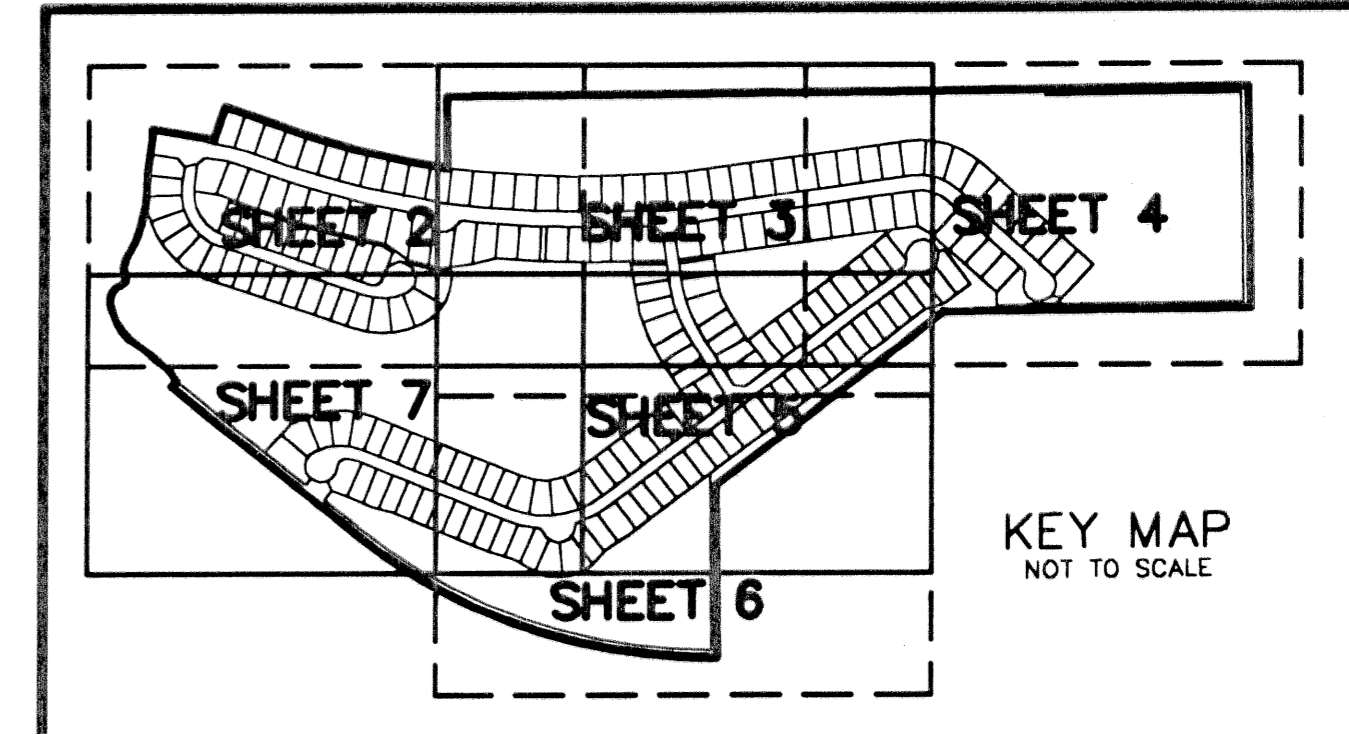


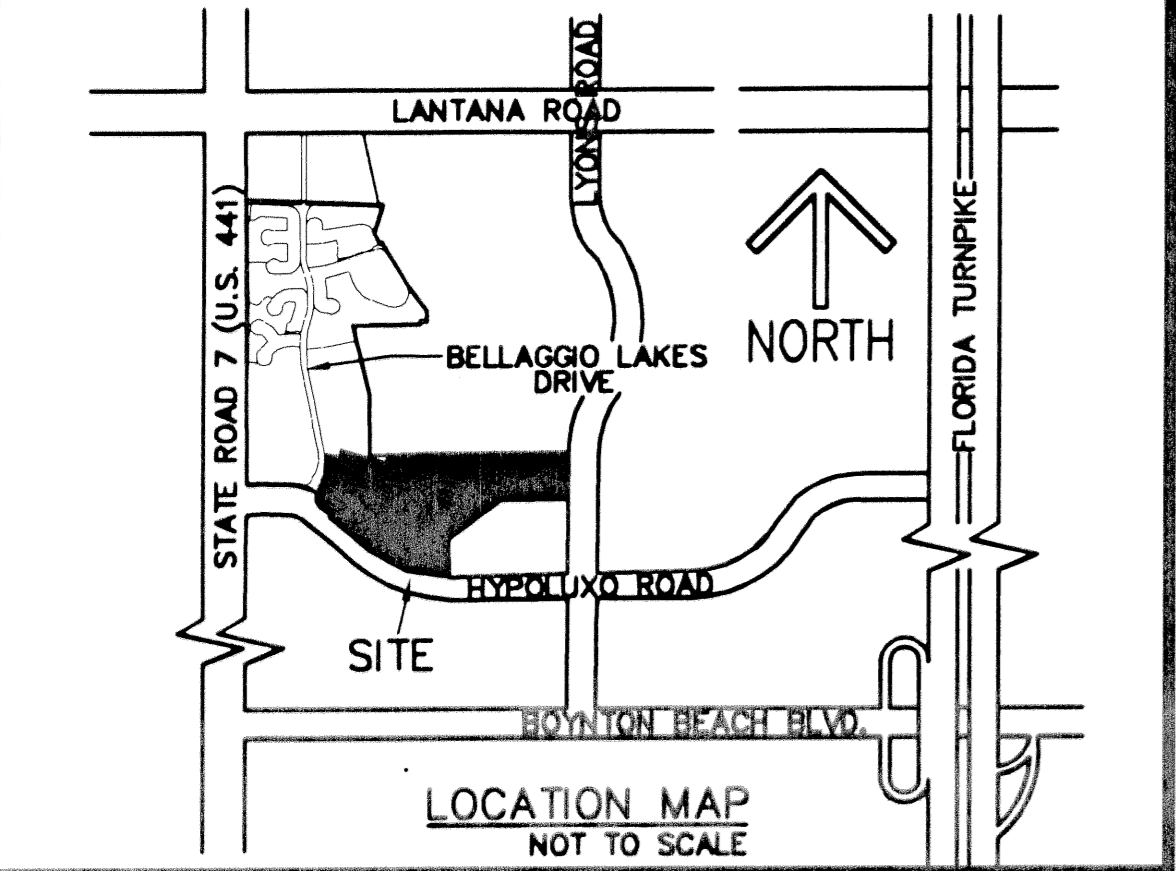
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:45 P.M. THIS 10th DAY OF FEBRUARY A.D. 2003 AND DULY RECORDED IN PLAT BOOK 95 ON PAGES 95 AND 101 DOROTHY H. WILKEN CLERK CIRCUIT COURT BY: S. Howard... DEPUTY CLERK



TOWNE PARK TRACT F

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 OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 SEPTEMBER - 2002



TABULAR DATA table with columns for description and area/units. Includes rows for Total Area This Plat (95.509 ACRES), Area of Private Roads (8.039 ACRES), Area of Residential (34.227 ACRES), Area of Tracts L through L6 (4.555 ACRES), Area of Tracts W through W3 (48.032 ACRES), Area of Tracts F, F1 and F2 (0.656 ACRES), Total Number of Units (200 UNITS), Density Proposed (2.1 UNITS/ACRE), and Use (SINGLE FAMILY / ZERO LOT LINE RESIDENCES).

DEDICATION AND RESERVATIONS CONTINUED:

- 6. OPEN SPACE TRACTS
7. LANDSCAPE BUFFER EASEMENTS
8. UTILITY EASEMENTS
9. UTILITY NOTES
10. RECREATIONAL AREAS
11. LIFT STATION EASEMENT

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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY 2003. My Commission Expires 4/30/06. Notary Public Barbara Hines.

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 12001, AT PAGES 387, 490 AND 827, 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF FEBRUARY 2003. Witnessed by Angela Voala, Vice President of Comerica Bank.

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 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. Witnessed by George T. Webb, P.E., County Engineer.

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 17th DAY OF FEBRUARY 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S. Witnessed by George T. Webb, P.E., 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 OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF FEBRUARY 2003. Witnessed by Harry T. Sleek, President of Bellaggio Residents Association, Inc.

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST SCALE FACTOR = 1.0000195 LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. NORTH LINE THIS PLAT BEARING ROTATION 00°24'17" (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... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLAGGIO RESIDENTS ASSOCIATION, 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 17th DAY OF JANUARY 2003. My Commission Expires 1/24/03. Notary Public Mitchell A. Sherman.

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. Dated 1/24/03. Witnessed by Mitchell A. Sherman, Attorney at Law.

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. Dated 4-2-2003. Witnessed by David P. Lindley, P.L.S., Reg. Land Surveyor #5005, State of Florida, LB #3591.

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:

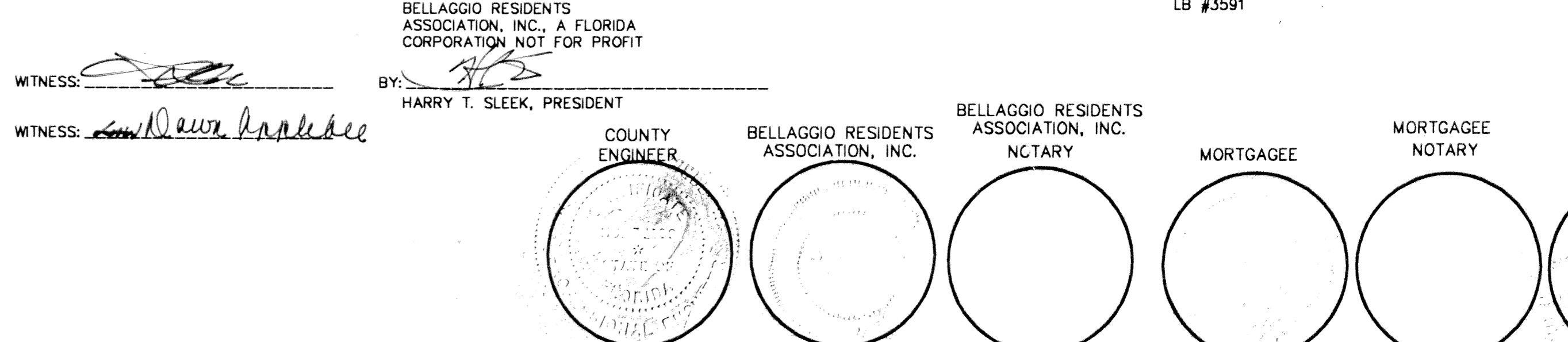
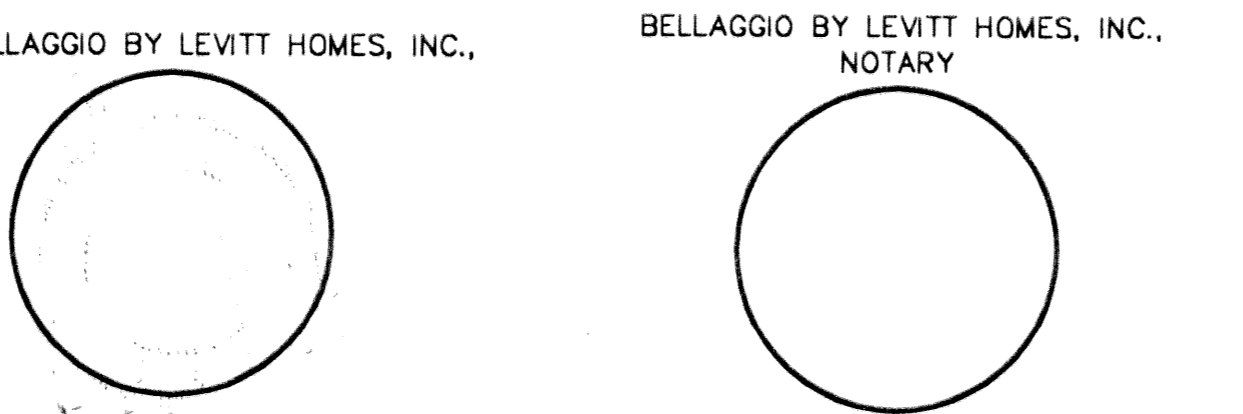
BEGINNING AT THE SOUTHWEST CORNER OF "LEXINGTON 1 OF SHERBROOKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 OF SAID PUBLIC RECORDS, SAID CORNER BEING PERMANENT REFERENCE MONUMENT 1, AS SHOWN "TOWNE PARK TRACT E", AS RECORDED IN PLAT BOOK 91, PAGES 151 THROUGH 154 OF SAID PUBLIC RECORDS; THENCE N89°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 S52°30'51"W, A DISTANCE OF 925.60 FEET; THENCE S00°33'53"E, A DISTANCE OF 570.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HYPOQUOX 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 N00°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 N135°31'51"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 20°18'33"; 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 08°12'01"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 42.94 FEET; THENCE N06°58'50"E, A DISTANCE OF 124.23 FEET; THENCE N03°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, A DISTANCE OF 15.00 FEET TO THE SOUTHERLY LINE THEREOF, A DISTANCE OF 190.34 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 5.84 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 N00°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
2. WATER MANAGEMENT TRACTS
3. DRAINAGE, LAKE MAINTENANCE, ACCESS EASEMENTS
4. PRIVATE STREET
5. RESIDENTIAL ACCESS STREET

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 17th DAY OF FEBRUARY 2003.

BY: BELLAGGIO BY LEVITT HOMES, INC., A FLORIDA CORPORATION. HARRY T. SLEEK SENIOR VICE PRESIDENT. Witnessed by Dawn Applebee, Notary.



Subdivision: TOWNE PARK TRACT F PAGE 95 FLOOD MAP # 170A ZONING PUD QUAD # 049 ZIP CODE 33407 SE 0714 PUD NAME