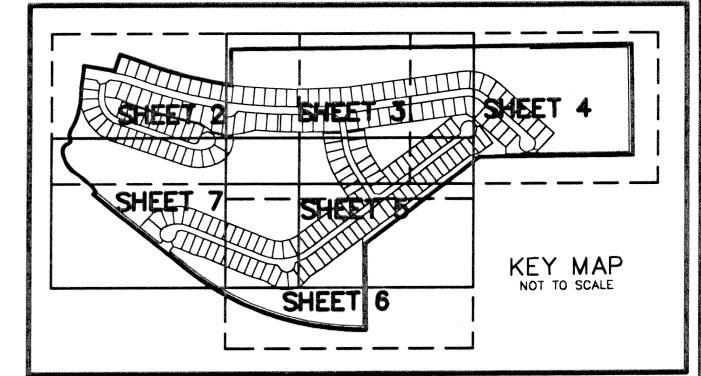
# TOWNE PARK TRACT

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43, "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 SECTIONS 6 AND 7 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 - 2002



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:45 A. M. THIS \_Str DAY OF \_April A.D. 2003 AND DULY RECORDED IN PLAT BOOK 98 ON PAGES 95 AND 101

DOROTHY H. WILKEN CLERK CIRCUIT COURT

DEPUTY CLERK

SHEET 1 OF 7

#### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BELLAGGIO BY LEVITT HOMES, INC., A FLORIDA CORPORATION. OWNER OF THE LAND SHOWN HEREON AS "TOWNE PARK TRACT F", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43, "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 SECTIONS 6 AND 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF "LEXINGTON 1 OF SHERBROOKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 OF SAID PUBLIC RECORDS, SAID CORNER BEING PERMANENT REFERENCE MONUMENT 1, AS SHOWN "TOWNE PARK TRACT E", AS RECORDED IN PLAT BOOK PAGES 156 THROUGH 156 OF SAID PUBLIC RECORDS; THENCE NB9'26'07"E ALONG THE SOUTH LINE OF SAID "LEXINGTON 1 OF SHERBROOKE", A DISTANCE OF 2,610.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 689 OF SAID PUBLIC RECORDS: THENCE S00°33'53"E ALONG SAID WEST RIGHT-OF-WAY LINE. A DISTANCE OF 725.61 FEET: THENCE S89°26'07"W, A DISTANCE OF 1,000.00 FEET; THENCE \$52°30'57"W. A DISTANCE OF 925.60 FEET; THENCE \$00°33'53"E, A DISTANCE OF 570.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NOO"33'53"W, A RADIAL DISTANCE OF 1,854.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 39"31"11", A DISTANCE OF 1,279.39 FEET; THENCE N51"02'42"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 766.83 FEET TO THE MOST SOUTHERLY CORNER OF TRACT L-8, "TOWNE PARK PLAT THREE", ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF SAID PUBLIC RECORDS; THENCE N45'42'10"E ALONG THE EASTERLY LINE OF SAID "TOWNE PARK PLAT THREE", A DISTANCE OF 25.17 FEET; THENCE N37'32'57"W, A DISTANCE OF 51.43 FEET; THENCE N51'02'42"W, A DISTANCE OF 109.24 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,092.00 FEET AND A CENTRAL ANGLE OF 02"28"07"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 47.05 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 39'37'35"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 103.74 FEET; THENCE N13'53'15"W, A DISTANCE OF 34.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 86"52"58"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 75.82 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 101°26'24"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 40.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 55'54'48"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 48.79 FEET; THENCE N27'28'07"E, A DISTANCE OF 51.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET AND A CENTRAL ANGLE OF 08'22'44"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 34.07 FEET; THENCE N19'05'23"E, A DISTANCE OF 42.99 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 2018'33"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 115.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 0812'01"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 42.94 FEET; THENCE NO658'50"E. A DISTANCE OF 124.23 FEET; THENCE NO1°37'15"W, A DISTANCE OF 32.82 FEET TO THE SOUTHWEST CORNER OF SAID "TOWNE PARK TRACT E" (THE PREVIOUS SIXTEEN COURSES AND DISTANCES BEING ALONG THE EASTERLY LINE OF SAID "TOWNE PARK PLAT THREE"); THENCE S80"26"34"E ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 190.34 FEET; THENCE S71"27"11"E, A DISTANCE OF 15.00 FEET; THENCE N18'32'49"E, A DISTANCE OF 115.00 FEET; THENCE S71'27'11"E, A DISTANCE OF 113.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N21"19'52"E, A RADIAL DISTANCE OF 2,855.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10'08'37", A DISTANCE OF 505.45 FEET; THENCE S78'48'45"E, A DISTANCE OF 128.52 FEET; THENCE S84°00'05"E, A DISTANCE OF 5.50 FEET TO THE SOUTHEAST CORNER OF SAID "TOWNE PARK TRACT E" (THE PREVIOUS SEVEN COURSES AND DISTANCES BEING ALONG THE SOUTHERLY LINE OF SAID "TOWNE PARK TRACT E"); THENCE NOO'33'53"W ALONG THE EAST LINE THEREOF. A DISTANCE OF 235.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,160,383 SQUARE FEET OR 95.509 ACRES, MORE OR LESS.

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

## 1. OVERHANG/MAINTENANCE EASEMENTS

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. WATER MANAGEMENT TRACTS

TRACTS W, W1, W2 AND W3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE 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, PAGES 1645-1686, PUBLIC RECORDS OF PALM BEACH COUNTY.

## 3. DRAINAGE, LAKE MAINTENANCE, ACCESS EASEMENTS

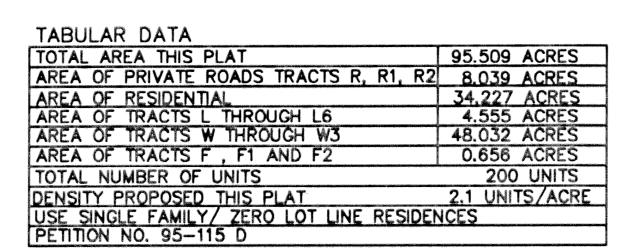
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM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

## 4. 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.

#### 5. RESIDENTIAL ACCESS STREET

TRACTS "R1" AND "R2" AS SHOWN HEREON ARE RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



#### DEDICATION AND RESERVATIONS CONTINUED:

#### 6. OPEN SPACE TRACTS

TRACTS L THROUGH L6, AS SHOWN HEREON ARE HEREBY RECERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., IT'S 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.

#### LANDSCAPE BUFFER EASEMENTS

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.

#### UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

THE 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. 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.

## 9. UTILITY NOTES

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.

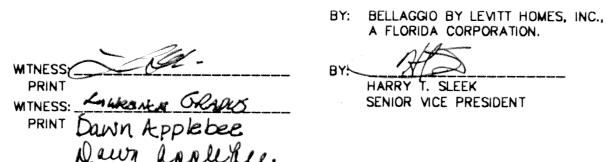
### 10. RECREATIONAL AREAS

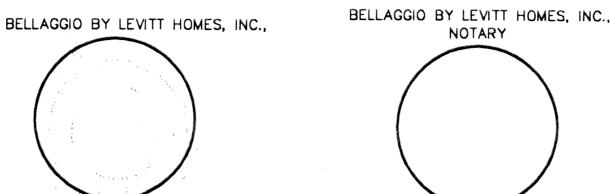
TRACTS F. F1 AND F2. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

#### LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS. FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_\_ DAY OF Jarrasy\_\_\_\_, 2003.



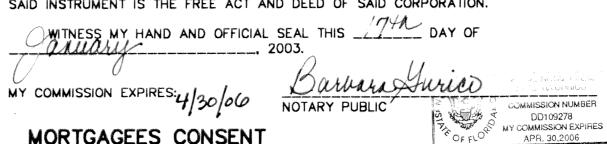


#### **ACKNOWLEDGMENT:**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

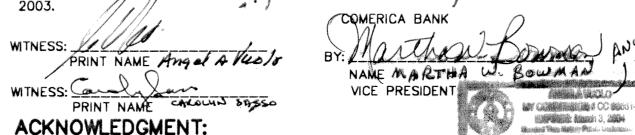
BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BELLAGGIO BY LEVITT HOMES, 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.



#### MORTGAGEES CONSENT

COUNTY OF PALM BEACH)
THE UNDERSIONED 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, 490 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 DIRECTORS THIS 41 DAY OF FEBRUARY.



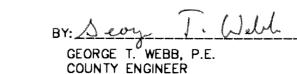
# **ACKNOWLEDGMENT:**

Compussion No. 906619 STATE OF FLORIDA) EXP. DATE 313/04 COUNTY OF PALM BEACH) DE WALL BEFORE ME PERSONALLY APPEARED MACHINE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_4 F , 2003.

#### COUNTY ENGINEER:

MY COMMISSION EXPIRES:

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 DAY OF \_\_\_\_\_\_\_, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.



NOTARY PUBLIC

#### 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 OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF 



HARRY T. SLEEK, PRESIDENT BELLAGGIO RESIDENTS COUNTY ASSOCIATION, INC. ENGINEER.

BELLAGGIO RESIDENTS

# NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000195

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

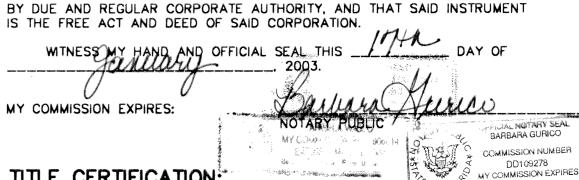
N89°26'07"E(PLAT BEARING) N89'01'50"E(GRID BEARING) NORTH LINE THIS PLAT

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

## 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



#### 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 LEVITT HOMES, 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. 1/24/03

1/0 ffrence 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 COUNTY, FLORIDA.

4-2-2003

