

BLACK DIAMOND - PHASE 2

A Planned Unit Development

A portion of the Southeast 1/4 of Section 1, Township 44 South, Range 41 East, and a portion of the Northwest 1/4 of Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CENTERLINE HOMES at BLACK DIAMOND, INC., a Florida Corporation, owners of the land shown hereon as BLACK DIAMOND - PHASE 2, being a portion of the Southeast 1/4 of Section 1, Township 44 South, Range 41 East, and a portion of the Northwest 1/4 of Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 12; thence S.01°23'26"W., along the West line of the Northwest 1/4 of said Section 12, a distance of 1479.70 feet; thence N.85°56'28"E., a distance of 422.09 feet; thence N.85°23'11"E., a distance of 64.89 feet to a point on the arc of a circular curve to the left, at which the radius point bears N.05°13'53"W.; thence Easterly along the arc of said curve, having a radius of 612.49 feet, a central angle of 12°48'19", for an arc length of 136.89 feet; thence N.71°57'48"E., a distance of 72.38 feet; thence N.77°40'57"E., a distance of 54.65 feet; thence N.87°43'30"E., a distance of 13.99 feet; thence N.84°43'34"E., a distance of 205.40 feet; thence S.05°18'26"E., a distance of 97.00 feet; thence N.84°43'34"E., a distance of 117.89 feet to a point of curvature of a circular curve to the left; thence Easterly and Northeasterly along the arc of said curve, having a radius of 195.00 feet, a central angle of 74°31'58", for an arc length of 253.67 feet; thence N.10°11'36"E., a distance of 145.93 feet; thence N.20°35'17"W., a distance of 17.52 feet to a point on the arc of a circular curve to the right, at which the radius point bears N.41°13'11"E.; thence Northwesterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 19°56'51", for an arc length of 33.07 feet; thence N.57°01'30"W., a distance of 7.75 feet; thence N.09°50'37"W., a distance of 20.45 feet; thence N.02°11'36"E., a distance of 50.00 feet; thence N.14°13'49"E., a distance of 20.45 feet; thence N.61°24'42"E., a distance of 7.75 feet to a point on the arc of a circular curve right, at which the radius point bears S.56°46'49"E.; thence Northeasterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 33°56'50", for an arc length of 56.29 feet; thence N.38°58'30"E., a distance of 7.75 feet; thence N.86°09'27"E., a distance of 20.45 feet; thence S.81°48'24"E., a distance of 50.00 feet; thence S.69°46'10"E., a distance of 20.45 feet; thence S.22°35'17"E., a distance of 7.75 feet to a point on the arc of a circular curve to the right, at which the radius point bears S.39°13'11"W.; thence Southeasterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 18°56'03", for an arc length of 31.39 feet; thence S.58°36'02"E., a distance of 16.76 feet; thence S.87°48'24"E., a distance of 187.49 feet, to a point of curvature of a circular curve to the left; thence Easterly and Northeasterly along the arc of said curve, having a radius of 704.99 feet, a central angle of 24°27'34", for an arc length of 300.96 feet; thence N.67°44'02"E., a distance of 83.73 feet; thence N.38°31'40"E., a distance of 16.76 feet to a point on the arc of a circular curve to the right, at which the radius point bears S.78°13'35"E.; thence Northeasterly along the arc of said curve, having a radius of 95.00 feet, a central angle of 32°56'02", for an arc length of 54.61 feet; thence N.16°30'55"E., a distance of 7.75 feet; thence N.63°41'49"E., a distance of 20.45 feet; thence N.75°44'02"E., a distance of 50.00 feet; thence N.87°46'15"E., a distance of 20.45 feet; thence N.14°15'58"W., a distance of 174.25 feet; thence N.68°21'33"E., a distance of 82.48 feet; thence N.68°38'18"E., a distance of 65.21 feet; thence N.71°59'38"E., a distance of 66.47 feet; thence N.75°14'37"E., a distance of 75.97 feet to a point of curvature of a circular curve to the left; thence Northeasterly and Northerly along the arc of said curve, having a radius of 313.50 feet, a central angle of 64°21'29", for an arc length of 352.14 feet; thence S.79°08'53"E., a distance of 3.26 feet; thence N.01°28'33"E., a distance of 243.82 feet; thence S.87°46'08"E., along the North line of the Northwest 1/4 of said Section 12, a distance of 50.01 feet; thence N.01°51'21"E., along a line 40 feet West of and parallel to the East line of the Southwest 1/4 of said Section 1, a distance of 628.24 feet; thence N.87°46'08"W., a distance of 2607.01 feet; thence S.01°49'59"W., along the West line of the Southwest 1/4 of said Section 1, a distance of 628.25 feet to the POINT of BEGINNING.

Said lands contain 100.776 acres, more or less.
Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

1. TRACTS "A-6", "A-7" and "A-8" (Private Streets), as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for Private Street purposes and other purposes not inconsistent with this Dedication and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the Village of Wellington, Florida.

TRACTS "A-6", "A-7" and "A-8", in addition to the foregoing dedication, are hereby dedicated as a WATER and SEWER EASEMENT to the Village of Wellington, Florida, its successors and assigns for the access, construction, operation and maintenance of Water and Sewer Facilities and are the perpetual maintenance obligation of said Village, its successors and assigns.

2. TRACTS "C-13", "C-14", "C-15", "C-16", "C-17", "C-18" and "C-19" (Open Space), as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for open space, buffer, landscape, irrigation and drainage purposes and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the Village of Wellington, Florida.

3. TRACTS "L-6", "L-7" and "L-8", as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, 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 Village of Wellington, Florida.

4. TRACT "W-3", as shown hereon, is hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Village of Wellington, Florida, subject to an easement of record in favor of the LAKE WORTH DRAINAGE DISTRICT, recorded in Official Records Book 14663, Page 1944, of the Public Records of Palm Beach County, Florida.

5. DRAINAGE EASEMENTS: The Drainage Easements, as shown hereon, are hereby dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for Construction, Operation, Maintenance of Stormwater and Drainage Facilities. The maintenance of all Facilities located therein shall be the perpetual maintenance obligation of the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., 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.

6. UTILITY 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 Systems. The installation of Cable Television Systems shall not interfere with the construction and maintenance of other Utilities.

The WATER EASEMENTS, as shown hereon are hereby dedicated to the Village of Wellington, Florida, its successors and assigns for the access, construction, operation and maintenance of Water Facilities and are the perpetual maintenance obligation of said Village, its successors and assigns.

7. LANDSCAPE BUFFER EASEMENTS: Landscape Buffer Easements, as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for Landscaping and Buffer purposes and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the Village of Wellington, Florida.

8. LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for access, construction, operation and maintenance of storm water management and drainage facilities for the purposes 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.

9. LITTORAL ZONE EASEMENTS: The Littoral Zone Easements as shown hereon are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for Littoral Zone and water management purposes and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the Village of Wellington, Florida.

10. Each OVERHANG EASEMENT, as shown hereon, is hereby Dedicated to the Lot Owner, his and/or her Successors and Assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance purposes, without recourse to the Village of Wellington, Florida.

11. LAKE ACCESS EASEMENTS: the Lake Access Easements, as shown hereon, are hereby Dedicated to the BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit, its Successors and Assigns, for Lake Tract Access and are the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to the Village of Wellington, Florida.

This Instrument Prepared by
Thomas R. Palibicki of
HAGER PALIBICKE AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwa@bellsouth.net
SEPT. 2002

IN WITNESS WHEREOF, the above-named Corporation has caused these presents to be signed by its President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 11 day of MARCH, 2003.

CENTERLINE HOMES at BLACK DIAMOND, INC.,
a Florida Corporation

Witness: Robert Stiggle
(Print Name) ROBERT STIGGLE

By: Craig Perry
Craig Perry, President

Witness: Nicholas Guckman
(Print Name) NICHOLAS GUCKMAN

ACKNOWLEDGEMENT

State of Florida } ss
County of Palm Beach

BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of CENTERLINE HOMES at BLACK DIAMOND, INC., a Florida Corporation and severally acknowledged 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 11th day of MARCH, 2003.

Stephanie A. Cassone
Notary Public - State of Florida
Printed Name of Notary: Stephanie Cassone
Notary License No.: CC 871258



My Commission Expires: 9/14/03

ACCEPTANCE OF RESERVATIONS

State of Florida } ss
County of Palm Beach

The BLACK DIAMOND HOMEOWNERS ASSOCIATION INC., a Florida Corporation, Not for Profit, hereby accepts its maintenance obligations for same as stated hereon, dated this 11 day of MARCH, 2003.

Witness: Robert Stiggle
(Print Name) ROBERT STIGGLE

BLACK DIAMOND HOMEOWNERS ASSOCIATION INC.
a Florida Corporation, Not for Profit

Witness: Nicholas Guckman
(Print Name) NICHOLAS GUCKMAN

By: Craig Perry
(Print Name) CRIG PERRY President

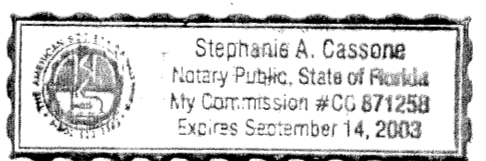
ACKNOWLEDGEMENT

State of Florida } ss
County of Palm Beach

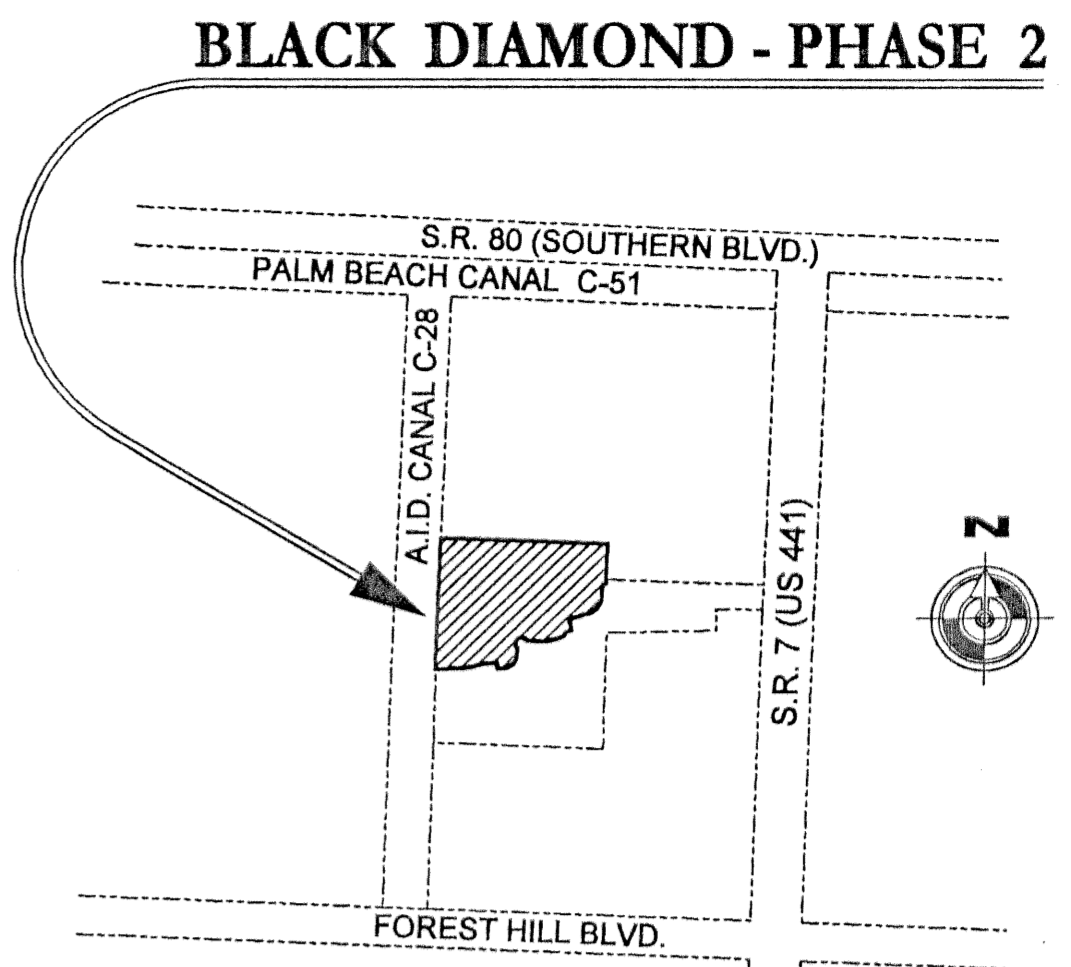
BEFORE ME personally appeared Craig Perry who is personally known to me and who executed the foregoing instrument as President of BLACK DIAMOND HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for Profit and severally acknowledged before me that he executed such instrument as such Officer of 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 11th day of MARCH, 2003.

Stephanie A. Cassone
Notary Public - State of Florida
Printed Name of Notary: Stephanie Cassone
Notary License No.: CC 871258

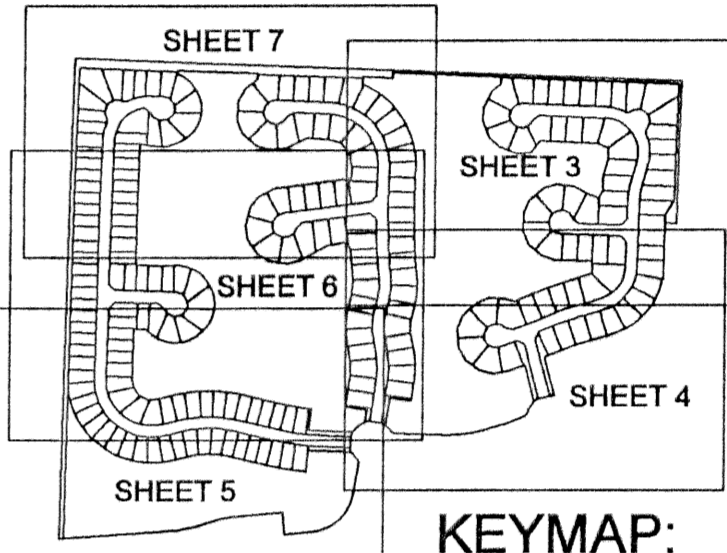


My Commission Expires: 9/14/03



LOCATION MAP

N.T.S.



TITLE CERTIFICATION

State of Florida } ss
County of Palm Beach

We RELIANCE TITLE COMPANY, a Title Insurance Company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to CENTERLINE HOMES at BLACK DIAMOND, INC., a Florida Corporation; 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.

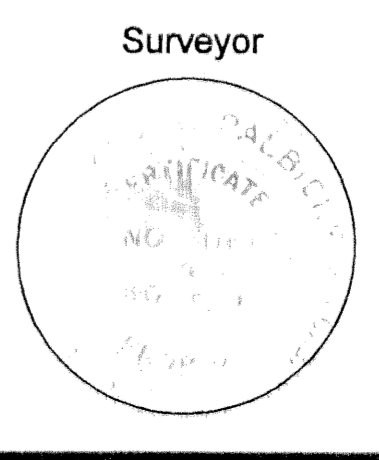
Larry Rotherberg
Larry Rotherberg, President, Reliance Title Company

3/13/03
Dated

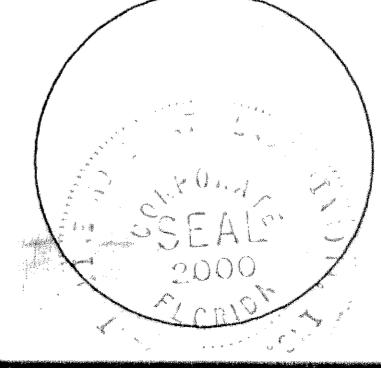
SURVEYOR'S CERTIFICATE

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) have been placed as required by Law and that Permanent Control Points (P.C.P.'s) and Monuments according to Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the Village of Wellington for the required improvements; and further, that the Survey Data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the Village of Wellington, Florida.

Thomas R. Palibicki Date: 3/03/03
Thomas R. Palibicki
Professional Land Surveyor
Florida Registration No. 5061



CENTERLINE HOMES at
BLACK DIAMOND, INC.



Black Diamond
Homeowners Association

