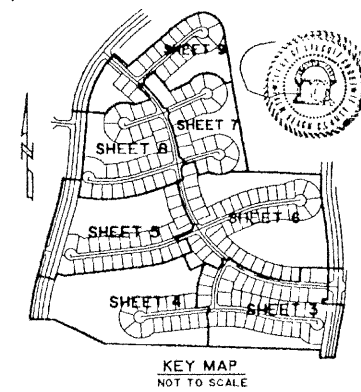


# ISLES AT WELLINGTON PLAT IV

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 1 OF 9 FEBRUARY, 2001



**61**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:30 P.M. THIS 20 DAY OF JULY 2001  
AND DULY RECORDED IN PLAT BOOK NO. 99  
ON PAGE 11-11  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY *[Signature]*

### DEDICATION AND RESERVATION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 07°59'45" EAST ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1060.54 FEET; THENCE NORTH 72°20'18" WEST, A DISTANCE OF 1834.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°59'17" WEST, A DISTANCE OF 130.65 FEET TO A POINT ON A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 07°55'29", A DISTANCE OF 57.63 FEET, AND A CHORD BEARING OF NORTH 08°20'29" EAST TO A POINT OF NON-TANGENCY; THENCE NORTH 87°58'18" WEST, A DISTANCE OF 1911.59 FEET; THENCE NORTH 84°28'38" WEST, A DISTANCE OF 497.81 FEET; THENCE NORTH 81°27'52" WEST, A DISTANCE OF 217.94 FEET TO A POINT ON A CURVE CONCAVE EASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 85°22'37" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2070.00 FEET, A CENTRAL ANGLE OF 07°58'18", AND A DISTANCE OF 400.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°42'39" EAST, A DISTANCE OF 641.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 07°13'54", AND A DISTANCE OF 243.41 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 84°27'18" EAST, A DISTANCE OF 160.19 FEET TO A POINT ON A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 05°34'28", A DISTANCE OF 130.58 FEET, AND A CHORD BEARING OF NORTH 07°28'20" EAST TO A POINT OF TANGENCY; THENCE NORTH 04°41'07" EAST, A DISTANCE OF 487.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 37°56'58", AND A DISTANCE OF 330.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°12'41" EAST, A DISTANCE OF 55.30 FEET; THENCE SOUTH 47°47'19" EAST, A DISTANCE OF 164.24 FEET; THENCE NORTH 48°48'52" EAST, A DISTANCE OF 573.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21°54'46", AND A DISTANCE OF 191.23 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 193.00 FEET, A CENTRAL ANGLE OF 99°15'36", AND A DISTANCE OF 317.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°03'40" EAST, A DISTANCE OF 1301.40 FEET; THENCE SOUTH 87°21'51" EAST, A DISTANCE OF 844.52 FEET; THENCE SOUTH 02°39'45" WEST, A DISTANCE OF 42.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 10°43'34", AND A DISTANCE OF 204.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°03'49" EAST, A DISTANCE OF 175.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2910.00 FEET, A CENTRAL ANGLE OF 10°21'54", AND A DISTANCE OF 526.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°18'09" EAST, A DISTANCE OF 169.72 FEET; THENCE NORTH 87°41'54" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 03°50'09" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 86°09'51" EAST, A DISTANCE OF 189.27 FEET TO A POINT ON A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1931.2 FEET, A CENTRAL ANGLE OF 03°26'50", A DISTANCE OF 116.18 FEET, AND A CHORD BEARING OF SOUTH 10°22'51" WEST TO A POINT OF TANGENCY; THENCE SOUTH 12°08'19" WEST, A DISTANCE OF 83.37 FEET; THENCE SOUTH 09°08'04" WEST, A DISTANCE OF 230.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1945.00 FEET, A CENTRAL ANGLE OF 01°13'13", AND A DISTANCE OF 41.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 123.35 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 ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES AT WELLINGTON MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE MAINTENANCE ACCESS AND LAKE 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 LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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

THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF TRACTS "S-1", "S-1A", "S-9" AND "S-10", 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 LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

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

### TRACTS

TRACTS "0-30", "0-31", "0-32", "0-33" AND "0-34" AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS "0-35" AND "0-36" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRANDE BAY ESTATES NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS "0-37", "0-38", "0-39" AND "0-40" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO THE ISLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS "S-1" AND "S-1A", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON 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 WELLINGTON, FLORIDA.

TRACT "S-9", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRANDE 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.

TRACT "S-10", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESTATES AT THE ISLES AT WELLINGTON HOMEOWNERS 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-3", "W-5", "W-6", "W-8" AND "W-11", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON 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 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 2 DAY OF MAY, 2001.

LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP  
BY: LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT  
ATTEST: *[Signature]* BETTY TIBBETTS, ASSISTANT SECRETARY  
BY: *[Signature]* DOYLE D. DUDLEY, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND BETTY TIBBETTS 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 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 2 DAY OF MAY, 2001.  
MY COMMISSION EXPIRES: 3/20/05 *[Signature]* NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, KENCO COMMUNITIES AT ISLE OF WELLINGTON, INC., A FLORIDA CORPORATION, THIS 14 DAY OF MAY, 2001.

BY: KENCO COMMUNITIES AT ISLE OF WELLINGTON, INC.  
ATTEST: *[Signature]* JUDY M. GRAY, ASSISTANT SECRETARY  
BY: *[Signature]* RICHARD FINKELSTEIN, PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RICHARD FINKELSTEIN AND JUDY M. GRAY WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF KENCO COMMUNITIES AT ISLE OF WELLINGTON, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 11 DAY OF MAY, 2001.  
MY COMMISSION EXPIRES: 9-22-2002 *[Signature]* NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ACCEPTANCE OF DEDICATIONS  
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 14 DAY OF MAY, 2001.

THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT.  
WITNESS: *[Signature]* LINDA FARA, PRESIDENT  
BY: *[Signature]* SHARON CAPUTO, PRESIDENT  
PRINTED NAME: LINDA FARA  
PRINTED NAME: TONYA SPENNER

### 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 THE PRESIDENT OF THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 30 DAY OF MAY, 2001.  
MY COMMISSION EXPIRES: 4-13-2004 *[Signature]* NOTARY PUBLIC

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE GRANDE 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 2 DAY OF MAY, 2001.

GRANDE BAY ESTATES HOMEOWNERS ASSOCIATION NOT FOR PROFIT  
WITNESS: *[Signature]* MARK BRUMFIELD  
BY: *[Signature]* ROBERT DREWS, PRESIDENT  
PRINTED NAME: MARK BRUMFIELD  
PRINTED NAME: LISA HUNTTON

### 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 THE PRESIDENT OF THE GRANDE BAY ESTATES NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 2 DAY OF MAY, 2001.  
MY COMMISSION EXPIRES: 3/20/05 *[Signature]* NOTARY PUBLIC

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ESTATES AT THE ISLES AT WELLINGTON HOMEOWNERS' 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 14 DAY OF MAY, 2001.

THE ESTATES AT THE ISLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT.  
WITNESS: *[Signature]* ANITA M. BROWN  
BY: *[Signature]* NANCY WALSH, PRESIDENT  
PRINTED NAME: ANITA M. BROWN  
PRINTED NAME: M. ELAINE BROWNING

### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NANCY WALSH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ESTATES AT THE ISLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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, 2001.  
MY COMMISSION EXPIRES: 1/13/03 *[Signature]* NOTARY PUBLIC

|                                  |                                         |                                                             |                                                                    |                                                                     |               |                                                   |               |                                                     |               |
|----------------------------------|-----------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------|---------------|---------------------------------------------------|---------------|-----------------------------------------------------|---------------|
| DEDICATION<br>LENNAR HOMES, INC. | DEDICATION NOTARY<br>LENNAR HOMES, INC. | DEDICATION<br>KENCO COMMUNITIES AT ISLE OF WELLINGTON, INC. | DEDICATION NOTARY<br>KENCO COMMUNITIES AT ISLE OF WELLINGTON, INC. | THE ESTATES AT THE ISLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC. | NOTARY        | GRANDE BAY ESTATES NEIGHBORHOOD ASSOCIATION, INC. | NOTARY        | THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC. | NOTARY        |
| <i>[Seal]</i>                    | <i>[Seal]</i>                           | <i>[Seal]</i>                                               | <i>[Seal]</i>                                                      | <i>[Seal]</i>                                                       | <i>[Seal]</i> | <i>[Seal]</i>                                     | <i>[Seal]</i> | <i>[Seal]</i>                                       | <i>[Seal]</i> |

**Landmark Surveying & Mapping Inc.**  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

**ISLES AT WELLINGTON PLAT IV**