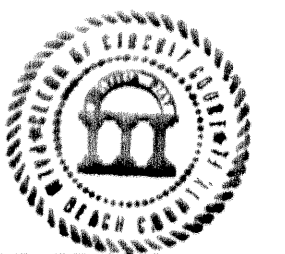
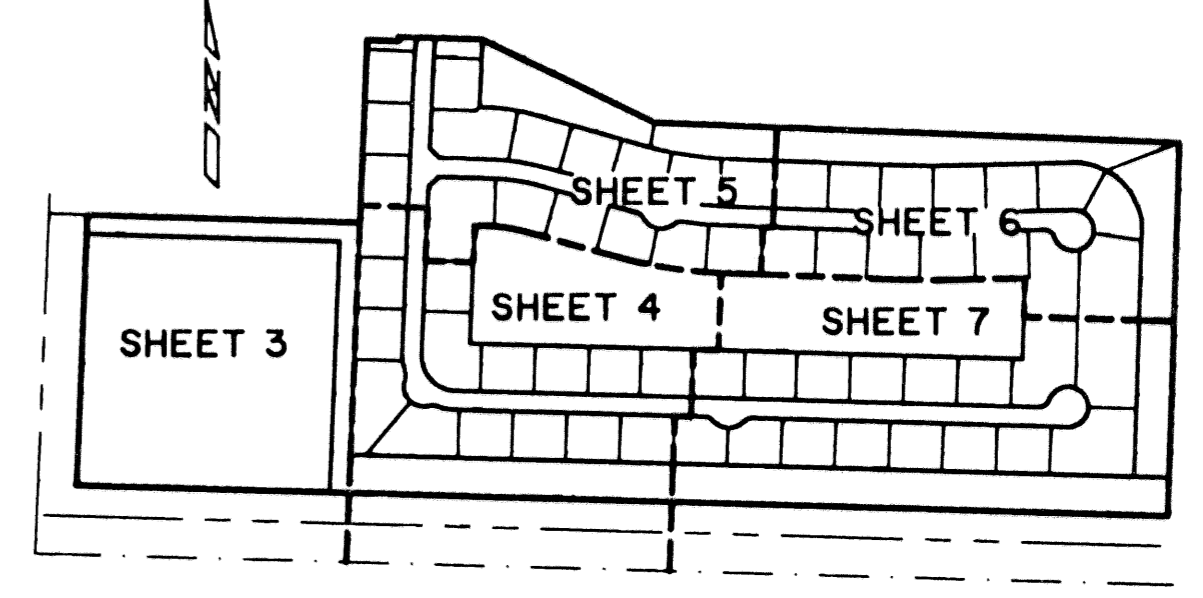
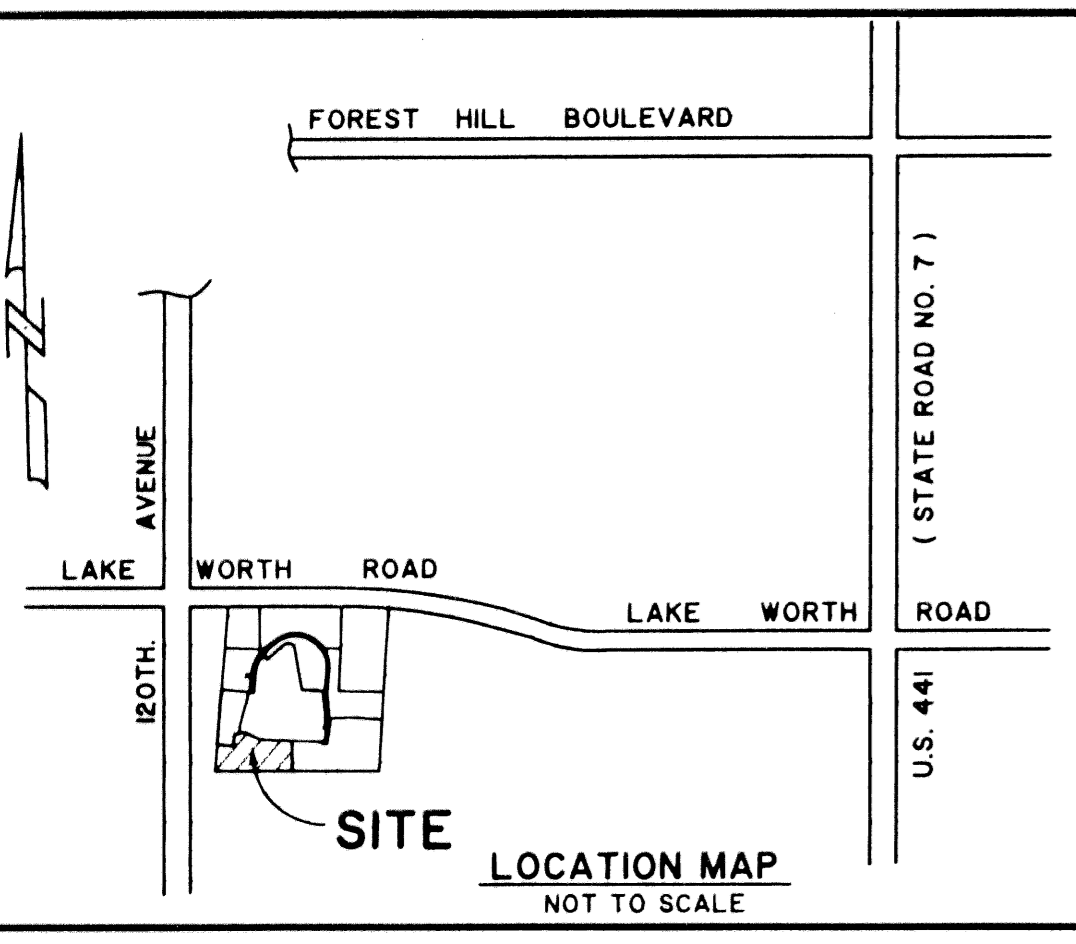


ISLES AT WELLINGTON PLAT VII

A PORTION OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT
LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
SHEET I OF 7 APRIL, 2002



STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 4:22
P.M. THIS 29th DAY OF June 2002
AND DULY RECORDED IN PLAT BOOK NO. 95
ON PAGES 82-88
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY: *Sharon Caputo* D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ISLES AT WELLINGTON PLAT VII, LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 02°03'45" EAST ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 180.93 FEET; THENCE SOUTH 87°56'15" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN ACME DRAINAGE DISTRICT CANAL AS PER DEED BOOK 1037, PAGES 686 THROUGH 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 02°03'45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 710.03 FEET; THENCE SOUTH 88°27'52" EAST, A DISTANCE OF 710.03 FEET; THENCE NORTH 02°03'45" EAST, A DISTANCE OF 475.02 FEET; THENCE SOUTH 88°27'52" EAST, A DISTANCE OF 81.65 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND WHOSE CHORD BEARS NORTH 04°29'05" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 00°16'38" AND A RADIUS OF 2070.00 FEET, A DISTANCE OF 10.01 FEET TO THE SOUTHWEST CORNER OF ISLES AT WELLINGTON PLAT IV, AS RECORDED IN PLAT BOOK 91, PAGES 61 THROUGH 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°27'52" EAST ALONG A NON-RADIAL LINE AND THE SOUTHERLY LINE OF SAID ISLES AT WELLINGTON PLAT IV, A DISTANCE OF 217.94 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF ISLES AT WELLINGTON PLAT IV, SOUTH 64°28'36" EAST, A DISTANCE OF 497.61 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF ISLES AT WELLINGTON PLAT IV, SOUTH 87°56'15" EAST, A DISTANCE OF 1365.18 FEET; THENCE SOUTH 01°52'48" WEST, A DISTANCE OF 980.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH ROAD AS PER OFFICIAL RECORD BOOK 6320, PAGES 1622 THROUGH 1631, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'52" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTH ROAD, A DISTANCE OF 2840.60 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.
CONTAINING 62.263 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES 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 ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF SAID FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON 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 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.

THE WATER EASEMENT AND SEWER EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT "S-14", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

THE LITTORAL ZONES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE BRIDLE TRAIL EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FOR EQUESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF WELLINGTON.

THE VILLAGE OF WELLINGTON DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, ASSOCIATED WITH PUBLIC RIGHTS-OF-WAY. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS
TRACTS "0-44" AND "0-45", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE, SIGNAGE AND LANDSCAPE PURPOSES TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "0-46", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "E", AS SHOWN HEREON IS HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL EQUESTRIAN PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "S-14", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WINDSOR BAY ESTATES NEIGHBORHOOD 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 WELLINGTON, FLORIDA.

TRACTS "W-11" AND "W-12", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PLANTED LITTORAL ZONE AND STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT, LENNAR HOMES, INC., A FLORIDA CORPORATION, THIS 16 DAY OF April, 2002.

LENNAR LAND PARTNERS,
A FLORIDA GENERAL PARTNERSHIP
BY: LENNAR HOMES, INC.
A FLORIDA CORPORATION,
ITS ATTORNEY-IN-FACT

ATTEST: *David M. Baselice* BY: *Doyle D. Dudley*
DAVID M. BASELICE DOYLE D. DUDLEY,
ASSISTANT SECRETARY VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY 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 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 16 DAY OF April, 2002.
MY COMMISSION EXPIRES: 3-15-06 *Kerry H. Cripps*
NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ISLES AT WELLINGTON 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 16 DAY OF April, 2002.

THE ISLES OF WELLINGTON
COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR
PROFIT
BY: *Sharon Caputo*
SHARON CAPUTO, PRESIDENT

WITNESS: *Kerry H. Cripps*
PRINTED NAME: *Kerry H. Cripps*
WITNESS: *Lisa M. [unclear]*
PRINTED NAME: *LISA M. [unclear]*

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 16 DAY OF April, 2002.
MY COMMISSION EXPIRES: 3-15-06 *Kerry H. Cripps*
NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINDSOR BAY ESTATES NEIGHBORHOOD 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 16 DAY OF April, 2002.

WINDSOR BAY ESTATES NEIGHBORHOOD
ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR
PROFIT
BY: *Robert W. Drews*
ROBERT DREWS, PRESIDENT

WITNESS: *Kerry H. Cripps*
PRINTED NAME: *Kerry H. Cripps*
WITNESS: *Lisa M. [unclear]*
PRINTED NAME: *LISA M. [unclear]*

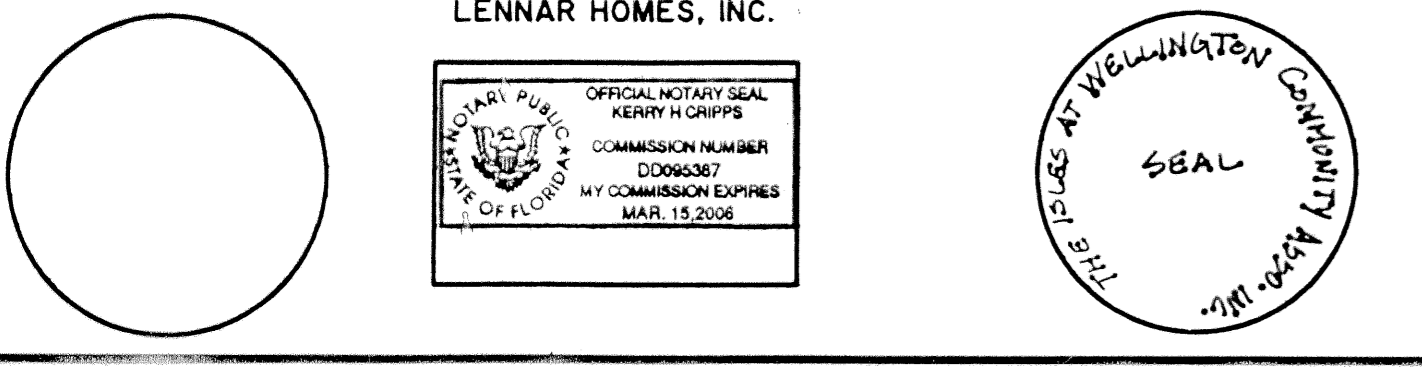
ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

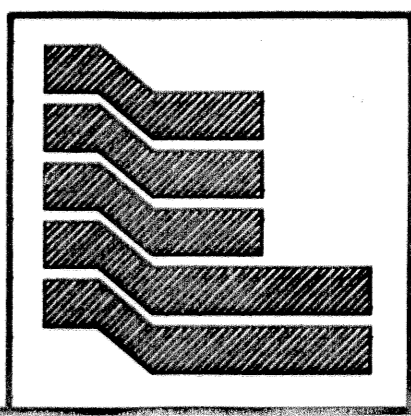
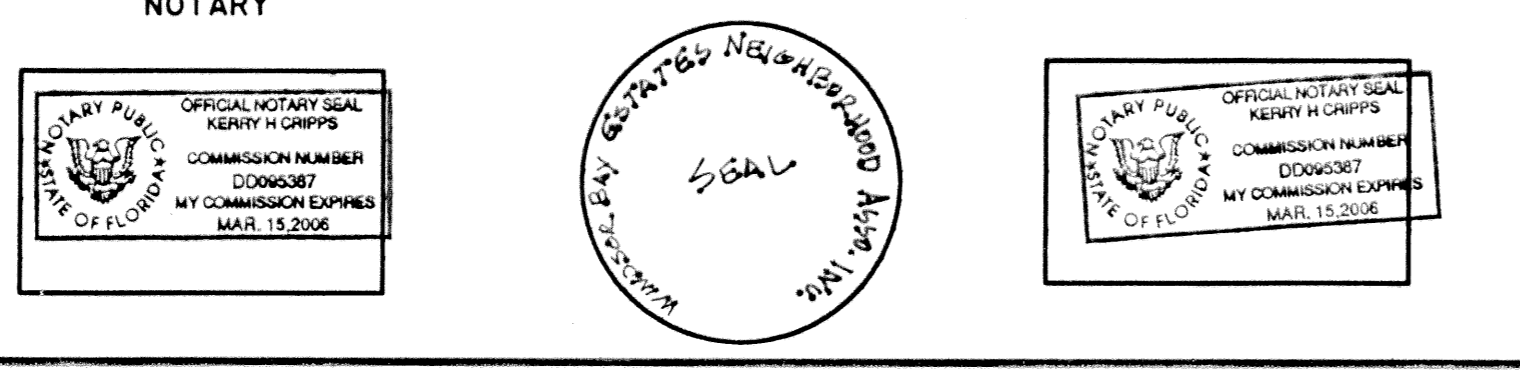
BEFORE ME PERSONALLY APPEARED ROBERT DREWS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WINDSOR BAY ESTATES NEIGHBORHOOD ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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 16 DAY OF April, 2002.
MY COMMISSION EXPIRES: 3-15-06 *Kerry H. Cripps*
NOTARY PUBLIC

DEDICATION LENNAR HOMES, INC. DEDICATION NOTARY LENNAR HOMES, INC. THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC.



NOTARY WINDSOR BAY ESTATES NEIGHBORHOOD ASSOCIATION, INC. NOTARY



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396
ISLES AT WELLINGTON PLAT VII
POD "H"