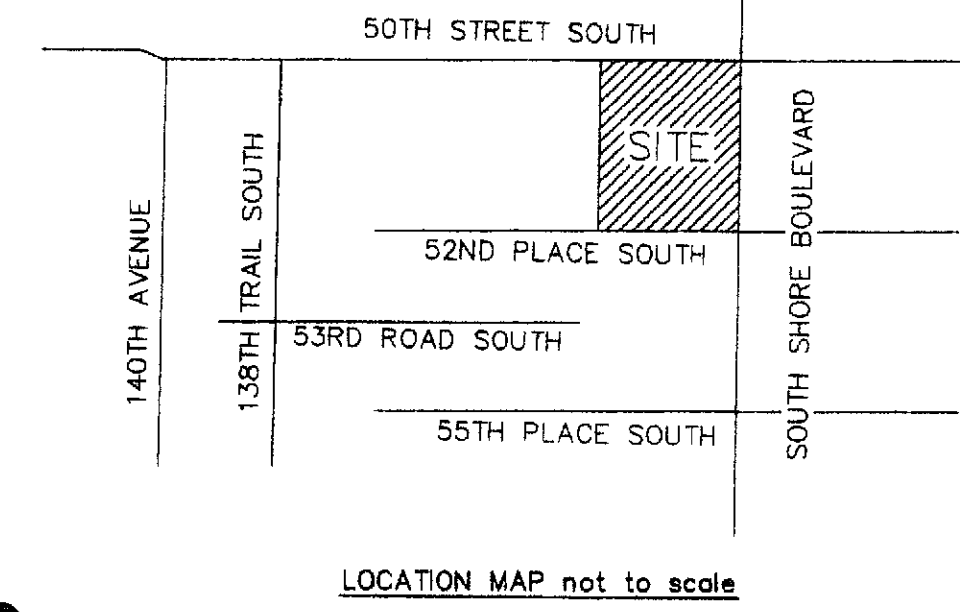


VILLA DEL LAGO FLORIDA
 BEING THE NORTHEAST ONE-QUARTER (NE¼) OF THE
 NORTHWEST ONE-QUARTER (NW¼) OF SECTION 33,
 TOWNSHIP 44 SOUTH, RANGE 41 EAST,
 VILLAGE OF WELLINGTON
 PALM BEACH COUNTY, FLORIDA
 FEBRUARY, 2010
 SHEET 1 OF 2

00073-063



STATE OF FLORIDA
 COUNTY OF PALM BEACH

This Plat was filed for record at 1:30 P.M. this 9 day of JUNE 2011 and duly recorded in Plat Book No. 114 on page 50-51.

SHARON R. BOCK,
 Clerk Circuit Court
 & Comptroller

By: CS, D.C.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT VILLA DEL LAGO FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS VILLA DEL LAGO FLORIDA, BEING THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST ONE-QUARTER (NE-1/4) CORNER OF SAID SECTION 33; THENCE SOUTH 01°24'24" WEST, A DISTANCE OF 1,339.01 FEET; THENCE NORTH 89°04'19" WEST, A DISTANCE OF 1,343.73 FEET; THENCE NORTH 01°19'57" EAST, A DISTANCE OF 1,339.54 FEET; THENCE SOUTH 89°02'56" EAST, A DISTANCE OF 1,345.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAIN 41.34 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MONITOR, INSPECT, AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES.
2. 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 FACILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS. SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.
3. 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, VILLA DEL LAGO FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 1st DAY OF December, 2010.

VILLA DEL LAGO FLORIDA, LLC.
 A FLORIDA LIMITED LIABILITY COMPANY

BY: James Zenni
 JAMES ZENNI,
 MANAGER

WITNESS: Allison Foss

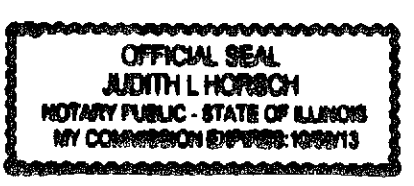
ACKNOWLEDGMENT

STATE OF ~~Illinois~~ Illinois
 COUNTY OF ~~DeWitt~~ DeWitt

BEFORE ME PERSONALLY APPEARED JAMES ZENNI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF VILLA DEL LAGO FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December 2010.

MY COMMISSION EXPIRES: 10/19/2013



MORTGAGE

STATE OF ILLINOIS
 COUNTY OF Cook

KNOW ALL MEN BY THESE PRESENTS, THAT JPMORGAN CHASE BANK, NA, IS THE HOLDER OF THE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATIONS AND RESERVATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 18554 AT PAGES 138 THRU 160 AND OFFICIAL RECORD BOOK 18554 AT PAGES 0161 THRU 0170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, JPMORGAN CHASE BANK, NA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, THIS 12 DAY OF Feb, 2010.

WITNESS: Kathy George JPMORGAN CHASE BANK, NA
 PRINT NAME: Justin Bonkowski Michael Walls, VP
 PRINT NAME: Michael Walls, VP
 PRINT NAME AND TITLE

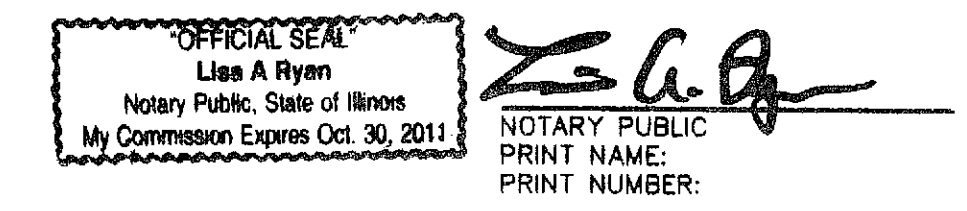
ACKNOWLEDGMENT

STATE OF ILLINOIS
 COUNTY OF Cook

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Lisa A Ryan OF JPMORGAN CHASE BANK, NA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF Feb, 2010.

MY COMMISSION EXPIRES:



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, LAWRENCE M. FUCHS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLA DEL LAGO FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12-6-10 BY: Lawrence M. Fuchs
 LAWRENCE M. FUCHS
 ATTORNEY AT LAW
 FLORIDA BAR NUMBER: 173420

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED, AND SHOWN HEREON, DATED THIS 12 DAY OF Feb, 2010.

VILLAGE OF WELLINGTON,
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Darell Bowen ATTEST: Awilda Rodriguez
 PRINT NAME: DARELL BOWEN MAYOR PRINT NAME: AWILDA RODRIGUEZ
 VILLAGE CLERK

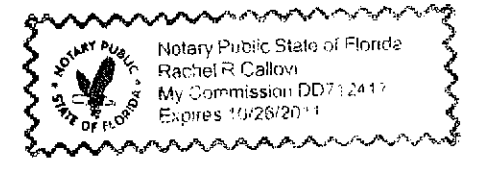
ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DARELL BOWEN AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, 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 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 12 DAY OF April 2010.

MY COMMISSION EXPIRES: 10/26/2011



VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF JUNE, 2011 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: JUNE 1, 2011

William J. Riebe
 WILLIAM J. RIEBE, P.E., CGC
 VILLAGE ENGINEER

SURVEYOR'S NOTES

01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 33-44-41. SAID LINE IS ASSUMED TO BEAR SOUTH 89°02'56" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
02. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS NOTED OTHERWISE.
03. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
04. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCE 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 PALM BEACH COUNTY, FLORIDA.
05. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
06. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
07. THE VILLAGE OF WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
08. THIS INSTRUMENT PREPARED BY:

JOHN E. NIESMAN, PRESIDENT
 J.D.C. DEVELOPMENT SERVICES, INC.
 570-A ROYAL PALM BEACH BOULEVARD
 ROYAL PALM BEACH, FLORIDA 33411
 561-790-4471

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) ACCORDING TO CHAPTER 177.091 (9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: _____ BY: Jack H. Casler
 JACK H. CASLER, P.S.M.
 FLORIDA CERTIFICATE NO.: 2731
 J.D.C. DEVELOPMENT SERVICES, INC.
 L.B. NO.: 4873
 STATE OF FLORIDA

MORTGAGEE'S SEAL	VILLAGE OF WELLINGTON SEAL	VILLAGE ENGINEER SEAL	SURVEYOR SEAL
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Jack H. Casler FILE NO. 4783 (11-22-10)

J.D.C. DEVELOPMENT SERVICES, INC.
 EB#4873 LB#4873
 570-A Royal Palm Beach Boulevard,
 Royal Palm Beach, Florida, 33411

Fax: (561) 790-4488 (561) 790-4471