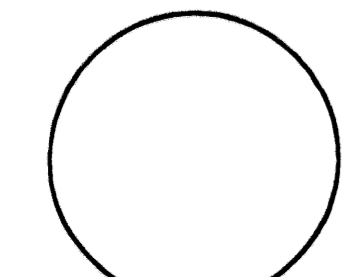
KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, AND THE ESTATE OF J. M. RUBIN, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS BELLA TERRA P.U.D. PLAT NO. 4, BEING A REPLAT OF A PORTION OF TRACT "F" AND A PORTION OF TRACT "B", BELLA TERRA P.U.D. PLAT NO. 1, AS RECORDED 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 NORTHWEST CORNER OF SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE SOUTH 89°03'18" EAST ALONG THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 1273.07 FEET; THENCE SOUTH 01°17'36" WEST, A DISTANCE OF 95.15 FEET; THENCE SOUTH 88°20'16" EAST ALONG SAID NORTH LINE OF SAID PLAT, A DISTANCE OF 519.36 FEET TO THE NORTHWEST CORNER OF BELLA TERRA P.U.D. PLAT NO. 2, AS RECORDED IN PLAT BOOK 96, PAGES 71 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°39'44" WEST ALONG THE WEST LINE OF SAID BELLA TERRA P.U.D. PLAT NO. 2, A DISTANCE OF 200.78 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 85°57'22" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE NORTH RIGHT-OF-WAY LINE OF CATANIA WAY, AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1, AND HAVING A CENTRAL ANGLE OF 04°45'48" AND A RADIUS OF 225.00 FEET, A DISTANCE OF 18.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 01°39'44" WEST ALONG A LINE RADIAL TO THE AFORE SAID CURVE, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 86°24'53" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID CATANIA WAY, AND HAVING A CENTRAL ANGLE OF 03°50'46" AND A RADIUS OF 175.00 FEET, A DISTANCE OF 11.75 FEET TO THE NORTHWEST CORNER OF LOT 275, AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE SOUTH 01°39'44" WEST ALONG THE WEST LINE OF SAID LOT 275, A DISTANCE OF 174.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 275; THENCE NORTH 88°20'16" WEST ALONG THE NORTHERLY LINE OF TRACT "W-2" AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1, A DISTANCE OF 487.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 01°25'53" AND A RADIUS OF 184.00 FEET, A DISTANCE OF 45.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°46'09" WEST, A DISTANCE OF 298.96 FEET; THENCE SOUTH 01°29'42" WEST, A DISTANCE OF 361.29 FEET TO THE SOUTHWEST CORNER OF LOT 65 AS SHOWN ON BELLA TERRA P.U.D. PLAT NO. 3, AS RECORDED IN PLAT BOOK 96, PAGES 144 THROUGH 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°30'18" WEST ALONG THE NORTH LINE OF TRACT "L-S" AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 3, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "L-S"; THENCE SOUTH 01°29'42" WEST ALONG THE WEST LINE OF SAID TRACT "L-S", A DISTANCE OF 63.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "L-S"; THENCE SOUTH 88°30'18" EAST ALONG THE SOUTH LINE OF SAID TRACT "L-S", A DISTANCE OF 19.97 FEET; THENCE SOUTH 29°12' WEST, A DISTANCE OF 220.03 FEET; THENCE NORTH 89°28'52" WEST, A DISTANCE OF 441.92 FEET; THENCE NORTH 01°29'42" EAST, A DISTANCE OF 674.74 FEET; THENCE NORTH 89°37'31" WEST, A DISTANCE OF 611.92 FEET; THENCE NORTH 01°29'57" EAST, A DISTANCE OF 656.10 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

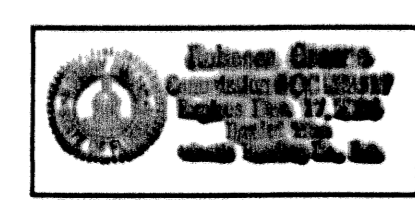
CONTAINING 28.9464 ACRES, MORE OR LESS.

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

DEDICATION
LENNAR HOMES, INC.
A FLORIDA CORPORATION

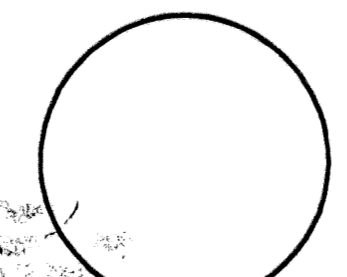


DEDICATION
NOTARY

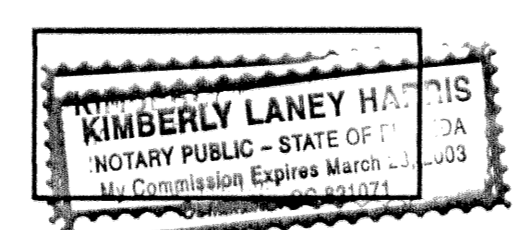


REBECCA GREENE
EXPIRES: 12/17/04
COM.# CC988517

DEDICATION
ESTATE OF J. M. RUBIN



DEDICATION
NOTARY

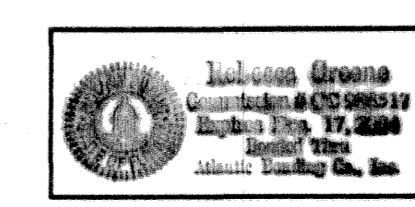


COM.# CC821071

BELLA TERRA
COMMUNITY ASSOCIATION, INC.



NOTARY



REBECCA GREENE
EXPIRES: 12/17/04
COM.# CC988517

EASEMENTS

TRACT "A", 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.

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 "E", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 20th DAY OF JANUARY, 2003.

ATTEST: *[Signature]* DAVID M. BASELICE, ASSISTANT SECRETARY
BY: *[Signature]* MICHAEL J. SMOLAK, VICE PRESIDENT
LENNAR HOMES, INC.
A FLORIDA CORPORATION

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 30th DAY OF January 2003.

MY COMMISSION EXPIRES: 12/17/04
COMMISSION NUMBER: CC988517
[Signature] Rebecca Greene
NOTARY PUBLIC
Rebecca Greene
PRINT NAME

IN WITNESS WHEREOF, THE ABOVE-NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PERSONAL REPRESENTATIVE, ROBERT T. OWENS, THIS 22nd DAY OF JANUARY, 2003.

WITNESS: *[Signature]* ESTATE OF J. M. RUBIN
BY: *[Signature]* ROBERT T. OWENS
PRINTED NAME: Mark Brunfield
WITNESS: *[Signature]*
PRINTED NAME: LISA MENDOZA

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 30th DAY OF January 2003.

MY COMMISSION EXPIRES: 3/28/2003
COMMISSION NUMBER: CC 821071
[Signature] Kimberly Laney Harris
NOTARY PUBLIC
Kimberly Laney Harris
PRINT NAME

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 20th DAY OF JANUARY, 2003.

WITNESS: *[Signature]*
PRINTED NAME: Ann Rodgerson
WITNESS: *[Signature]*
PRINTED NAME: Mark Brunfield
BY: *[Signature]* ROBERT DREWS, PRESIDENT
ASSOCIATION, INC.
A FLORIDA CORPORATION
NOT FOR PROFIT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT DREWS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS 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 30th DAY OF January 2003.

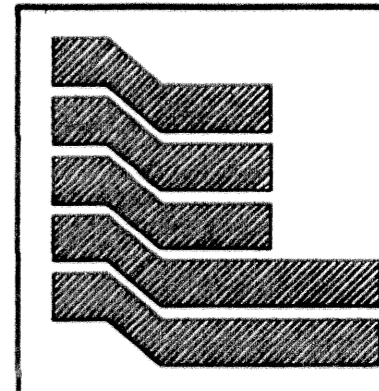
MY COMMISSION EXPIRES: 12/17/04
COMMISSION NUMBER: CC 988517
[Signature] Rebecca Greene
NOTARY PUBLIC
Rebecca Greene
PRINT NAME

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: 2/4/03
GERRY KNIGHT, ESQ. P.A.



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. 4