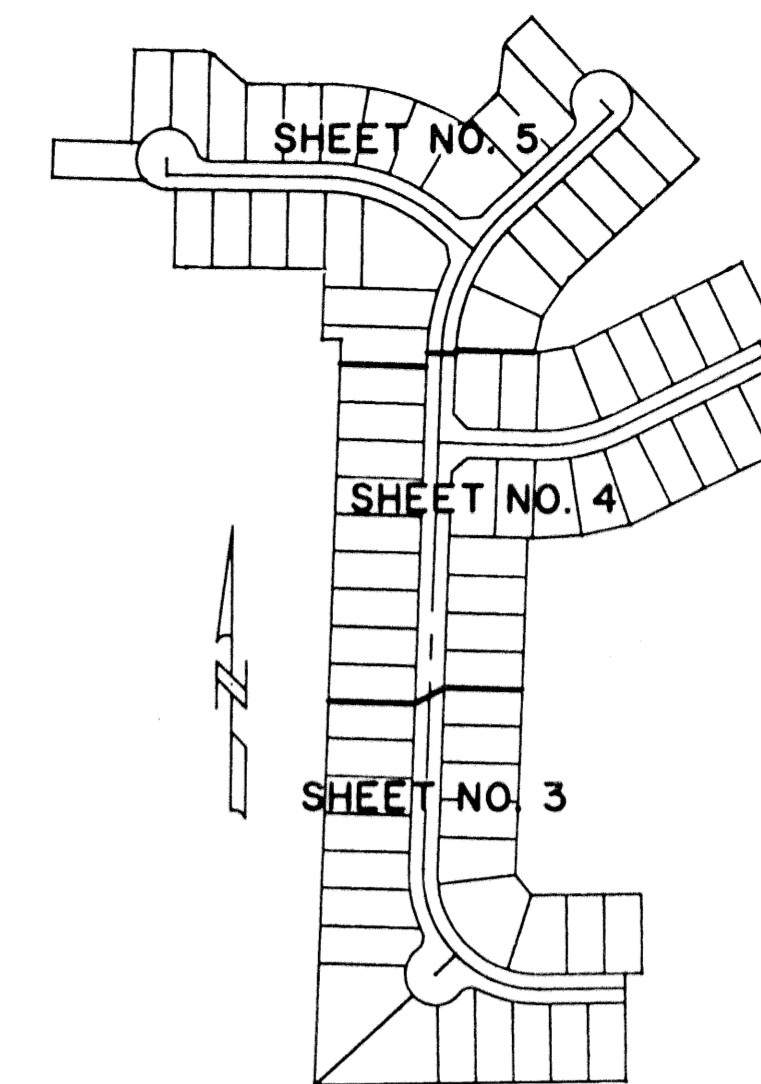


BELLA TERRA P.U.D. PLAT NO. 3

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 2 OF 5

145



KEY MAP
 NOT TO SCALE

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT _____
 _____ M. THIS _____ DAY OF _____ 2002
 AND DULY RECORDED IN PLAT BOOK NO. _____
 ON PAGE _____
 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
 BY _____ D.C.

APPROVAL OF PLAT VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY
 APPROVES THE PLAT BELLA TERRA P.U.D. PLAT NO. 3,
 DATED THIS 26th DAY OF November, 2002.

VILLAGE OF ROYAL PALM BEACH
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 BY: David A. Lohsick ATTEST: Mary Ann Hall
 MAYOR VILLAGE CLERK

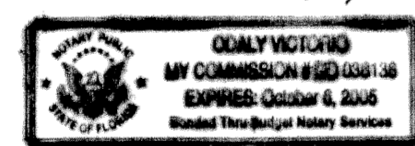
ACKNOWLEDGMENTS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David A. Lohsick AND
Mary Ann Hall WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED
 THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE
 OF ROYAL PALM BEACH, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF
 FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY
 EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT
 THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE, AND THAT
 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF November
 2002.

MY COMMISSION EXPIRES: 10-6-05
Odaly Victorio
 COMM. # 20038136 NOTARY PUBLIC



REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S.,
 TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN,
 WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO
 REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: N. Howard DATE: 9-19-02
 NORMAN J. HOWARD
 FLORIDA CERTIFICATE #5776

SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH UNIFIED LAND DEVELOPMENT CODE (ULDC) AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- | | |
|----------|------------------------------|
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.B. | PLAT BOOK |
| P.G. | PAGE |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| R | RADIUS |
| L | ARC LENGTH |
| A | CURVE CENTRAL ANGLE |
| P.O.B. | POINT OF BEGINNING |
| ● | DENOTES SET P.C.P. LB #4396 |
| ■ | DENOTES SET P.R.M. LB #4396 |
| CH.B. | CHORD BEARING |
| L.M.E. | LAKE MAINTENANCE EASEMENT |
| L.C. | CHORD LENGTH |
| L.W.D.D. | LAKE WORTH DRAINAGE DISTRICT |
| R.L. | RADIAL LINE |

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE 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, HAVING A BEARING OF SOUTH 89°03'33" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

9. NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. TABULATION

PETITION NO. 97-084B

TOTAL ACREAGE	22.7581 ACRES
TRACT "LS"	0.2215 ACRES
TRACT "A"	3.9656 ACRES
LOTS 85 - 98 AND 151 - 158	4.8172 ACRES
LOTS 77 - 84 AND 159 - 165	3.3054 ACRES
LOTS 34 - 64	7.6101 ACRES
LOTS 65 - 76	2.8383 ACRES
TOTAL FOR LOTS	18.571 ACRES

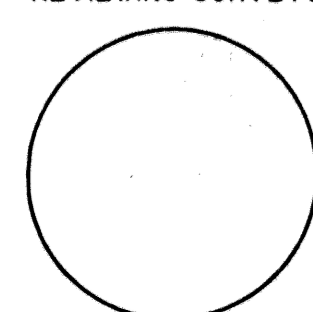
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

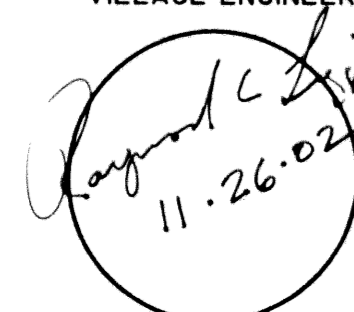
DATE: 9/19/02
JTG
 JONATHAN T. GILBERT
 PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 5604
 1850 FOREST HILL BLVD., SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION L.B. #4396

THIS INSTRUMENT WAS PREPARED BY JOHN STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

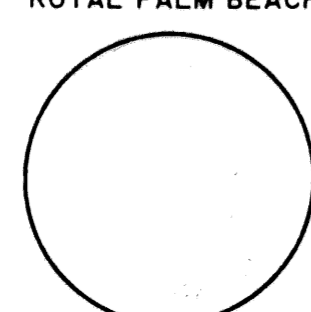
REVIEWING SURVEYOR



VILLAGE ENGINEER



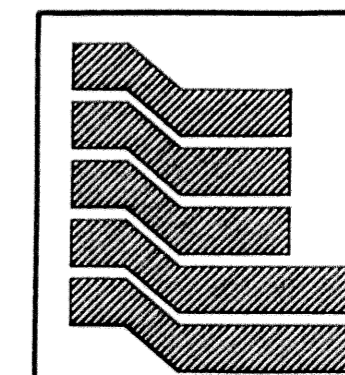
VILLAGE OF ROYAL PALM BEACH



NOTARY



SURVEYOR



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