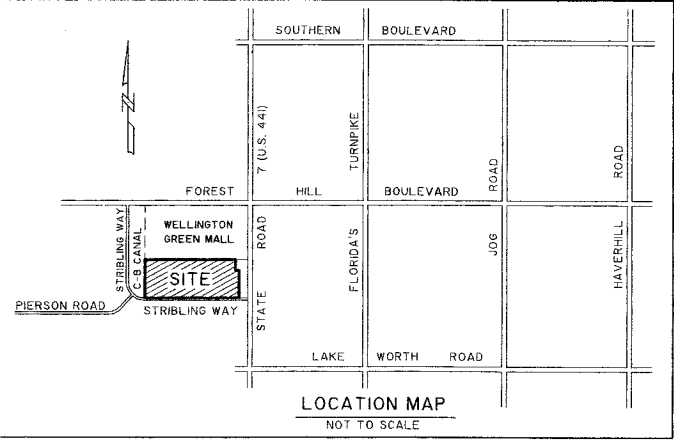


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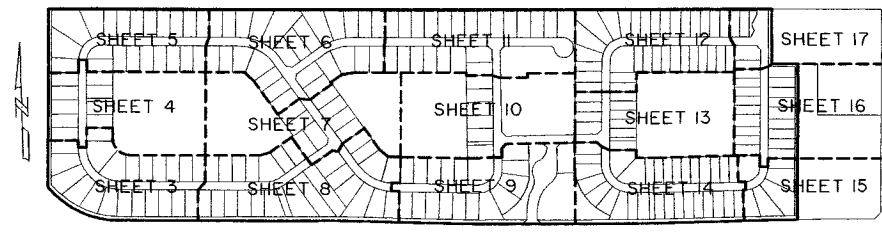
COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 2:53 P.M. THIS 8 DAY OF MARCH 2012, AND DULY RECORDED IN PLAT BOOK NO. 113 ON PAGE 27 THRU 43  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: [Signature] D.C.



# 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 1 OF 17 FEBRUARY, 2012



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP AND THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS CASTELLINA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LANIER PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 75 THROUGH 91, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT: TRACTS "C-1" AND "C-2", LANIER PROPERTY AS RECORDED IN PLAT BOOK 105, PAGES 75 THROUGH 91, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 132.21 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 CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE AND LAKE MAINTENANCE ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR 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.

THE LAKE MAINTENANCE AND ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO CASTELLINA HOMEOWNERS 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 FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

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

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

A WATER AND SEWER EASEMENT OVER ALL OF TRACT "S-1", 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 LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE AT&T EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF COMMUNICATIONS (INCLUDING BROADCAST) FACILITIES, STANDBY GENERATORS, AND ASSOCIATED FUEL SUPPLY SYSTEMS AS A MEANS OF PROVIDING UNINTERRUPTED SERVICE DURING COMMERCIAL POWER OUTAGES AND RELATED ITEMS, THE LANDS THEREIN BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

THE LITTORAL ZONES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CASTELLINA HOMEOWNERS 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 LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, BUFFER AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE IRRIGATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CASTELLINA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF IRRIGATION FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

### TRACTS

TRACTS "A-1", "A-2" and "A-3", AS SHOWN HEREON ARE HEREBY DEDICATED TO CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE AND LAKE MAINTENANCE ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR 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.

TRACTS "B-1" and "B-2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE, UTILITY AND LANDSCAPE PURPOSES TO CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS "O-1", "O-2", "O-3" and "O-4", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "R-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "S-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO CASTELLINA HOMEOWNERS 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.

TRACTS "U-1" and "U-2", AS SHOWN HEREON, ARE DEDICATED TO THE CASTELLINA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER, SEWER AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS "W-1", "W-2" and "W-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO CASTELLINA HOMEOWNERS 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 MANAGING GENERAL PARTNER, THIS 15 DAY OF FEB, 2012.

WITNESS: [Signature] BY: [Signature] MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER  
CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX HOMES REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER  
WITNESS: [Signature] BY: [Signature] MICHAEL B. SCHORAH  
PRINTED NAME: MARSHA CARTER  
WITNESS: [Signature] BY: [Signature] MICHAEL B. SCHORAH  
PRINTED NAME: MICHAEL B. SCHORAH

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL HUENIKEN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS LAND DEVELOPMENT MANAGER OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AS MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN SUCH CAPACITY ON BEHALF OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF FEB, 2012.  
MY COMMISSION EXPIRES: OCT. 29, 2012 [Signature] SHARON R. MYERS, NOTARY PUBLIC  
COMMISSION NO. DD 809294 PRINTED NAME: SHARON R. MYERS

IN WITNESS WHEREOF, THE VILLAGE OF WELLINGTON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ATTEST BY ITS VILLAGE CLERK THIS 15 DAY OF FEB, 2012.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: [Signature] DARELL BOWEN, MAYOR  
ATTEST: [Signature] AWILDA RODRIGUEZ, VILLAGE CLERK

### 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 16 DAY OF MARCH, 2012.  
MY COMMISSION EXPIRES: 10/26/2015 [Signature] RACHEL R. CALLOWAY, NOTARY PUBLIC STATE OF FLORIDA, COMMISSION NO. EE135457

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

CASTELLINA HOMEOWNERS ASSOCIATION, INC. HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE TRACTS SHOWN HEREON, AND ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15TH DAY OF FEBRUARY, 2012.

WITNESS: [Signature] BY: [Signature] JORDAN GOLDMAN, PRESIDENT  
CASTELLINA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: [Signature] BY: [Signature] LESLIE DISPOTT  
PRINTED NAME: MARSHA CARTER  
WITNESS: [Signature] BY: [Signature] LESLIE DISPOTT  
PRINTED NAME: LESLIE DISPOTT

### ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

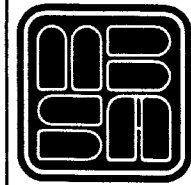
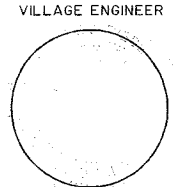
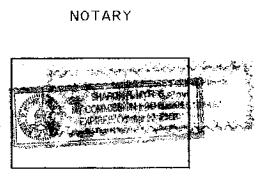
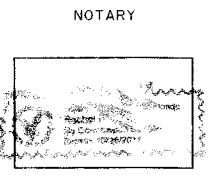
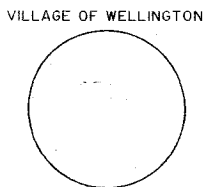
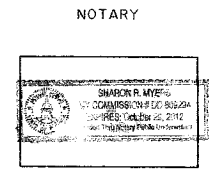
BEFORE ME PERSONALLY APPEARED JORDAN GOLDMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CASTELLINA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED 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 15 DAY OF FEBRUARY, 2012.  
MY COMMISSION EXPIRES: OCTOBER 29, 2012 [Signature] SHARON R. MYERS, NOTARY PUBLIC  
COMMISSION NO. DD 809294 PRINTED NAME: SHARON R. MYERS

### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6TH DAY OF MARCH, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1), F.S.

DATE: 3/6/12 [Signature] WILLIAM RIEBE, P.E., CGC VILLAGE ENGINEER



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

CASTELLINA