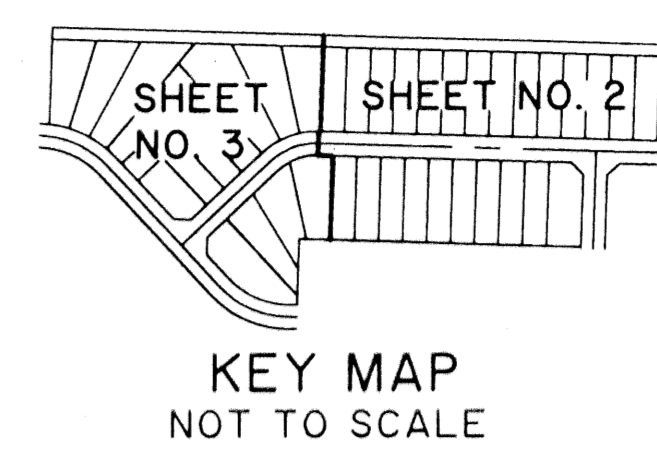
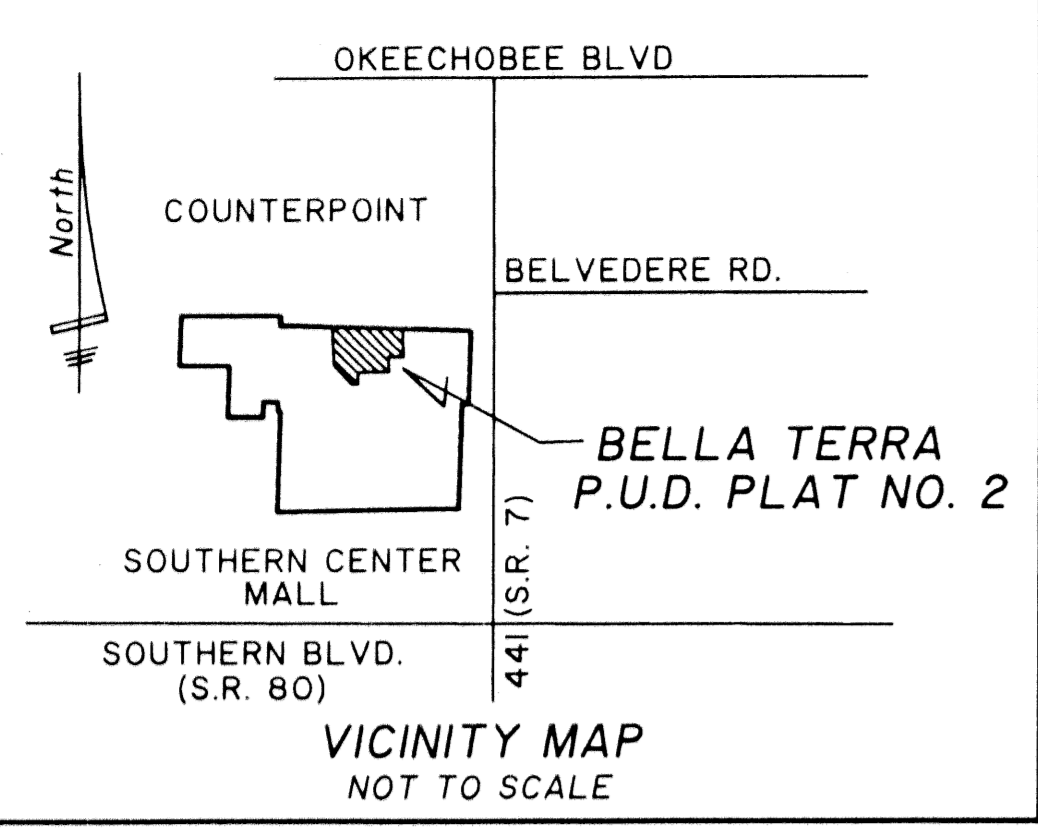


BELLA TERRA P.U.D. PLAT NO. 2

BEING A REPLAT OF A PORTION OF TRACT "F" AND ALL OF TRACT "I",
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.
JUNE, 2002 SHEET 1 OF 3



STATE OF FLORIDA 55
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:20
P.M. THIS 15th DAY OF October 2002
AND DULY RECORDED IN PLAT BOOK NO. 96
ON PAGES 71 THROUGH 73
DOROTHY H. WILKIN, CLERK OF THE COUNTY COURT
BY *[Signature]*

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 HEREON AS BELLA TERRA P.U.D. PLAT NO. 2, BEING A REPLAT OF A PORTION OF TRACT "F" AND ALL OF TRACT "I", 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, AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "I" TOGETHER WITH THE FOLLOWING PORTION OF TRACT "F", SAID BELLA TERRA P.U.D. PLAT NO. 1; BEGINNING AT THE SOUTHWEST CORNER OF LOT 232 OF SAID BELLA TERRA P.U.D. PLAT NO. 1; THENCE NORTH 88°20'16" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BELLEZZA TERRACE AS SHOWN ON SAID BELLA TERRA P.U.D. PLAT NO. 1, A DISTANCE OF 703.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 45°00'01" AND A RADIUS OF 165.00 FEET, A DISTANCE OF 129.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°39'43" WEST, A DISTANCE OF 202.59 FEET; THENCE NORTH 88°20'17" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 43°20'17" WEST, A DISTANCE OF 177.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°14'11" AND A RADIUS OF 225.00 FEET, A DISTANCE OF 158.01 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01°39'44" EAST, A DISTANCE OF 200.78 FEET TO A POINT ON THE NORTH LINE OF TRACT "F"; THENCE SOUTH 88°20'16" EAST ALONG SAID NORTH LINE OF TRACT "F", A DISTANCE OF 1264.76 FEET; THENCE SOUTH 01°39'44" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 10.059 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

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 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.

TRACTS

TRACT "E" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER AND LANDSCAPE 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, MICHAEL J. SMOLAK, THIS 3rd DAY OF SEPT, 2002.

LENNAR HOMES, INC.
A FLORIDA CORPORATION
ATTEST: *[Signature]*
DAVID M. BASELICE,
ASSISTANT SECRETARY

BY: *[Signature]*
MICHAEL J. SMOLAK,
VICE PRESIDENT

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 3rd DAY OF September 2002.
MY COMMISSION EXPIRES: 12/17/04 *[Signature]*
NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PERSONAL REPRESENTATIVE, ROBERT T. OWENS, THIS 3rd DAY OF SEPT 2002.

ESTATE OF J. M. RUBIN
WITNESS: *[Signature]* BY: *[Signature]*
ROBERT T. OWENS

PRINTED NAME: LISA MINTKOW
WITNESS: *[Signature]*
PRINTED NAME: Mark Brown Field

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 3rd DAY OF September 2002.
MY COMMISSION EXPIRES: 12/17/04 *[Signature]*
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 3rd DAY OF SEPT 2002.

BELLA TERRA COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION
NOT FOR PROFIT
WITNESS: *[Signature]* BY: *[Signature]*
ROBERT DREWS, PRESIDENT

PRINTED NAME: Lisa Mintkow
WITNESS: *[Signature]*
PRINTED NAME: LISA MINTKOW

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT DREWS, WHO IS PERSONALLY KNOWN TO ME, 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 3rd DAY OF September 2002.
MY COMMISSION EXPIRES: 12/17/04 *[Signature]*
NOTARY PUBLIC

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. 2,
DATED THIS 15th DAY OF October 2002.

VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *[Signature]* ATTEST: *[Signature]*
MAYOR VILLAGE CLERK

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID A. LORWICK AND ~~DAVID A. LORWICK~~ 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 3rd DAY OF October 2002.
MY COMMISSION EXPIRES: 5/19/2006 *[Signature]*
NOTARY PUBLIC

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(F) 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: *[Signature]* DATE: 9-19-02
NORMAN J. HOWARD
FLORIDA CERTIFICATE #5776

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: 9/11/02 *[Signature]*
GERRY KNIGHT, ESQ., P.A.

P.U.D. TABULATION

PETITION NO. 97-0848

TOTAL ACREAGE	10.059 ACRES
TRACT "E"	0.7258 ACRES
LOTS 187-200	3.2157 ACRES
LOTS 233-253	4.5687 ACRES
LOTS 292-296	1.5488 ACRES
TOTAL FOR LOTS	9.3332 ACRES

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

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.

6. P.R.M.	PERMANENT REFERENCE MONUMENT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.G.	PAGE
D.B.	DEED BOOK
P.B.C.	PALM BEACH COUNTY
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R	RADIUS
L	ARC LENGTH
A	CURVE CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
□	DENOTES FOUND P.R.M. LB 4396
■	DENOTES SET P.R.M. LB 4396
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
R.L.	RADIAL LINE
O.A.	OVER ALL
LC	LONG CHORD
CH. B.	CHORD BEARING

- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF VENICE BOULEVARD AS SHOWN ON 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 NORTH 88°20'16" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.

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 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 REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATE: 9/19/02 *[Signature]*
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

DEDICATION
LENNAR HOMES, INC.
A FLORIDA CORPORATION

DEDICATION
NOTARY

DEDICATION
NOTARY

BELLA TERRA
COMMUNITY ASSOCIATION, INC.

VILLAGE ENGINEER

VILLAGE OF
ROYAL PALM BEACH

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. 2