

LAKEFIELD OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3A

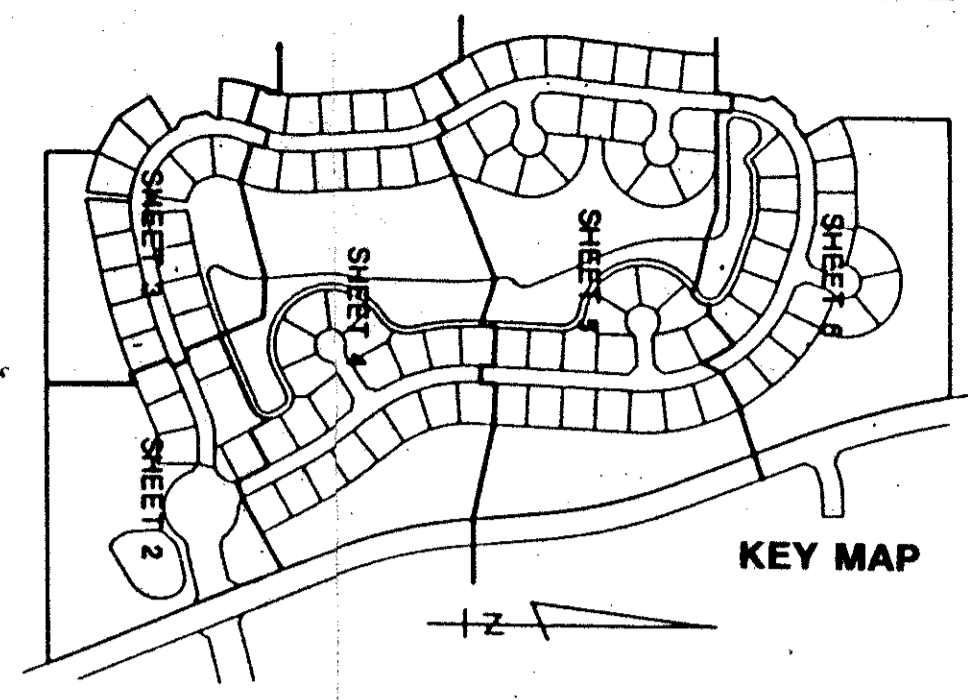
IN PART OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

IN SIX SHEETS

SHEET No. 1

32



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:24 AM this 30 day of JUNE 1989, and duly recorded in Plat Book No. 63 on Pages 32 and 37.
JOHN B. DUNKLE
Clerk Circuit Court
By *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared George de Guardiola and Ricardo Vadia, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of COREPOINT CORP., a Florida Corporation, and that the seal affixed to the foregoing instrument is the authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this 25 day of May, 1989.
My commission expires: March 14, 1992
[Signature]
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Ralph D. McCormack and Mary M. Viator to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said District, and that the seal affixed to the foregoing instrument is the seal of said District, and that it was affixed to said instrument by due and regular district authority, and that said instrument is the free act and deed of said District.
WITNESS my hand and official seal this 25 day of May, 1989.
My commission expires: July 24, 1992
[Signature]
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Ronald Blum and Thomas Gephricht to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and VICE PRESIDENT, respectively, of AMBASSADOR HOMES OF WELLINGTON, INC., a Florida 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 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 25 day of May, 1989.
My commission expires: July 24, 1992
[Signature]
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Roger M. Schwartz and Robert D. Abrams to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and Secretary of ALAN ROBERTS CONSTRUCTION COMPANY, a Florida 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 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 25 day of May, 1989.
My commission expires: July 24, 1992
[Signature]
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Peter L. Breton, 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 record title holder of the lands designated as the C-15 Canal & ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida; that I find the record title holder of the balance of the lands platted hereunder is COREPOINT CORP., a Florida Corporation; ALAN ROBERTS CONSTRUCTION COMPANY, a Florida Corporation; and AMBASSADOR HOMES OF WELLINGTON, INC., a Florida Corporation; that the taxes through the year 1988 have been paid; that the mortgages shown hereon are the only mortgages encumbering the subject lands that have not been satisfied or released of record or otherwise terminated by law; and that there are no other encumbrances of record which affect the subdivision of the subject lands.
DATED: MAY 25, 1989
[Signature]
Peter L. Breton, Esquire

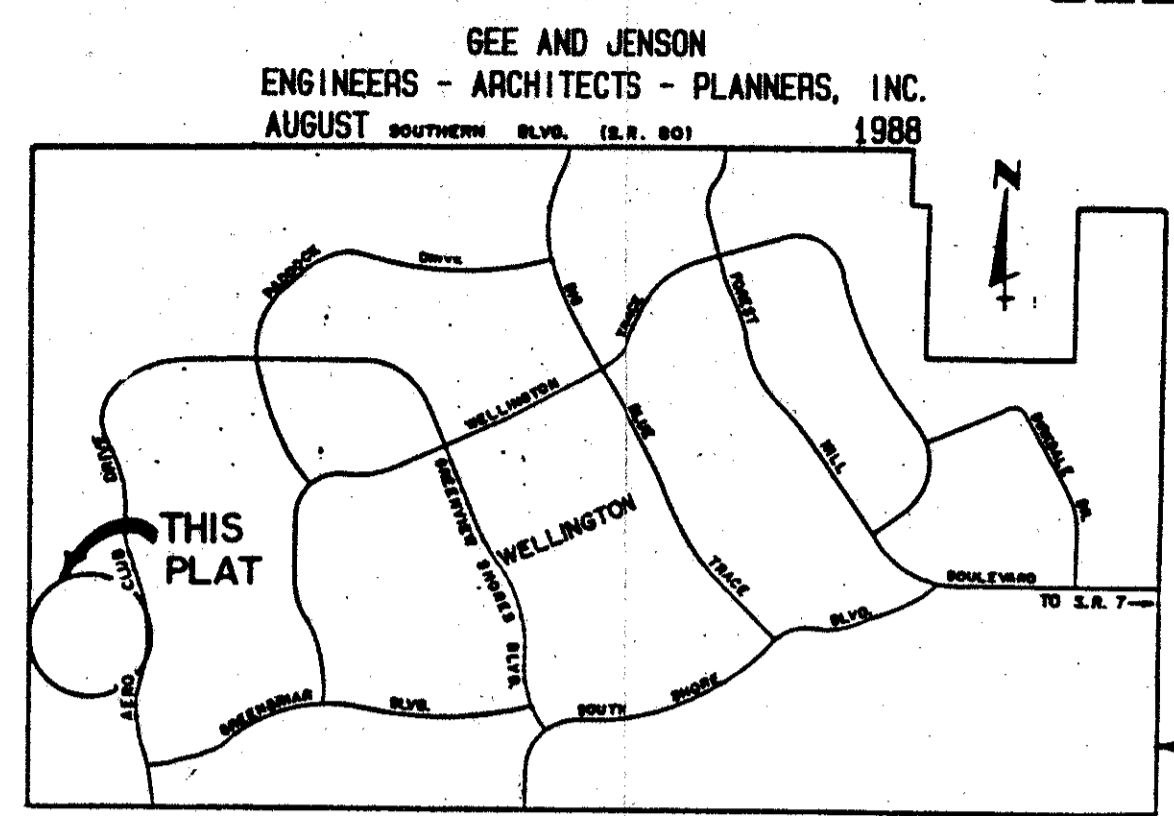
0269-006
Pet 78-287
MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
This is to certify that the plat shown hereon is true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (PRM's) have been set and Permanent Control Points (PCP's) will be set as required by the requirements of Part Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida of the Florida Administration Code and Ordinances of Palm Beach County, Florida.
DAILEY-FOTRNY, INC.
[Signature]
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 Date: 5-22-89

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on May 26, 1989, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTRNY, INC.
THIS INSTRUMENT PREPARED BY LARRY STUBBS, ENGINEER, ARCHITECTS, PLANNERS, INC.
[Signature]
LARRY STUBBS, ENGINEER, ARCHITECTS, PLANNERS, INC.



LOCATION MAP

ACME IMPROVEMENT DISTRICT
A Political Subdivision of the State of Florida
By: *[Signature]*
Ralph D. McCormack, President
Attest: *[Signature]*
Mary M. Viator, Assistant Secretary
AMBASSADOR HOMES OF WELLINGTON, INC.
A Florida Corporation
By: *[Signature]*
Ronald Blum, President
Attest: *[Signature]*
Thomas Gephricht, Vice President
ALAN ROBERTS CONSTRUCTION COMPANY
A Florida Corporation
By: *[Signature]*
Robert D. Abrams
Attest: *[Signature]*
Roger M. Schwartz, Secretary-Treasurer

LAND USE

SINGLE FAMILY LOTS (109 UNITS) ---	31.73 ACRES
ROAD RIGHT-OF-WAY ---	9.22 ACRES
CANAL R/W ---	1.76 ACRES
GOLF COURSE TRACTS ---	30.09 ACRES
LAKES ---	8.32 ACRES
OPEN SPACE ---	0.14 ACRES
TOTAL -	81.26 ACRES
DENSITY ---	1.34 D.U. / ACRE

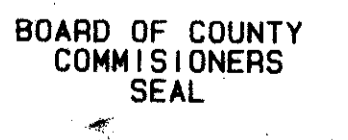
PETITION NO. 78-287

NOTES

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
• denotes Permanent Reference Monument.
o denotes Permanent Control Point.
All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON - P.U.D., the North Line of the N.W. 1/4 of Section 18, is assumed to bear South 89°45'01" East.
Building Setback Lines shall be as required by current Palm Beach County Zoning Regulations.
No buildings or any kind of construction shall be placed on utility, Water, Sewer, Drainage, Access or Lake Maintenance Easements.
Approval of landscaping on Utility Easements other than Water and Sewer shall be only with the approval of all utilities occupying same.
Easements are for Public Utilities, unless otherwise noted.
Where Utility, Water, Sewer and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

This plat is hereby approved for record this 25 day of JUNE, 1989.
By: *[Signature]*
Carol J. Elmquist, Chairman
Attest: JOHN B. DUNKLE, Clerk
By: *[Signature]*
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 25 day of JUNE, 1989.
By: *[Signature]*
H.F. Kahiert, P.E., County Engineer

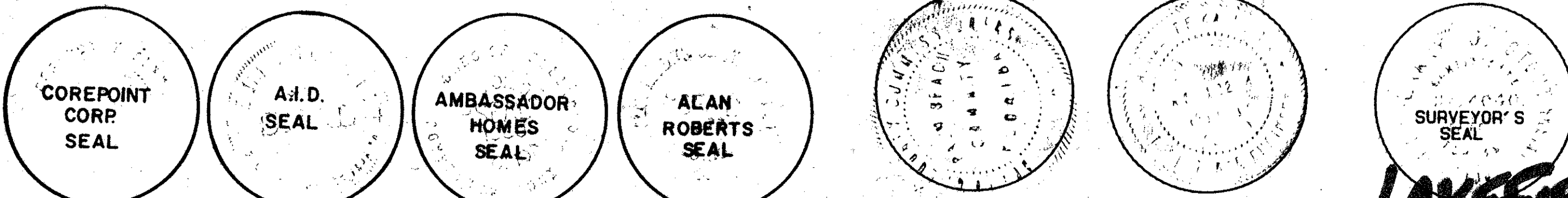


DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a Florida Corporation, joined by ACME IMPROVEMENT DISTRICT, a political subdivision of the State of Florida; AMBASSADOR HOMES OF WELLINGTON, INC., a Florida Corporation; and ALAN ROBERTS CONSTRUCTION COMPANY, a Florida Corporation; the owners of the land shown hereon, being in part of Section 7, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 3A, being more particularly described as follows:
Being a parcel of land, situated in Section 7, Township 44 South, Range 41 East, being more particularly described as follows: Commencing at the Southwest Corner of said Section 7; thence South 89°45'01" East, along the South Line of said Section 7, a distance of 1239.15 feet, to the POINT OF BEGINNING; thence North 01°37'34" East, a distance of 240.77 feet; thence South 88°22'26" East, a distance of 6.64 feet; thence North 0°37'34" East a distance of 2299.0 feet; thence North 78°44'54" East a distance of 57.18 feet; thence North 39°18'08" East, a distance of 31.77 feet, to a point on a curve, the tangent bears North 00°08'39" West at this point; thence North, along the arc of a curve, concave to the east, having a radius of 260.00 feet and a central angle of 02°42'07", a distance of 12.26 feet, to a point, the tangent bears North 02°33'21" East, at said point; thence North 87°26'32" West, along the westerly extension of a radial line of next described curve, a distance of 120.00 feet; thence Northwesterly, along the arc of a curve, concave to the east, having a radius of 380.00 feet and a central angle of 14°55'09", a distance of 98.95 feet; thence North 17°28'37" East, along the tangent of last described curve, a distance of 82.26 feet, to the beginning of a curve; thence North, along the arc of a curve, concave to the west, having a radius of 155.00 feet and a central angle of 20°52'07", a distance of 56.46 feet; thence North 03°23'30" West, along the tangent of last described curve, a distance of 264.47 feet, to the beginning of a curve; thence Northwesterly, along the arc of a curve, concave to the west, having a radius of 255.00 feet and a central angle of 26°07'29", a distance of 116.27 feet; thence North 29°30'59" West, along the tangent of the last described curve, a distance of 138.48 feet, to the beginning of a curve; thence Northwesterly, along the arc of a curve, concave to the east, having a radius of 520.00 feet and a central angle of 36°11'30", a distance of 328.46 feet; thence North 06°40'31" East, along the tangent of last described curve, a distance of 333.61 feet, to the beginning of a curve; thence North, along the arc of a curve, concave to the west, having a radius of 655.00 feet and a central angle of 05°31'50", a distance of 53.23 feet; thence North 01°08'41" East, a distance of 35.86 feet; thence South 88°51'19" East a distance of 10.00 feet; thence North 01°08'41" East, a distance of 46.87 feet, to the beginning of a curve; thence Northwesterly, along the arc of a curve, concave to the east, having a radius of 250.00 feet and a central angle of 21°35'52", a distance of 94.24 feet, to a point, the tangent bears North 22°44'32" East, at this point; thence North 19°26'03" West, a distance of 33.57 feet; thence North 41°31'05" East, a distance of 82.15 feet; thence North 08°08'27" West, a distance of 28.34 feet; thence North 05°37'09" West, a distance of 30.00 feet; thence North 09°55'37" East, a distance of 76.05 feet; thence North 00°18'08" East, a distance of 327.26 feet, to a point, said point being on the South Line of Meadow Way of the Landings at Wellington-P.U.D., recorded in Plat Book 39, Pages 38, 39, 40 and 41, of the Public Record of Palm Beach County, Florida; thence South 89°41'52" East, along the said South Line, a distance of 836.00 feet, to a point on a curve, the tangent bears North 09°16'59" West, said point also being a point on the West Right-of-Way Line of Aero Club Drive, as shown on Plat of Aero Club Drive of the Landings at Wellington, U.D., recorded in Plat Book 53, Pages 159 and 160, of said Public Records; thence the next six courses along said West Right-of-Way Southeasterly, along the arc of a curve, concave to the east, having a radius of 2335.00 feet and a central angle of 12°14'31", a distance of 498.90 feet; thence South 21°31'30" East, along the tangent of last described curve, a distance of 379.32 feet, to the beginning of a curve; thence Southeasterly, along the arc of a curve, concave to the west, having a radius of 1328.40 feet and a central angle of 16°37'50", a distance of 385.58 feet; thence South 04°53'40" East, along the tangent of last described curve, a distance of 221.25 feet, to the beginning of a curve; thence Southeasterly, along the arc of a curve, concave to the east, having a radius of 1369.85 feet and a central angle of 17°06'20", a distance of 408.97 feet; thence South 1°00'00" East, a distance of 933.76 feet, to a point on the South Line of said Section 7; thence North 89°45'01" West, along said South Line, a distance of 1738.85 feet, to the POINT OF BEGINNING.
Containing 81.26 Acres more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. The Utility Easements as shown are hereby dedicated to be public in perpetuity for the construction and maintenance of utilities including the construction, installation, maintenance and operation of cable television systems.
2. The Drainage Easements as shown are for the construction and maintenance of drainage facilities and are hereby dedicated to LAKEFIELD WEST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida. However, Palm Beach County shall have the right, but not the obligation to maintain those portions of the drainage systems encompassed by the plat which are appurtenant with the drainage of public roads.
3. Parcel "A" as shown is for private road purposes, utilities, drainage, water and sewer and is hereby dedicated in perpetuity to LAKEFIELD WEST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida. A water and sewer easement over Parcel "A" is hereby dedicated in perpetuity to the ACME IMPROVEMENT DISTRICT, its successors and assigns, for the construction, operation and maintenance of water and sewer facilities. An access easement over Parcel "A" is hereby dedicated in perpetuity to COREPOINT CORP., its successors and assigns, for the operation and maintenance of Parcels "B", "C" and "D".
4. Parcel "G", "J", and "H" as shown are for open space and recreation and are hereby dedicated in perpetuity to the LAKEFIELD WEST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
5. The Limited Access Easements as shown are hereby dedicated in perpetuity to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
6. Parcels "B", "C" and "D" as shown are hereby reserved to the Developer, Corepoint Corp., its successors and assigns, for recreation, golf course (public or private, as determined by Corepoint Corp., its successors and assigns and other purposes and are the perpetual maintenance obligation of Corepoint Corp., its successors and assigns, without recourse to Palm Beach County, Florida.
7. The lake parcels "E" and "F" as shown are hereby reserved as water management tracts, for drainage purposes. The Maintenance Easements inside of the Lake parcels as shown are for the maintenance of said Lake Parcels. Both are hereby dedicated in perpetuity to the LAKEFIELD WEST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
8. The Acme Improvement District C-15 Canal as shown is for drainage purposes. The maintenance easement adjacent to the C-15 Canal as shown is for maintenance of said Canal. Both are hereby dedicated in perpetuity to ACME IMPROVEMENT DISTRICT, its successors and assigns and are the perpetual maintenance obligation of said District, its successors and assigns, without recourse to Palm Beach County, Florida.
9. The Access Easement as shown is for ingress and egress and is hereby dedicated in perpetuity to the LAKEFIELD WEST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the above named Corepoint Corp., Alan Roberts Construction Company, Ambassador Homes of Wellington, Inc. and Acme Improvement District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto and with the authority of their Board of Directors, this 25 day of JUNE, 1989.
Attest: *[Signature]*
Ricardo Vadia, Secretary
By: *[Signature]*
George de Guardiola, Vice President



LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3A
SUBDIVISION
BOOK 63
PAGE 32
FLOOD MAP # 10706
QUAD # 77
TAX 727
PUB. MAPS 5-0000-00-0000
RE 78-287
AS SHOWN 33-114

COMPUTED D.M.L./CADD
DRAWN D.M.L./CADD
CHECKED
APPROVED

LAKEFIELD OF THE LANDINGS AT WELLINGTON-PLAT 3A