

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 4:21 P.M. THIS 21st DAY OF August A.D. 2002 AND DULY RECORDED IN PLAT BOOK 95 ON PAGES 181 AND 184 thru DOROTHY H. WILKEN CLERK CIRCUIT COURT

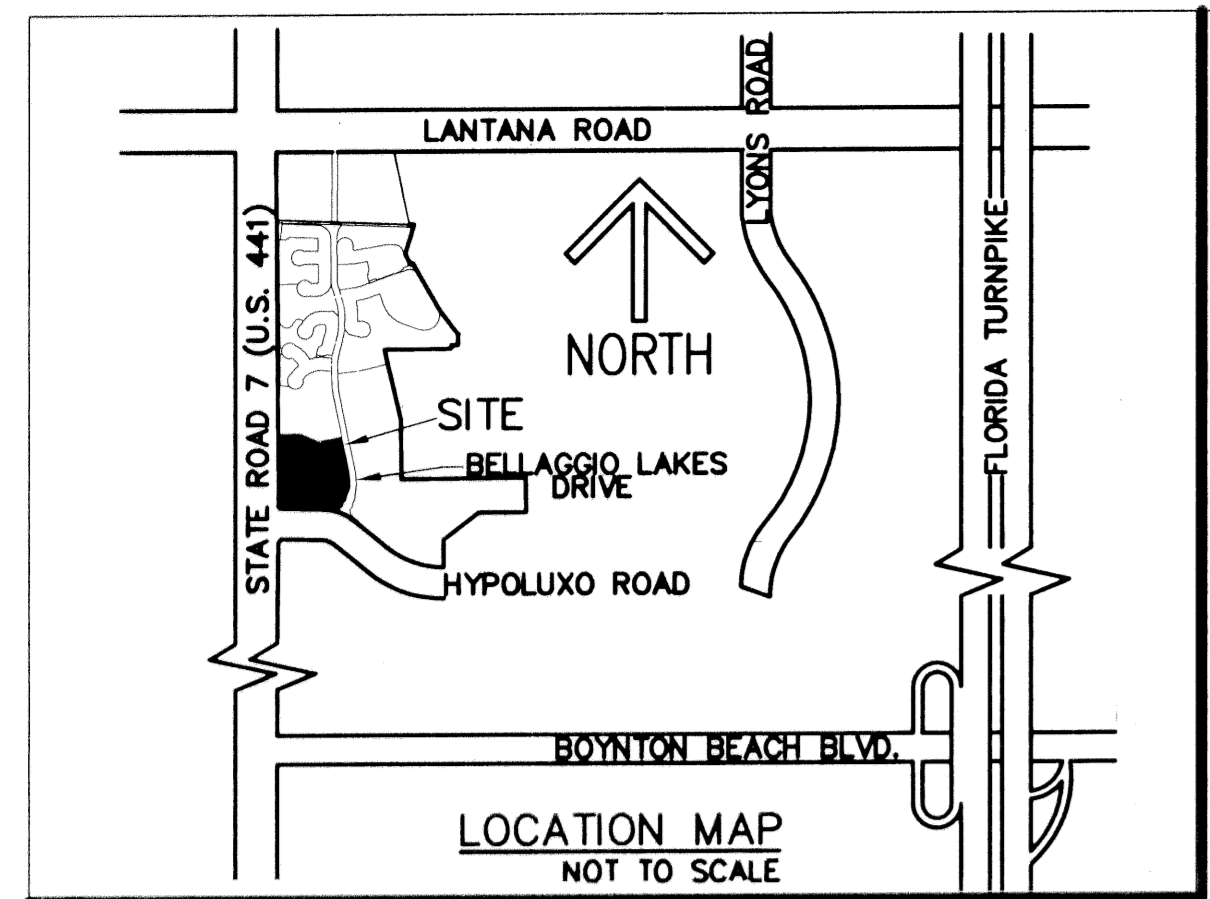
BY: [Signature] DEPUTY CLERK

TOWNE PARK TRACT G

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



TABULAR DATA	
TOTAL AREA THIS PLAT	49.747 ACRES
AREA OF PRIVATE ROADS TRACTS R, R-1	4.066 ACRES
AREA OF RESIDENTIAL	20.501 ACRES
AREA OF TRACTS "L" THROUGH "L-6"	1.890 ACRES
AREA OF TRACTS W AND W-1	23.290 ACRES
TOTAL NUMBER OF UNITS	139 UNITS
DENSITY PROPOSED THIS PLAT	0.36 UNITS/ACRE
USE ZERO LOT LINE	
PETITION NO. 95-116(D)	

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 JANUARY - 2002

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLAGGIO BY ANSCA, 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 16 DAY OF May 2002. ELLEN SCHAPIRO Notary Public - State of Florida My Commission Expires Jun 5, 2005 Commission # 00031626

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 367, 440 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF May 2002.

WITNESS: [Signatures] COMERICA BANK NAME MARTHA W. BOWMAN VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED Martha W. Bowman 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. WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF May 2002.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

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 6th DAY OF August 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S. EDWIN A. JACK, PE. DEPUTY 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 16 DAY OF May 2002.

WITNESS: [Signatures] BELLAGGIO RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HARRY SLEEK, PRESIDENT

Notary seals for BELLAGGIO BY ANSCA, INC., BELLAGGIO BY ANSCA, INC., BELLAGGIO RESIDENTS ASSOCIATION, INC., and BELLAGGIO RESIDENTS ASSOCIATION, INC.

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. S00°24'03"E (PLAT BEARING) 00°24'17" = BEARING ROTATION (PLAT TO GRID) WEST LINE THIS PLAT COUNTERCLOCKWISE

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED HARRY 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 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 16 DAY OF May 2002. My Commission Expires: 4-30-06 [Signature] NOTARY PUBLIC

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 ANSCA, 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: 7/08/02 [Signature] MITCHELL A. SHERMAN, PA. 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.

DATE: 7-10-02 [Signature] 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 ANSCA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "TOWNE PARK TRACT G", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43, "PALM BEACH FARMS COMPANY PLAT THREE", 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 MOST SOUTHERLY SOUTHWEST CORNER OF TRACT "L-6", "TOWNE PARK PLAT THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF SAID PUBLIC RECORDS, SAID CORNER BEING PERMANENT REFERENCE MONUMENT 38, AS SHOWN ON SAID PLAT, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS, OF WHICH THE RADIUS POINT LIES S.151°9'03"W., A RADIAL DISTANCE OF 1,055.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15°52'56", A DISTANCE OF 292.44 FEET; THENCE S.89°26'07"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 310.06 FEET; THENCE N.86°47'19"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.54 FEET; THENCE S.89°26'07"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET; THENCE N.45°33'53"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 2597, PAGE 73 OF SAID PUBLIC RECORDS; THENCE N.00°04'49"W. ALONG SAID EAST LINE, A DISTANCE OF 454.69 FEET; THENCE N.00°24'03"W. ALONG SAID EAST LINE, A DISTANCE OF 1088.82 FEET; THENCE N.89°35'57"E., A DISTANCE OF 430.09 FEET; THENCE S.66°35'11"E., A DISTANCE OF 430.04 FEET; THENCE N.78°34'46"E., A DISTANCE OF 513.04 FEET; TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT L-5, OF SAID "TOWNE PARK PLAT THREE"; THENCE S.11°25'14"E. ALONG THE WEST LINE OF TRACT L-5 AND TRACT L-6 OF SAID "TOWNE PARK PLAT THREE", A DISTANCE OF 848.41 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET AND A CENTRAL ANGLE OF 09°47'59"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.85 FEET; THENCE S.01°37'15"E. ALONG SAID WEST LINE, A DISTANCE OF 144.03 FEET; THENCE S.06°58'50"W. ALONG SAID WEST LINE, A DISTANCE OF 53.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 28°56'54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 30°24'24"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.48 FEET; THENCE S.05°31'21"W. ALONG SAID WEST LINE, A DISTANCE OF 40.44 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 56°45'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 99.07 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 71°59'03"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.13 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 71°32'57"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.66 FEET; THENCE S.61°50'53"W. ALONG SAID WEST LINE, A DISTANCE OF 48.33 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 43°28'10"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.87 FEET TO A POINT OF NON-TANGENCY (A RADIAL LINE FROM SAID POINT BEARS S.151°9'03"W., A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING (THE PREVIOUS 13 COURSES AND DISTANCES BEING ALONG THE WEST LINE OF SAID TRACT L-6).

CONTAINING 2,166,981 SQUARE FEET OR 49.747 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- OVERHANG/MAINTENANCE EASEMENTS**
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS**
TRACTS W AND W-1, 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, FLORIDA.
- 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF May 2002.

BY: BELLAGGIO BY ANSCA, INC., A FLORIDA CORPORATION. WITNESS: [Signatures] CHARLES S. SCARDINA PRESIDENT

Notary seals for BELLAGGIO BY ANSCA, INC., BELLAGGIO BY ANSCA, INC., BELLAGGIO RESIDENTS ASSOCIATION, INC., and BELLAGGIO RESIDENTS ASSOCIATION, INC.

SUBDIVISION TOWNE PARK TR 6
BOOK 95 PAGE 181 FLOOD MAP # 170A
QUAD # 49 ZONING PUD
SEE ZIP CODE 33467
TAZ 741 TOWNE PARK