

BLACK DIAMOND - PHASE 1

A Planned Unit Development

A Re-Plat of Tracts 2, 3 and a portion of Tract 1, Block 18, and the right-of-way adjacent thereto, of PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and a portion of the Southeast 1/4 of Section 1, Township 44 South, Range 41 East, and a portion of the Northwest 1/4 of Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CENTERLINE HOMES at BLACK DIAMOND, INC., a Florida Corporation, owners of the land shown hereon as BLACK DIAMOND - PHASE 1, being a Re-Plat of Tracts 2, 3 and a portion of Tract 1, Block 18, and the right-of-way adjacent thereto, of PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and a portion of the Southeast 1/4 of Section 1, Township 44 South, Range 41 East, and a portion of the Northwest 1/4 of Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 12, thence N.01°51'22"E., along the East line of the Southwest 1/4 of said Section 1, a distance of 60.00 feet; thence S.87°54'23"E., along a line 60 feet North of and parallel with the North line of Northeast 1/4 of said Section 12, a distance of 2416.54 feet; thence S.01°38'03"W., along the West right-of-way line of STATE RD. No. 7, a distance of 369.79 feet; thence S.01°38'02"W., along said right-of-way line, a distance of 7.18 feet; thence N.89°12'13"W., a distance of 725.10 feet; thence S.01°19'46"E., along the West line of said Tract 1, a distance of 343.52 feet; thence S.88°51'26"W., along the South line of said Tracts 2 and 3, Block 18, a distance of 1709.24 feet; thence S.01°28'33"W., along the East line of the Northwest 1/4 of said Section 12, a distance of 1869.31 feet to the Center of said Section 12; thence N.87°48'24"W., along the South line of the Northwest 1/4 of said Section 12, a distance of 2642.78 feet to the West 1/4 corner of said Section 12; thence N.01°23'26"E., along the West line of the Northwest 1/4 of said Section 12, a distance of 1184.24 feet; thence N.85°56'28"E., a distance of 422.09 feet; thence N.85°23'11"E., a distance of 64.89 feet to a point on the arc of a circular curve to the left, at which the radius point bears N.05°13'53"W.; thence Easterly along the arc of said curve, having a radius of 612.49 feet, a central angle of 12°48'19", for an arc length of 136.89 feet; thence N.71°57'48"E., a distance of 72.38 feet; thence N.77°40'57"E., a distance of 54.85 feet; thence N.87°43'30"E., a distance of 13.99 feet; thence N.84°43'34"E., a distance of 205.40 feet; thence S.05°16'26"E., a distance of 97.00 feet; thence N.84°43'34"E., a distance of 117.89 feet to a point of curvature of a circular curve to the left; thence Easterly and Northeasterly along the arc of said curve, having a radius of 195.00 feet, a central angle of 74°31'58", for an arc length of 253.67 feet; thence N.10°11'36"E., a distance of 145.93 feet; thence N.20°35'17"W., a distance of 17.52 feet to a point on the arc of a circular curve to the right, at which the radius point bears N.41°13'11"E.; thence Northwesterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 19°56'51", for an arc length of 33.07 feet; thence N.57°01'30"W., a distance of 7.75 feet; thence N.09°50'37"W., a distance of 20.45 feet; thence N.61°24'42"E., a distance of 7.75 feet to a point on the arc of a circular curve right, at which the radius point bears S.56°46'49"E.; thence Northeasterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 33°56'50", for an arc length of 56.29 feet; thence N.38°58'30"E., a distance of 7.75 feet; thence N.86°09'27"E., a distance of 20.45 feet; thence S.81°48'24"E., a distance of 50.00 feet; thence S.69°46'10"E., a distance of 20.45 feet; thence S.22°35'17"E., a distance of 7.75 feet to a point on the arc of a circular curve to the right, at which the radius point bears S.39°13'11"W.; thence Southeasterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 18°56'03", for an arc length of 31.39 feet; thence S.58°36'02"E., a distance of 16.76 feet; thence S.87°48'24"E., a distance of 187.49 feet; thence N.02°11'36"E., a distance of 50.00 feet; thence N.14°13'49"E., a distance of 20.45 feet; thence N.61°24'42"E., a distance of 7.75 feet to a point on the arc of a circular curve right, at which the radius point bears S.56°46'49"E.; thence Northeasterly along the arc of said curve, having a radius of 704.99 feet, a central angle of 24°27'34", for an arc length of 300.96 feet; thence N.67°44'02"E., a distance of 83.73 feet; thence N.38°31'40"E., a distance of 16.76 feet to a point on the arc of a circular curve to the right, at which the radius point bears S.78°13'35"E.; thence Northeasterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 32°56'02", for an arc length of 54.61 feet; thence N.16°30'55"E., a distance of 7.75 feet; thence N.63°41'49"E., a distance of 20.45 feet; thence N.75°44'02"E., a distance of 50.00 feet; thence N.87°46'15"E., a distance of 20.45 feet; thence N.14°15'58"W., a distance of 174.25 feet; thence N.68°21'33"E., a distance of 82.48 feet; thence N.68°38'18"E., a distance of 65.21 feet; thence N.71°59'38"E., a distance of 66.47 feet; thence N.75°14'37"E., a distance of 75.97 feet to a point of curvature of a circular curve to the left; thence Northeasterly and Northerly along the arc of said curve, having a radius of 313.50 feet, a central angle of 64°21'29", for an arc length of 352.14 feet; thence S.79°06'53"E., a distance of 3.26 feet; thence N.01°28'33"E., a distance of 243.82 feet; thence S.87°46'08"E., along the North Line of the Northwest 1/4 of said Section 12, a distance of 90.01 feet to the POINT OF BEGINNING.

Said lands contain 136.554 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

1. All previous Plats of these lands shown hereon are cancelled and superceded. It is the expressed intent of this Plat to close, vacate and abandon from public record, and use that portion of roadways dedicated by "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, within the Limits of this Plat.

2. TRACTS "A-1", "A-2", "A-3", "A-4" and "A-5" (Private Streets), as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Private Street purposes and other purposes not inconsistent with this Dedication and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

TRACTS "A-1", "A-2", "A-3", "A-4" and "A-5", in addition to the foregoing dedication, are hereby dedicated as a WATER and SEWER EASEMENT to the Village of Wellington, Florida, its successors and assigns for the access, construction, operation and maintenance of Water and Sewer Facilities and are the perpetual maintenance obligation of said Village, its successors and assigns.

3. TRACTS "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7", "C-8", "C-9", "C-10", "C-11", "C-12" and "C-13" (Open Space), as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for open space, buffer, landscape, irrigation and drainage purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

4. TRACTS "W-1" and "W-2", as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Open Space purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to Village of Wellington, Florida, subject to easements of record in favor of the LAKE WORTH DRAINAGE DISTRICT, recorded in Official Records Book 10417, Page 805 and Official Records Book 10417, Page 808, of the Public Records of Palm Beach County, Florida.

5. TRACTS "L-1", "L-2", "L-3", "L-4" and "L-5", as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Stormwater Management and Drainage purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to Village of Wellington, Florida.

TRACTS "L-2" and "L-4", as shown hereon, are subject to Conservation Easements, recorded in Official Records Book (O.R.B.) 12814, Pages 775-781 and O.R.B. 12814, Pages 789-795 of the Public Records of Palm Beach County, Florida.

6. TRACTS "R-1" and "R-2", as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Recreational purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to Village of Wellington, Florida.

7. TRACT "C-14", (LAKE ACCESS TRACT), as shown hereon, is hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Lake Tract Access, Open Space and Drainage purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

8. LAKE ACCESS EASEMENTS, the Lake Access Easements, as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Lake Tract Access and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

9. TRACTS "P-1" and "P-2" (PRESERVE), as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Preservation purposes as common area and may in no way be altered from its natural or permitted state. Activities prohibited within the Preservation Area include, but are not limited to: construction or placing buildings on or above the ground, dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with exception of exotic/nuisance vegetation removal; excavation of the Preservation Area; dredging or removal of soil material; diking or fencing; any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation, and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to Village of Wellington, Florida.

TRACT "P-2", as shown hereon, is subject to Conservation Easement, recorded in Official Records Book 12814, Pages 782 through 788 of the Public Records of Palm Beach County, Florida.

10. DRAINAGE EASEMENTS: The Drainage Easements, as shown hereon, are hereby dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Construction, Operation, Maintenance of Stormwater and Drainage Facilities. The maintenance of all Facilities located therein shall be the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

The Village of Wellington, 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 with said Drainage System.

11. UTILITY 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 Systems. The installation of Cable Television Systems shall not interfere with the construction and maintenance of other Utilities.

The WATER and SEWER EASEMENTS, as shown hereon are hereby dedicated to the Village of Wellington, Florida, its successors and assigns for the access, construction, operation and maintenance of Water and Sewer Facilities and are the perpetual maintenance obligation of said Village, its successors and assigns.

The LIFT STATION EASEMENTS, as shown hereon are hereby dedicated to the Village of Wellington, Florida, its successors and assigns for the access, construction, operation and maintenance of Water and Sewer Facilities and are the perpetual maintenance obligation of said Village, its successors and assigns.

12. LANDSCAPE BUFFER EASEMENTS: Landscape Buffer Easements, as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Landscaping, Sidewalks and Buffer purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

13. LIMITED ACCESS EASEMENT: The Limited Access Easements shown hereon, are hereby dedicated to the VILLAGE OF WELLINGTON, Florida, for the purpose of control and jurisdiction over access rights.

14. LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for access, construction, operation and maintenance of storm water management and drainage facilities for the purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

15. LITTORAL ZONE EASEMENTS: The Littoral Zone Easements as shown hereon are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for Littoral Zone Planting purposes and are the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

16. ACCESS EASEMENT: The Access Easement as shown hereon is hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and/or Assigns, for access and roadway construction, operation and maintenance purposes and is the perpetual maintenance obligation of said Association, its Successors and/or Assigns, without recourse to the Village of Wellington, Florida.

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 12 day of February, 2002.

CENTERLINE HOMES at BLACK DIAMOND, INC.,
a Florida Corporation

Witness: Debra A. DiBetta
(Print Name) DEBRA A. DIBETTA

By: Craig Perry
Craig Perry, President

Witness: John R. Goldsworthy
(Print Name) JOHN R. GOLDSWORTHY

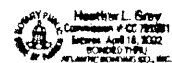
ACKNOWLEDGEMENT

State of Florida } ss
County of Palm Beach }

BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of CENTERLINE HOMES at BLACK DIAMOND, INC., a Florida Corporation and severally acknowledged 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 12 day of February, 2002.

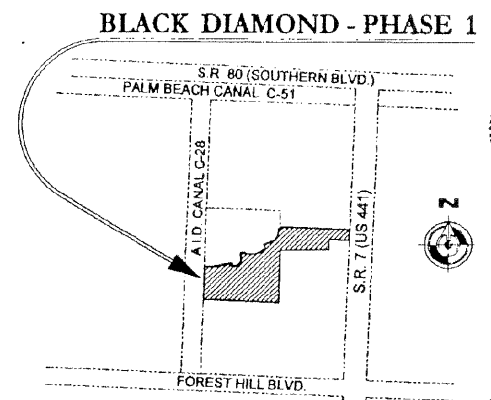
Heather L. Gray
Notary Public - State of Florida
My Commission Expires:



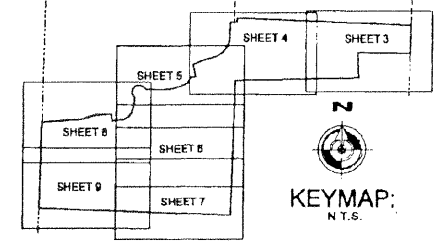
SURVEYOR'S CERTIFICATE

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 Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the Village of Wellington 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 the Village of Wellington, Florida.

Thomas R. Palbucke Date: 02/11/02
Thomas R. Palbucke
Professional Land Surveyor
Florida Registration No. 5061



LOCATION MAP
N.T.S.



KEYMAP:
N.T.S.

Sheet 1 of 9 Sheets

ACCEPTANCE OF RESERVATIONS

State of Florida } ss
County of Palm Beach }

The BLACK DIAMOND HOMEOWNERS ASSOCIATION INC., a Florida Corporation, Not for Profit, hereby accepts its maintenance obligations for same as stated hereon, dated this 12 day of February, 2002.

Witness: Debra A. DiBetta
(Print Name) DEBRA A. DIBETTA

Witness: John R. Goldsworthy
(Print Name) JOHN R. GOLDSWORTHY

BLACK DIAMOND HOMEOWNERS ASSOCIATION INC.
a Florida Corporation, Not for Profit

By: Craig Perry
(Print Name) CRAIG PERRY, President

ACKNOWLEDGEMENT

State of Florida } ss
County of Palm Beach }

BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit and severally acknowledged 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 12 day of February, 2002.

Heather L. Gray
Notary Public - State of Florida
My Commission Expires:



TITLE CERTIFICATION

State of Florida } ss
County of Palm Beach }

We RELIANCE TITLE COMPANY, a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to CENTERLINE HOMES at BLACK DIAMOND, INC., a Florida Corporation; that 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 no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Larry Kohenberg
Larry Kohenberg, President, Reliance Title Company

2/12/02
Dated

