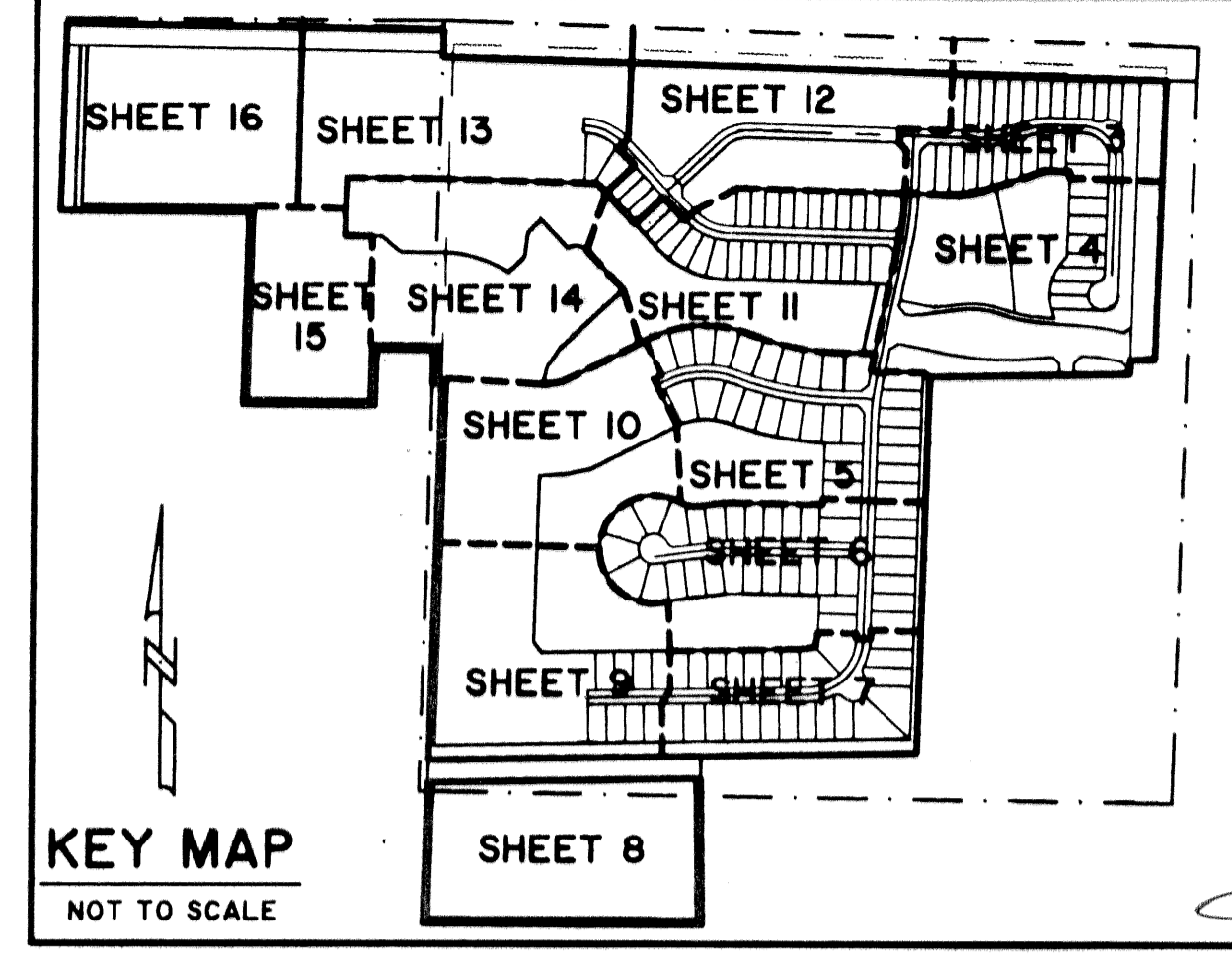
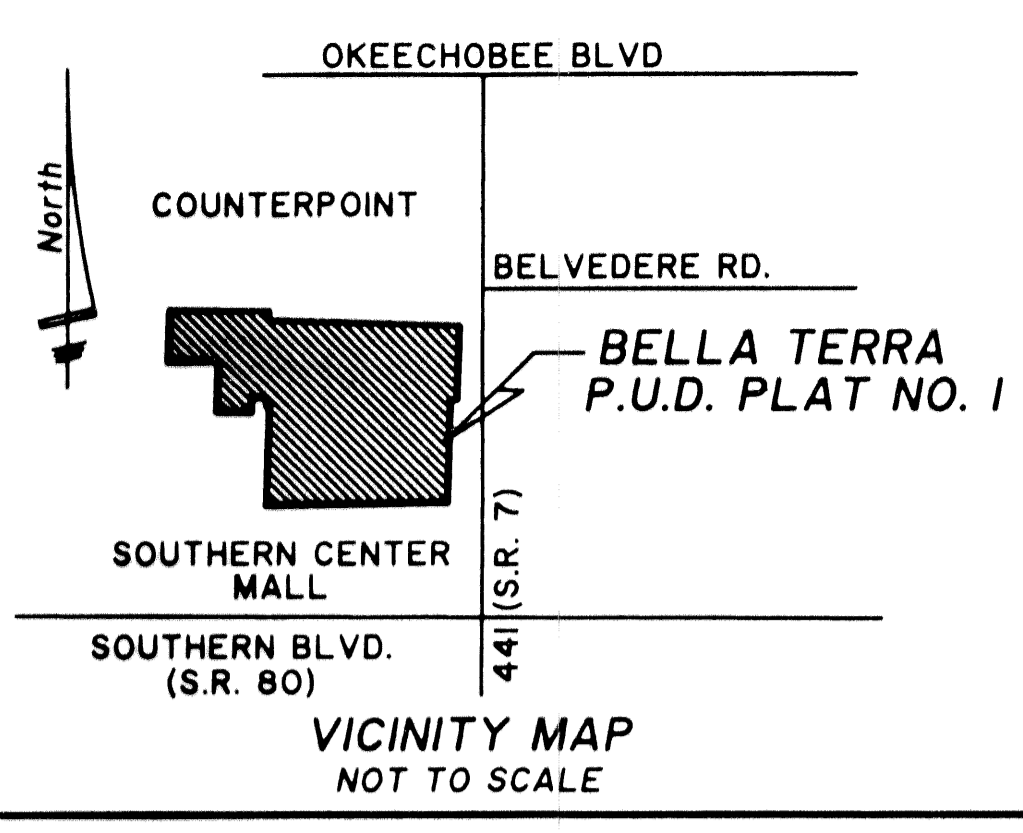


BELLA TERRA P.U.D. PLAT NO. 1

BEING A REPLAT OF A PORTION OF BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

FEBRUARY, 2002 SHEET 1 OF 16



STATE OF FLORIDA SS
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:16 P.M. THIS 14th DAY OF March 2002
 AND DULY RECORDED IN PLAT BOOK NO. 94 ON PAGES 13-28
 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
 BY *[Signature]* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, AND THE ESTATE OF J. M. RUBIN, OWNERS OF THE LAND SHOWN AND DESCRIBED AS BELLA TERRA P.U.D. PLAT NO. 1, BEING A REPLAT OF A PORTION OF BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°33'58" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36, A DISTANCE OF 118.14 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 1, BLOCK 9 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE NORTH 89°20'17" WEST ALONG SAID EASTERLY PROLONGATION AND ALONG THE SAID SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 1, A DISTANCE OF 108.29 FEET TO A POINT IN THE WEST LINE OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN DEED BOOK 849 AT PAGES 322 AND 323, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 01°49'53" WEST ALONG SAID WEST LINE OF THE PARCEL DESCRIBED IN DEED BOOK 849 AT PAGES 322 AND 323, A DISTANCE OF 979.23 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 89°00'38" WEST ALONG SAID SOUTH LINE OF TRACT 1, A DISTANCE OF 87.01 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS PER OFFICIAL RECORD BOOK 5352, PAGE 1899, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°33'58" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 50.05 FEET TO A POINT ON THE NORTH LINE OF TRACT 5 OF SAID BLOCK 9; THENCE SOUTH 89°00'33" WEST ALONG THE NORTH LINE OF TRACTS 5 AND 4 OF SAID BLOCK 9, A DISTANCE OF 700.70 FEET; THENCE SOUTH 01°33'58" WEST, A DISTANCE OF 1322.67 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 4; THENCE SOUTH 89°03'33" WEST ALONG THE SOUTH LINE OF TRACTS 4 AND 3 OF SAID BLOCK 9, A DISTANCE OF 756.11 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID BLOCK 9; THENCE SOUTH 00°42'13" EAST ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 589.09 FEET; THENCE NORTH 89°47'45" WEST, A DISTANCE OF 978.86 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 8; THENCE NORTH 01°35'50" EAST ALONG THE WEST LINE OF TRACTS 8 AND 3 OF SAID BLOCK 9, A DISTANCE OF 1891.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9; THENCE SOUTH 89°00'38" WEST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 32.82 FEET TO A POINT ON THE WEST LINE OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3 AND THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 01°29'26" EAST ALONG SAID WEST LINE OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36, A DISTANCE OF 121.77 FEET; THENCE NORTH 89°28'52" WEST, A DISTANCE OF 200.03 FEET; THENCE SOUTH 01°29'27" WEST, A DISTANCE OF 200.03 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 89°28'52" WEST ALONG SAID SOUTH LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36, A DISTANCE OF 461.92 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 01°29'42" EAST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36, A DISTANCE OF 674.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 89°37'31" WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36, A DISTANCE OF 619.92 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 01°29'57" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 656.10 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF COUNTERPOINT ESTATES PLAT NO. 9, AS RECORDED IN PLAT BOOK 45, PAGES 106 THROUGH 108, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°03'18" EAST ALONG THE SOUTH PLAT LIMIT OF SAID COUNTERPOINT ESTATES PLAT NO. 9, A DISTANCE OF 1273.07 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PLAT OF COUNTERPOINT ESTATES PLAT NO. 9; THENCE SOUTH 01°17'36" WEST, A DISTANCE OF 53.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 2, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54; THENCE SOUTH 89°20'17" EAST ALONG SAID LINE, A DISTANCE OF 2535.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE NORTH 48.00 FEET OF TRACT 8, BLOCK 9, AND ALL OF THE PLATTED 30 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN THE NORTHERLY EXTENSIONS OF BOTH THE EAST AND WEST TRACT LINES OF AFORESAID TRACT 8, BLOCK 9.

CONTAINING 154.53 ACRES MORE OR LESS.
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

ALL TRACTS FOR PRIVATE STREET 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.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, 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, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACTS

TRACTS "B", "C", "D", "E", "L-1" AND "G", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

TRACTS "W-1", "W-2", "W-3", AND "W-4", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY 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 THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

TRACT "LA-3", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LAKE ACCESS AND DRAINAGE PURPOSES TO THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

TRACTS "F" AND "I", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELLA TERRA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

TRACTS "B" AND "E" ARE SUBJECT TO THOSE RESTRICTIONS IMPOSED BY OFFICIAL RECORD BOOK 12566, PAGE 353, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "H" AS SHOWN HEREON, IS HEREBY DEDICATED AS RIGHT-OF-WAY FOR PUBLIC PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, MICHAEL J. SMOLAK, THIS 11th DAY OF FEBRUARY, 2002.

ATTEST: *[Signature]* DAVID M. BASELICE, ASSISTANT SECRETARY
 BY: *[Signature]* MICHAEL J. SMOLAK, VICE PRESIDENT
 LENNAR HOMES, INC. A FLORIDA CORPORATION

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. SMOLAK AND DAVID M. BASELICE WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 12th DAY OF February 2002.
 MY COMMISSION EXPIRES: 11-16-05 *[Signature]* SUSAN BROWN, NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PERSONAL REPRESENTATIVE, ROBERT T. OWENS, THIS 12th DAY OF February 2002.

WITNESS: *[Signature]* KIMBERLY LANEY HANES
 PRINTED NAME: Kimberly Laney Hanes
 WITNESS: *[Signature]* LISA MENTKON
 PRINTED NAME: LISA MENTKON
 ESTATE OF J. M. RUBIN
 BY: *[Signature]* ROBERT T. OWENS

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT T. OWENS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF J. M. RUBIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February 2002.
 MY COMMISSION EXPIRES: March 28, 2003 *[Signature]* KIMBERLY LANEY HANES, NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE BELLA TERRA COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF February 2002.

WITNESS: *[Signature]* JOE MUNDORF, PRESIDENT
 PRINTED NAME: JOE MUNDORF
 WITNESS: *[Signature]* LISA MENTKON
 PRINTED NAME: LISA MENTKON
 BELLA TERRA COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
 BY: *[Signature]* ROBERT DREWS, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT DREWS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BELLA TERRA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 12th DAY OF February 2002.
 MY COMMISSION EXPIRES: 11-16-05 *[Signature]* SUSAN BROWN, NOTARY PUBLIC

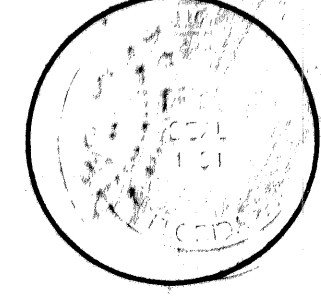
TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

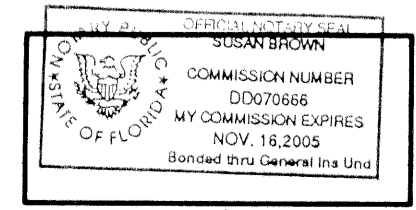
I, GERRY KNIGHT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, AND THE ESTATE OF J. M. RUBIN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/12/02 *[Signature]* GERRY KNIGHT, ESQ. P.A.

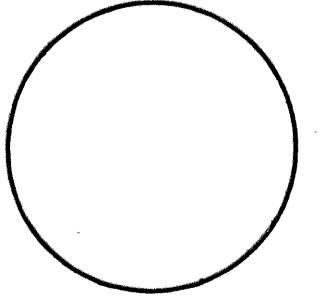
DEDICATION
 LENNAR HOMES, INC.
 A FLORIDA CORPORATION



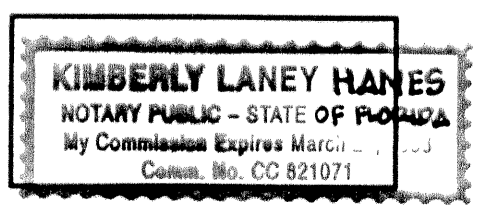
DEDICATION
 NOTARY



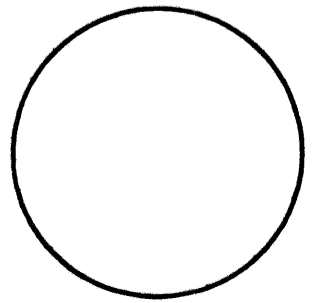
DEDICATION
 ESTATE OF J. M. RUBIN



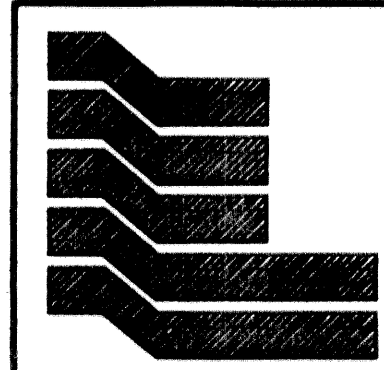
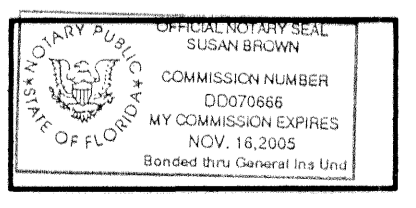
DEDICATION
 NOTARY



BELLA TERRA
 COMMUNITY ASSOCIATION, INC.



NOTARY



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. 1