

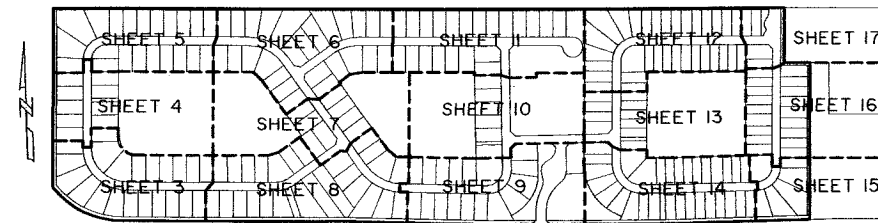
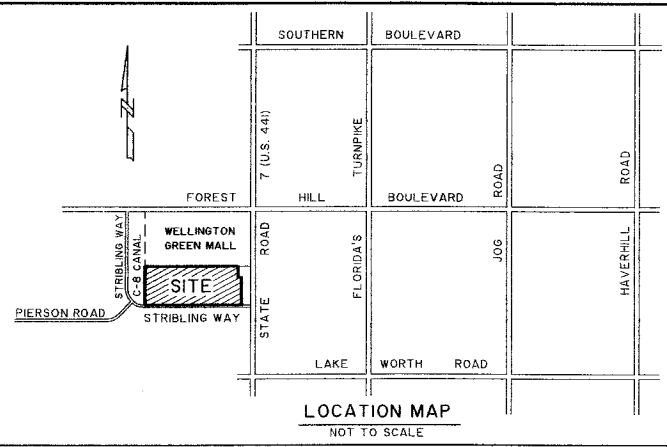
COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD
AT _____ M. THIS _____ 2012, AND
DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____ THRU _____
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____ D.C.

CASTELLINA

LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,
PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LANIER PROPERTY AS
RECORDED IN PLAT BOOK 108, PAGES 75 THROUGH 91, PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.

SHEET 2 OF 17

FEBRUARY, 2012



KEY MAP
NOT TO SCALE

AREA TABULATION

TRACT "O-1"	0.11 ACRES
TRACT "O-2"	0.76 ACRES
TRACT "O-3"	2.46 ACRES
TRACT "O-4"	0.56 ACRES
TRACT "A-1"	0.07 ACRES
TRACT "A-2"	0.07 ACRES
TRACT "A-3"	0.08 ACRES
TRACT "B-1"	4.83 ACRES
TRACT "B-2"	1.70 ACRES
TRACT "R-1"	5.37 ACRES
TRACT "S-1"	15.38 ACRES
TRACT "U-1"	0.10 ACRES
TRACT "U-2"	0.15 ACRES
TRACT "W-1"	11.14 ACRES
TRACT "W-2"	7.92 ACRES
TRACT "W-3"	7.09 ACRES
LOTS 1-260	74.42 ACRES
TOTAL	132.21 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ELEANOR HALPERIN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP AND THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD THAT; THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 02.15.12

Eleanor Halperin
ELEANOR HALPERIN, ESQ.

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 15th DAY OF March, 2012.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Darell Bowen*
DARELL BOWEN
MAYOR

ATTEST: *Awilda Rodriguez*
AWILDA RODRIGUEZ
VILLAGE CLERK

SURVEYOR AND MAPPER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS ACCORDING TO CHAPTER 177.09(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2/15/2012 BY: *Leslie C. Bispott*
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5698
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. NO. 2438

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M.
OF MICHAEL B. SCHORAH AND ASSOCIATES, INC.

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

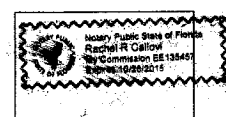
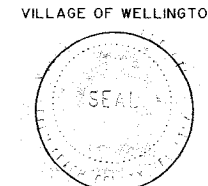
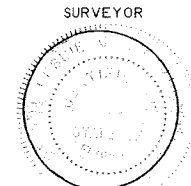
BEFORE ME PERSONALLY APPEARED DARELL BOWEN AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT 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 15th DAY OF March, 2012.

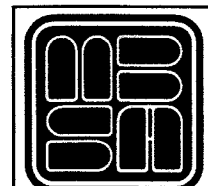
MY COMMISSION EXPIRES: 10/26/2015 *Rachel R. Callow*
PRINT NAME: *Rachel R. Callow*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. GE135457

- SURVEYOR'S NOTES:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
 - THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
 - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- 6. P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - PGS. = PAGES
 - D.B. = DEED BOOK
 - P.B.C. = PALM BEACH COUNTY
 - R/W = RIGHT OF WAY
 - CL = CENTERLINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = CURVE CENTRAL ANGLE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - ⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
 - = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438
 - = FOUND 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 4396
 - = DENOTES SET P.R.M. (AS SHOWN)
 - ◊ = LAKE MAINTENANCE EASEMENT
 - LC = CHORD LENGTH
 - CH.B. = CHORD BEARING
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - R.L. = RADIAL LINE
 - TYP. = TYPICAL
 - N = NORTHING, WHEN USED WITH COORDINATES
 - E = EASTING, WHEN USED WITH COORDINATES
 - S.E. = SEWER EASEMENT
 - W.E. = WATER EASEMENT
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - R.W.E. = RECLAIMED WATER EASEMENT
 - FD. = FOUND
 - OA. = OVERALL
 - C.M. = CONCRETE MONUMENT
 - F.P.L. = FLORIDA POWER AND LIGHT
 - L.E. = LANDSCAPE EASEMENT
 - NO. = NUMBER
 - I.E. = IRRIGATION EASEMENT
 - D.E. & I.E. = DRAINAGE EASEMENT AND IRRIGATION EASEMENT

- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED ON A GRID AZIMUTH (NAD 83, 1990 ADJUSTMENT) PER THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 0°52'59" EAST ARE RELATIVE THERETO.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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 THIS COUNTY.



SHEET 2 OF 17



MICHAEL B. SCHORAH & ASSOCIATES, INC.
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WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

CASTELLINA