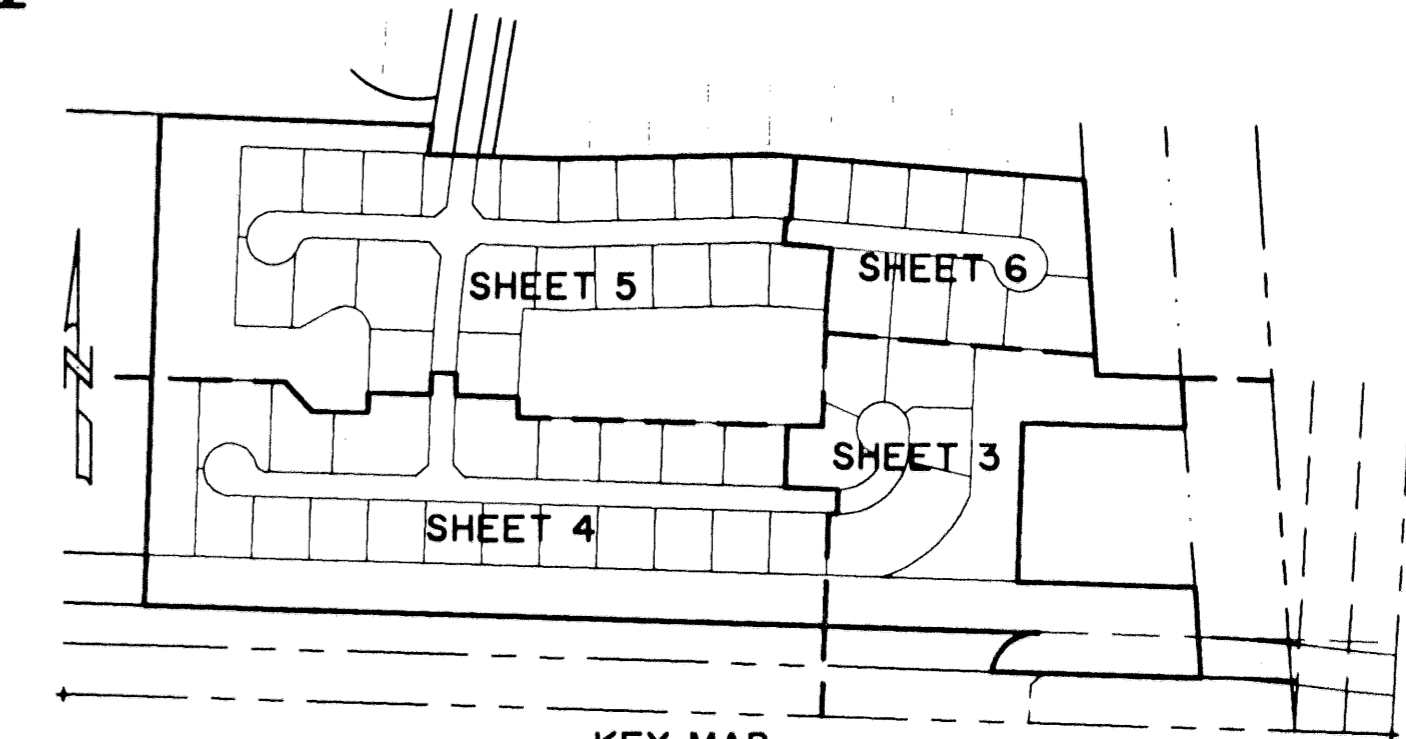
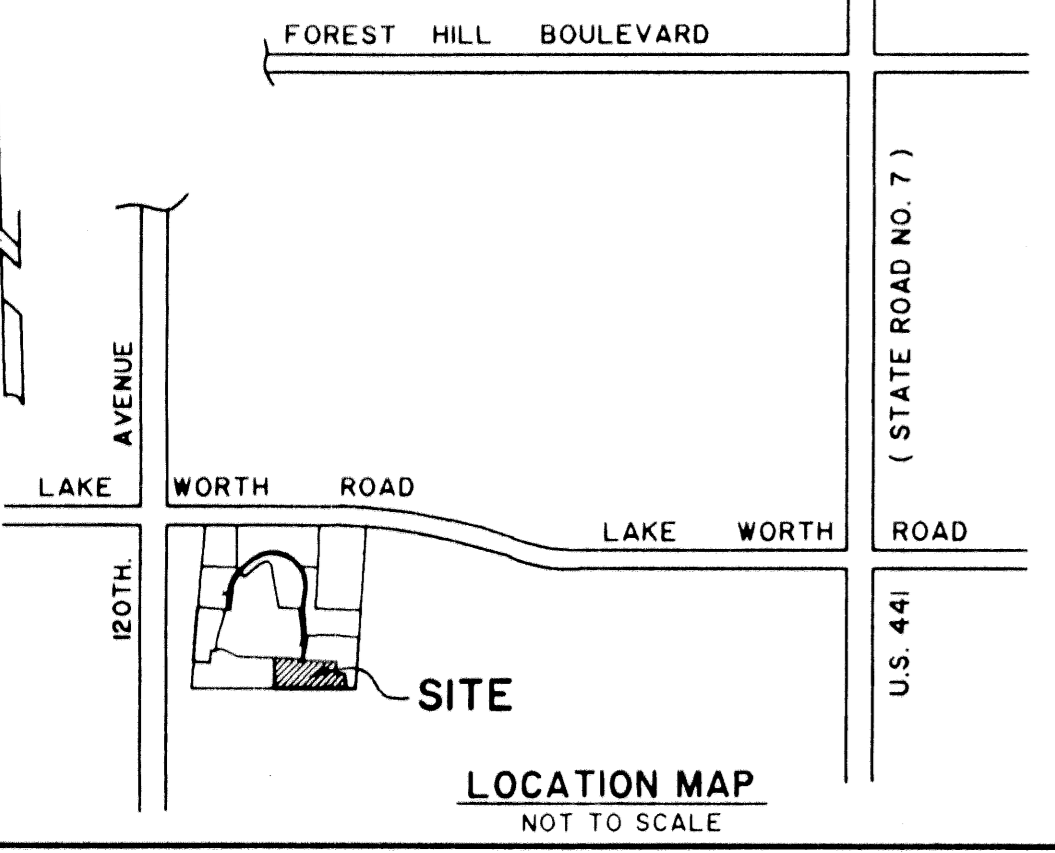


# ISLES AT WELLINGTON PLAT VIII

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 6 JANUARY, 2002



STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 4:42  
P.M. THIS 18<sup>th</sup> DAY OF July 2002  
AND DULY RECORDED IN PLAT BOOK NO. 95  
ON PAGES 139-144  
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 VIII, 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 88°27'52" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 375.42 FEET TO A POINT ON THE EASTERLY LINE OF A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 6647, PAGE 943; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 04°00'30" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 100.47 FEET TO A POINT ON THE NORTHERLY LINE OF A 100 FOOT WIDE ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1037, PAGE 686 THROUGH 692 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE NORTH 88°27'52" WEST ALONG SAID NORTHERLY LINE OF ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 418.47 FEET TO A POINT ON THE WESTERLY LINE OF AN 80 FOOT WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 4000, PAGE 999, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 80°58'11" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID ACCESS EASEMENT, HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 82°30'19" AND A DISTANCE OF 132.48 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTHERLY LINE OF AN 80 FOOT WIDE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6320, PAGES 1622 THROUGH 1631 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'52" WEST ALONG THE NORTHERLY LINE OF SAID 80 FOOT WIDE ROAD, A DISTANCE OF 1791.11 FEET; THENCE NORTH 01°32'48" EAST, A DISTANCE OF 980.14 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF ISLES AT WELLINGTON PLAT IV, AS RECORDED IN PLAT BOOK 91, PAGES 61 THROUGH 69 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87°56'15" EAST ALONG SAID SOUTHERLY LINE OF ISLES AT WELLINGTON PLAT IV, A DISTANCE OF 546.41 FEET TO A POINT ON THE WESTERLY LINE OF TRACT "O-31" OF SAID ISLES AT WELLINGTON PLAT IV, SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 80°51'46" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 0°35'29" AND A DISTANCE OF 57.63 FEET TO A POINT ON THE MOST SOUTHERLY BOUNDARY LINE OF ISLES AT WELLINGTON PLAT IV; THENCE SOUTH 87°59'17" EAST ALONG THE MOST SOUTHERLY BOUNDARY LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 239.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 849.50 FEET, A CENTRAL ANGLE OF 0°26'54" AND A DISTANCE OF 51.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°33'49" EAST, A DISTANCE OF 368.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.50 FEET, A CENTRAL ANGLE OF 0°51'26" AND A DISTANCE OF 66.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85°34'45" EAST, A DISTANCE OF 587.35 FEET; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 88°27'52" EAST, A DISTANCE OF 107.80 FEET TO THE WESTERLY LINE OF A 180 FOOT WIDE FLORIDA POWER AND LIGHT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 1813, PAGE 1718 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 04°00'30" EAST ALONG THE WESTERLY LINE OF SAID 180 FOOT WIDE FLORIDA POWER AND LIGHT RIGHT-OF-WAY, A DISTANCE OF 100.47 FEET TO THE NORTHEAST CORNER OF A FLORIDA POWER AND LIGHT SUBSTATION PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 6647, PAGE 943 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'52" WEST ALONG THE NORTH LINE OF SAID SUBSTATION PARCEL, A DISTANCE OF 324.79 FEET TO THE NORTHWEST CORNER OF SAID SUBSTATION PARCEL; THENCE SOUTH 01°32'08" WEST ALONG THE WEST LINE OF SAID SUBSTATION PARCEL, A DISTANCE OF 320.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBSTATION PARCEL; THENCE SOUTH 88°27'52" EAST ALONG THE SOUTH LINE OF SAID SUBSTATION PARCEL, A DISTANCE OF 355.85 FEET TO THE SOUTHEAST CORNER OF SAID SUBSTATION PARCEL, SAID POINT BEING A POINT ON THE WESTERLY LINE OF SAID 180 FOOT WIDE FLORIDA POWER AND LIGHT RIGHT-OF-WAY AND THE EASTERLY LINE OF SAID 25 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE SOUTH 04°00'30" EAST ALONG SAID WESTERLY LINE OF SAID 180 FOOT WIDE FLORIDA POWER AND LIGHT RIGHT-OF-WAY AND SAID EASTERLY LINE OF SAID 25 FOOT WIDE ACCESS AND UTILITY EASEMENT, A DISTANCE OF 180.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.08 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 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 EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT "S-15", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

THE VILLAGE OF WELLINGTON DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR CONSTRUCTION, OPERATION, 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. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN FACILITIES ASSOCIATED WITH DRAINAGE OF VILLAGE PROPERTY.

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 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.

**TRACTS**  
TRACT "O-47", 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.

TRACTS "O-48" AND "O-49", 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.

TRACT "S-15", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE REGATTA 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-13" (SOUTH ROAD), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR ROADWAY AND OTHER PROPER PURPOSES SUBJECT TO THE EASEMENT AS SHOWN HEREON.

TRACTS "W-11" AND "W-13", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PLANTED LITTORAL ZONE, 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 6 DAY OF May, 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 6 DAY OF May, 2002.  
MY COMMISSION EXPIRES: 3/15/06 Kerry H. Cripps  
COMMISSION No. DD095387 NOTARY PUBLIC  
KERRY H. CRIPPS

**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 6 DAY OF May, 2002.

THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: Lisa M. Watson BY: Sharon Caputo  
PRINTED NAME: LISA M. WATSON SHARON CAPUTO, PRESIDENT  
WITNESS: Kerry H. Cripps  
PRINTED NAME: Kerry H. Cripps

**ACKNOWLEDGMENTS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Lisa M. Watson 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 6 DAY OF May, 2002.  
MY COMMISSION EXPIRES: 3/15/06 Kerry H. Cripps  
COMMISSION No. DD095387 NOTARY PUBLIC  
KERRY H. CRIPPS

DEDICATION LENNAR HOMES, INC. NOTARY KERRY H. CRIPPS. THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC. NOTARY SHARON CAPUTO, PRESIDENT.

REGATTA BAY ESTATES NEIGHBORHOOD ASSOCIATION, INC. NOTARY KERRY H. CRIPPS.

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