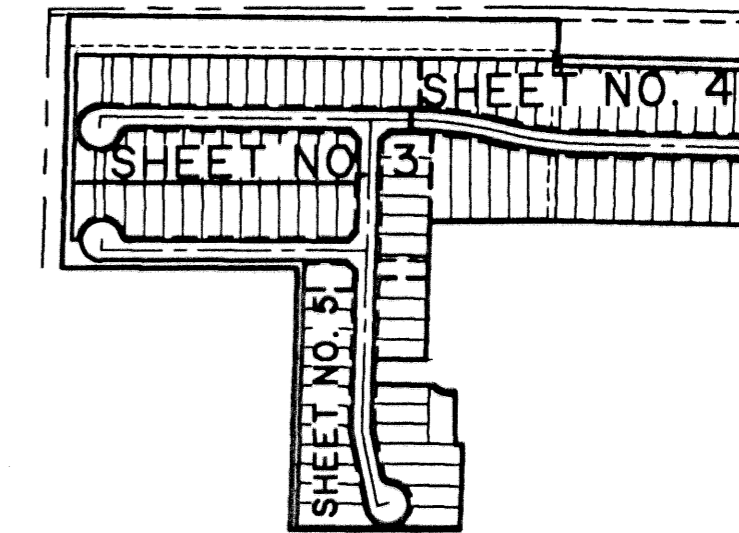


# BELLA TERRA P.U.D. PLAT NO. 4

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 2 OF 5

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2003  
AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_ D.C.



KEY MAP  
NOT TO SCALE

### 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. 4, DATED THIS 6th DAY OF March, 2003.

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

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David A. Ludwig AND Mary Ann Gould 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 IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF March, 2003.

MY COMMISSION EXPIRES: May 19, 2006 Lothar G. Holt  
NOTARY PUBLIC

COMMISSION NUMBER: 0012424 Kathryn M. Rothenburg  
PRINT NAME

### 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: Norman J. Howard DATE: 3-10-03  
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                   |
| Δ        | 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 NORTH 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°03'18" EAST 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.

### BELLA TERRA COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGMENT

THE BELLA TERRA COMMUNITY DEVELOPMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATE: 1/31/03 BELLA TERRA COMMUNITY DEVELOPMENT DISTRICT

ATTEST: Rhonda Archer BY: Michael J. Smolak  
RHONDA ARCHER SECRETARY, BOARD OF SUPERVISORS  
MICHAEL J. SMOLAK BOARD OF SUPERVISORS

### P.U.D. TABULATION

PETITION NO. 97-084B

TOTAL ACREAGE	28.9464 ACRES
TRACT "A"	4.3248 ACRES
TRACT "E"	4.3639 ACRES
LOTS 297 - 331	6.1608 ACRES
LOTS 332 - 343 AND 376 - 393	4.7365 ACRES
LOTS 276 - 291 AND 344 - 354	5.4194 ACRES
LOTS 355 - 362	1.6246 ACRES
LOTS 363 - 375	2.3164 ACRES
TOTAL FOR LOTS	20.2577 ACRES

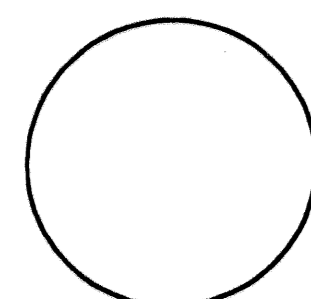
### SURVEYOR'S CERTIFICATION

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.

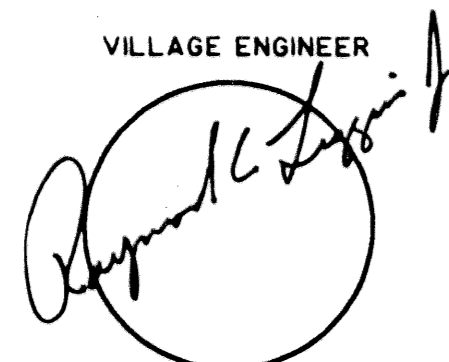
DATE: 3/11/03 Craig S. Pusey  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 5019  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #4396

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



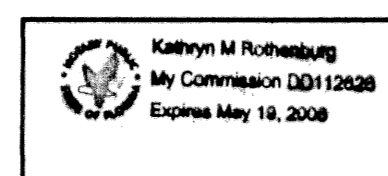
VILLAGE ENGINEER



VILLAGE OF ROYAL PALM BEACH



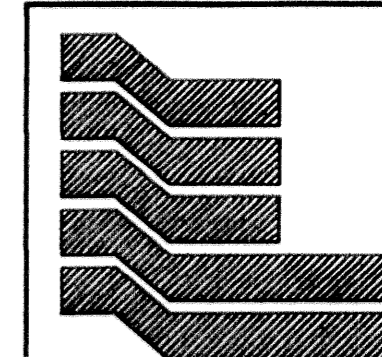
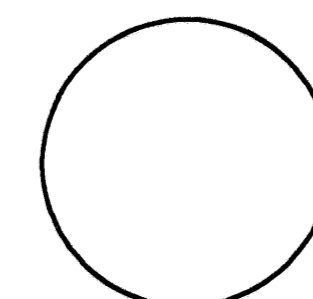
NOTARY



BELLA TERRA COMMUNITY DEVELOPMENT DISTRICT



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. 4