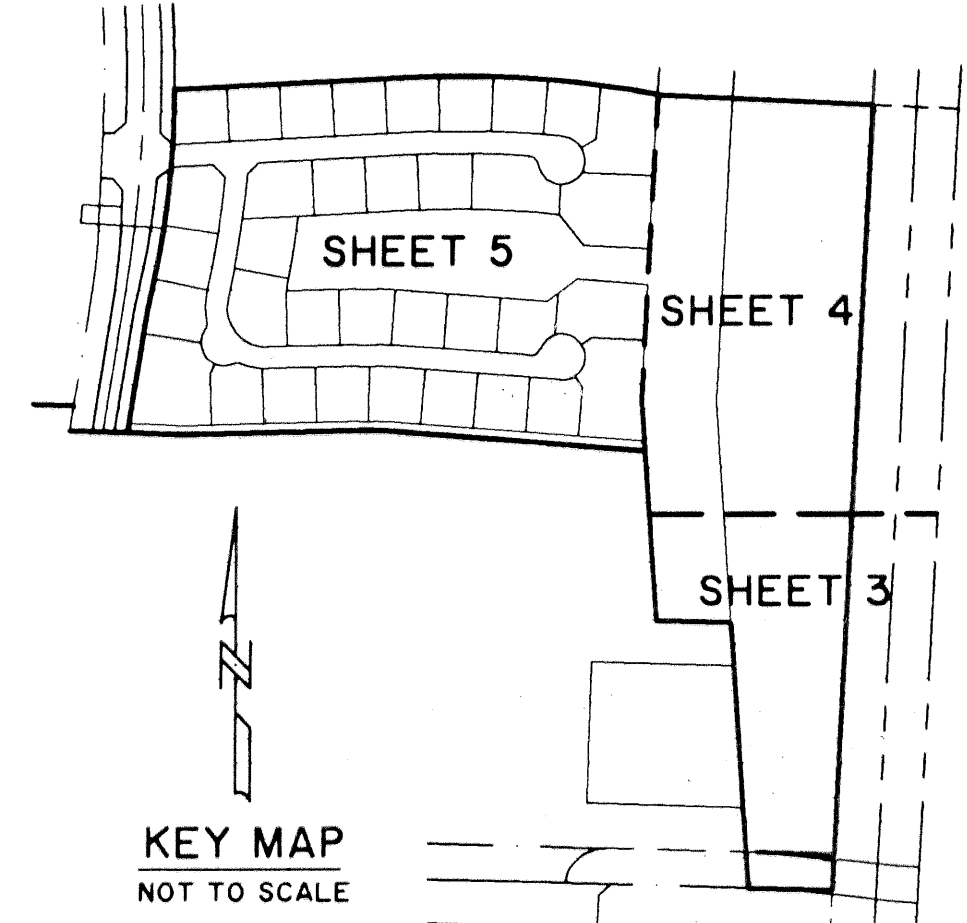
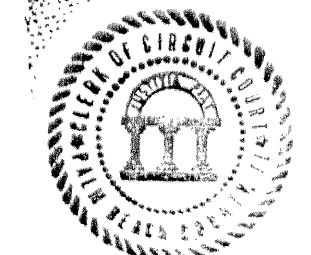


ISLES AT WELLINGTON PLAT VI

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 5 JANUARY, 2002



STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:13
P.M. THIS 18th DAY OF April 2002
AND DULY RECORDED IN PLAT BOOK NO. 44
ON PAGES 144 - 148
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY: *[Signature]* D.C.



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 VI, 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 02°39'45" EAST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF 100.02 FEET; THENCE NORTH 88°27'52" WEST ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 195.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°27'52" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 192.06 FEET TO A POINT ON THE WESTERLY LINE OF A 180.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 1813, PAGE 1718 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 04°00'30" WEST ALONG SAID WESTERLY LINE OF SAID 180.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY, A DISTANCE OF 602.82 FEET; THENCE NORTH 88°27'52" WEST, A DISTANCE OF 170.90 FEET; THENCE NORTH 04°00'30" WEST, A DISTANCE OF 388.44 FEET; THENCE NORTH 85°34'45" WEST, A DISTANCE OF 587.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.50 FEET, A CENTRAL ANGLE OF 03°51'26" AND A DISTANCE OF 66.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°33'49" WEST, A DISTANCE OF 368.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 849.50 FEET, A CENTRAL ANGLE OF 03°26'54" AND A DISTANCE OF 511.3 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°59'17" WEST, A DISTANCE OF 108.86 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 82°04'59" EAST); THENCE NORTHEASTERLY 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 A POINT OF TANGENCY; THENCE NORTH 09°08'14" EAST, A DISTANCE OF 230.81 FEET; THENCE NORTH 12°06'18" EAST, A DISTANCE OF 83.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19311.2 FEET, A CENTRAL ANGLE OF 09°48'10" AND A DISTANCE OF 330.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3070.00 FEET, A CENTRAL ANGLE OF 01°51'59" AND A DISTANCE OF 100.00 FEET TO A POINT OF NON-TANGENCY (THE PRECEDING TWO (2) COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF TRACTS "0-20" AND "0-26" AND ISLES VISTA BOULEVARD AS SHOWN ON ISLES AT WELLINGTON PLAT II, AS RECORDED IN PLAT BOOK 88, PAGES 84 THROUGH 90 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY); THENCE NORTH 87°06'42" EAST, A DISTANCE OF 523.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2499.50 FEET, A CENTRAL ANGLE OF 13°29'07" AND A DISTANCE OF 588.29 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°20'15" EAST, A DISTANCE OF 483.96 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF SAID PUBLIC RECORDS (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID ISLES AT WELLINGTON PLAT II); THENCE SOUTH 02°39'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LYING 195.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1704.46 FEET; THENCE NORTH 88°27'52" WEST, ALONG A LINE 180.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 175.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01°32'08" WEST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY BOUNDARY OF AN 80.00 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 4000, PAGE 999 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 1628.73 FEET AND A CENTRAL ANGLE OF 05°24'20", A DISTANCE OF 153.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°03'32" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 22.10 FEET TO A POINT LYING ON SAID WESTERLY RIGHT-OF-WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL; THENCE SOUTH 02°39'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.95 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 MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS 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-12", 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.

TRACTS
TRACTS "0-42" AND "0-43", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "S-12", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MANDERLY BAY 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.

TRACT "W-7", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PLANTED LITTORAL ZONE, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS 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 28th DAY OF February, 2002.

LENNAR LAND PARTNERS,
A FLORIDA GENERAL PARTNERSHIP
BY: LENNAR HOMES, INC.
A FLORIDA CORPORATION,
ITS ATTORNEY-IN-FACT
ATTEST: *[Signature]* DAVID M. BASELICE
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 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 28th DAY OF February, 2002.

MY COMMISSION EXPIRES: 3-15-02
[Signature] Kerry C. Hillary
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 28th DAY OF February, 2002.

THE ISLES OF WELLINGTON COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *[Signature]* BY: *[Signature]* SHARON CAPUTO,
SHARON/CAPUTO, PRESIDENT

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 MANDERLY BAY 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 28th DAY OF February, 2002.

MY COMMISSION EXPIRES: 3-15-02
[Signature] Kerry C. Hillary
NOTARY PUBLIC

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 28th DAY OF February, 2002.

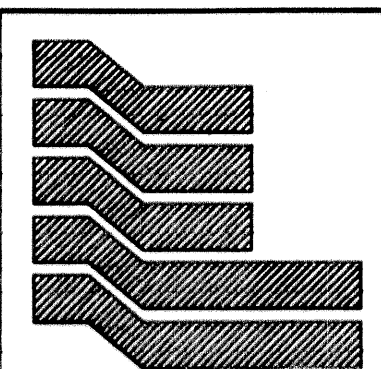
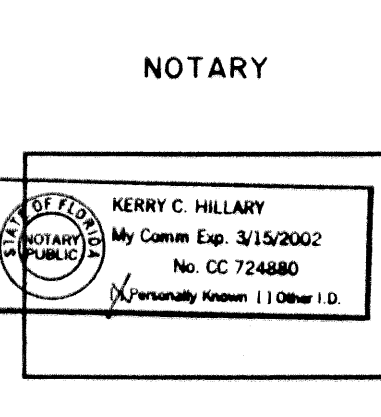
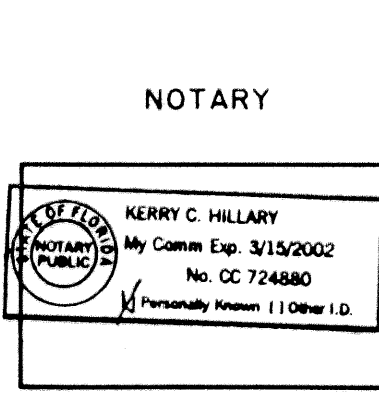
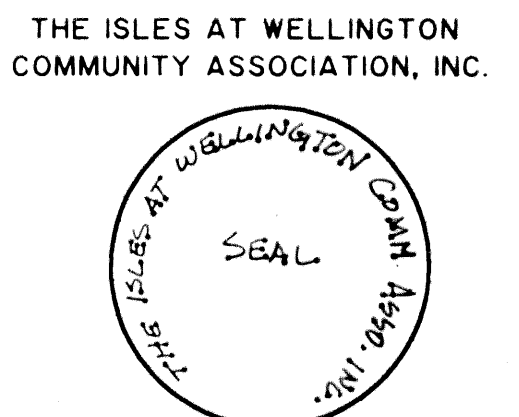
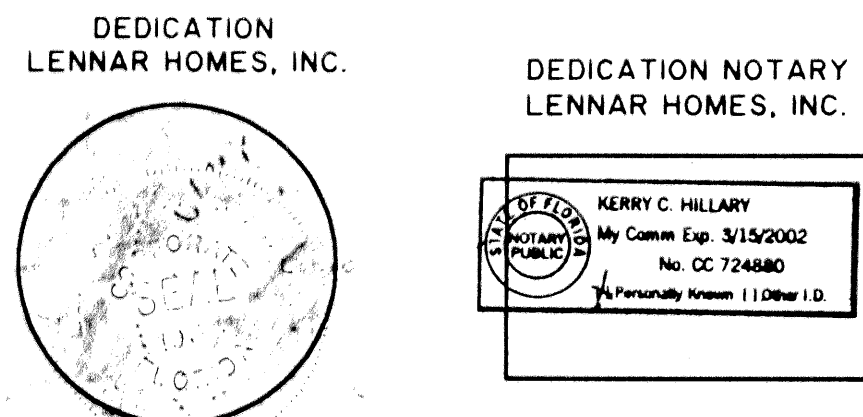
MY COMMISSION EXPIRES: 3-15-02
[Signature] Kerry C. Hillary
NOTARY PUBLIC

ACCEPTANCE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MANDERLY BAY 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 28th DAY OF February, 2002.

MANDERLY BAY NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *[Signature]* BY: *[Signature]* ROBERT DREWS, PRESIDENT

WITNESS: *[Signature]* LISA MENTKOW
PRINTED NAME: *[Signature]*
WITNESS: *[Signature]*
PRINTED NAME: *[Signature]*



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

ISLES AT WELLINGTON PLAT VI
(POD "F")