

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

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

PALM BEACH COUNTY, FLORIDA

DEDICATION

IN FIVE SHEETS

SHEET No. 1

38

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a Florida Corporation, joined by ACME IMPROVEMENT DISTRICT, a Political subdivision of the State of Florida; and AMBASSADOR HOMES OF LAKEFIELD, INC., 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 3B, 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: POINT OF BEGINNING being the Southwest Corner of said Section 7; thence North 00° 18' 44" East, along West Line of said Section 7, a distance of 2687.83 feet, to a point on the South Line of Meadow Wood of the Landings at Wellington P.U.D., recorded in Plat Book 39, Pages 38, 39, 40 and 41, of the Public Records of Palm Beach County, Florida; thence South 89° 41' 52" East, along the said South Line, a distance of 1304.63 feet; thence South 00° 18' 08" West, a distance of 327.26 feet; thence South 09° 55' 13" West, a distance of 76.05 feet; thence South 05° 37' 09" East, a distance of 30.00 feet; thence South 08° 08' 27" East, a distance of 28.34 feet; thence South 41° 01' 05" West, a distance of 82.15 feet; thence South 19° 26' 03" East, a distance of 33.57 feet, to a point on a curve, the tangent bears South 22° 44' 32" West, at this point; thence South, 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; thence South 01° 08' 41" West, along the tangent of last described curve, a distance of 46.87 feet; thence North 88° 51' 19" West, a distance of 120.00 feet; thence South 01° 08' 41" West, a distance of 35.86 feet, to the beginning of a curve; thence South, 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 63.23 feet; thence South 06° 40' 31" West, along the tangent of last described curve, a distance of 333.60 feet, to the beginning of a curve; thence Southerly, 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 South 29° 30' 59" East, along the tangent of the last described curve, a distance of 138.48 feet, to the beginning of a curve; thence Southeasterly, along the arc of a curve, concave to the west, having a radius of 255.00 feet and a central angle of 26° 07' 28", a distance of 116.27 feet; thence South 03° 23' 30" East, along the tangent of last described curve, a distance of 264.47 feet, to the beginning of a curve; thence South, 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 South 17° 28' 17" West, along the tangent of last described curve, a distance of 82.26 feet, to the beginning of a curve; thence Southwesterly, 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 South, along a radial line of last described curve, a distance of 120.00 feet, to a point on a curve; thence South, 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 South 00° 08' 39" East at this point; thence South 39° 18' 08" West, a distance of 31.77 feet; thence South 78° 44' 54" West, a distance of 57.18 feet; thence South 01° 37' 34" West, a distance of 229.90 feet; thence North 88° 22' 26" West, a distance of 6.64 feet; thence South 00° 37' 13" West, a distance of 240.77 feet, to the South line of said Section 7; thence North 89° 45' 01" West, along said South line, a distance of 1239.15 feet to the POINT OF BEGINNING.

Containing 74.77 Acres more or less;

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- The Utility Easements as shown are hereby dedicated to the public in perpetuity for the construction and maintenance of utilities including the construction installation, maintenance and operation of cable television systems.
- The Drainage Easements as shown are for the construction and maintenance of drainage facilities and are hereby reserved 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 associated with the drainage of public roads.
- The Water and Sewer Easements as shown are for the construction and maintenance of water and sewer facilities and are hereby dedicated to the 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.
- Parcel "A" as shown is for private road purposes, utilities, drainage, water and sewer and is hereby reserved 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 said parcel 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" and "C".
- Parcels "C", "H", "M", "N", "P", "R" and "S" as shown are for open space and recreation and are hereby reserved 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. A water and sewer easement over said tracts is hereby dedicated in perpetuity to ACME IMPROVEMENT DISTRICT, its successors and assigns, for the construction, operation, and maintenance of water and sewer facilities.
- The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
- Parcels "B", and "C" as shown are hereby reserved unto the Developer, Corepoint Corp., its successors and assigns, for recreation and other purposes and are the perpetual maintenance obligation of Corepoint Corp., its successors and assigns, without recourse to Palm Beach County, Florida.
- The Lake Parcels and "E" 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 reserved 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.
- The Acme Improvement District C-1 and C-15 Canals as shown are for drainage purposes. The maintenance easements adjacent to the C-1 and C-15 Canals as shown are for maintenance of said Canals. Both are hereby dedicated 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.
- The Access Easements as shown are for ingress and egress, and are hereby reserved 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.

IN WITNESS WHEREOF, the above named Corepoint Corp., Ambassador Homes of Lakefield, Inc. and Acme Improvement District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their board of Directors, this 14th day of May, 1989.

Attest: Ricardo Vadia, Secretary
 Attest: Mary M. Viator, Assistant Secretary
 Attest: Michael J. Kelley, Secretary

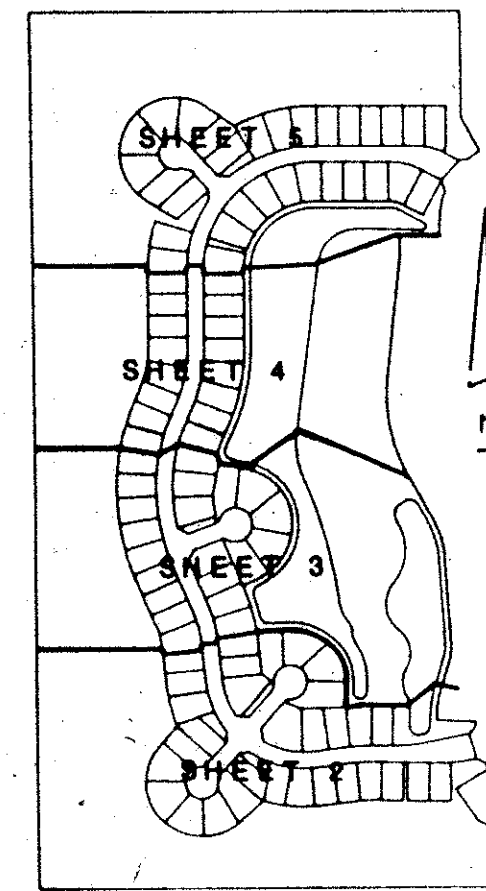
By: George de Guardiola, Vice President
 By: Ralph D. McCormack, President
 By: Steven M. Beyer, President

ACKNOWLEDGEMENT

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 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 14th day of May, 1989.
 My commission expires: March 14, 1992

GEE AND JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
AUGUST 1988



KEY MAP

LAND USE

SINGLE FAMILY LOTS (98 UNITS) ---	20.19 ACRES
ROAD RIGHT-OF-WAY -----	5.07 ACRES
CANAL R/W -----	7.70 ACRES
GOLF COURSE TRACTS -----	31.63 ACRES
LAKES -----	9.78 ACRES
OPEN SPACE -----	0.40 ACRES
TOTAL -	74.77 ACRES

DENSITY ----- 1.31 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.
- 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 14th day of May, 1989.

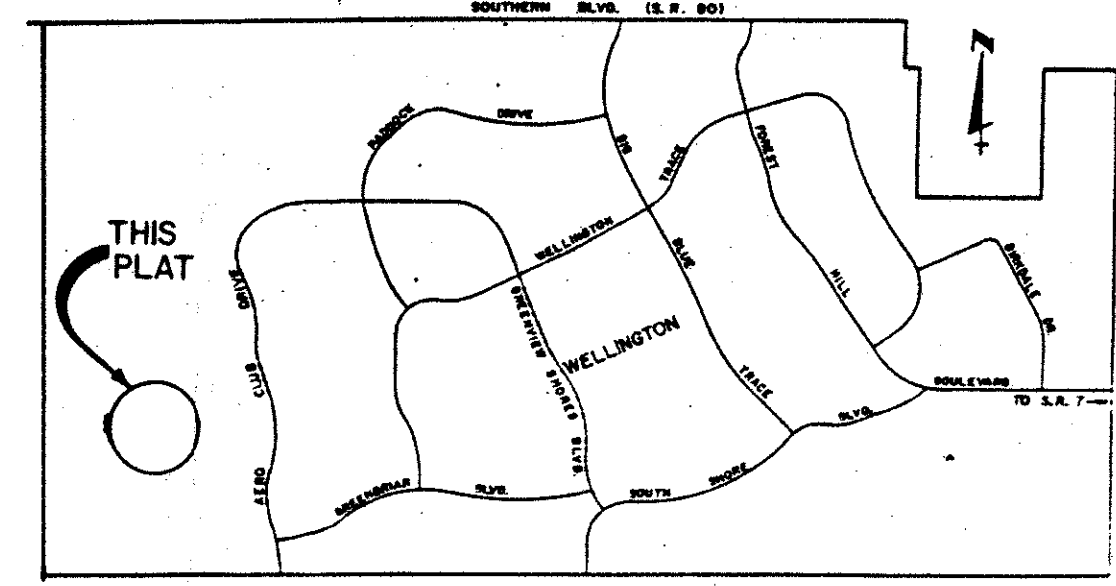
By: Carol J. Elmquist, Chairman

Attest: John B. Dunkle, Clerk
 Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 14th day of May, 1989.

By: H.F. Kahlert, P.E., County Engineer



LOCATION MAP

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 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 14th day of May, 1989.

My commission expires: March 14, 1992
 Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Stephen M. Beyer and Michael O. Kelley, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of AMBASSADOR HOMES OF LAKEFIELD, 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 14th day of May, 1989.

My commission expires: March 14, 1992
 Notary Public

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

The undersigned hereby certifies that it is the holder of a mortgage, and mortgage assignment, upon a portion of the property described hereon and does hereby join in and consent to the dedication of the lands described in the dedication hereon, by the owner thereof and agrees that both its blanket mortgage which is recorded in Official Record Book 4447 at Page 0032 and its rights as collateral assignee of that certain purchase money mortgage recorded in Official Record Book 5909, at Page 1670 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Senior Vice President and attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with authority of its Board of Directors this 14th day of May, 1989.

Attest: Diane L. Ross, Asst. Vice President
 By: David A. Christianson, Jr., Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared David A. Christianson, Jr., and Diane L. Ross, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Assistant Vice President of SOUTHEAST BANK, N.A., a National Banking Association, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal this 14th day of May, 1989.

My commission expires: March 14, 1992
 Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Andrew Fulton, III, a 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-1 and C-15 Canals is Acme Improvement District, a Political subdivision of the State of Florida; that I find the record title holders of the balance of the lands platted hereunder is Corepoint Corp., a Florida Corporation and Ambassador Homes of Lakefield, 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 or otherwise terminated by law; and that there are no other encumbrances of record which affect the subdivision of the subject lands.

DATED: May 26, 1989
 MOYLE, FLANNIGAN, HATZ, FITZGERALD & SHEEHAN, P.A.
 By: Andrew Fulton, III, Esquire

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 law for the required improvements and further that the survey data complies with all the requirements of Part 1, 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-FOTORNY, INC.
 Paul J. Fotorny, Professional Land Surveyor
 Florida Registration No. 2297 Date: May 14, 1989

SURVEYOR'S CERTIFICATION

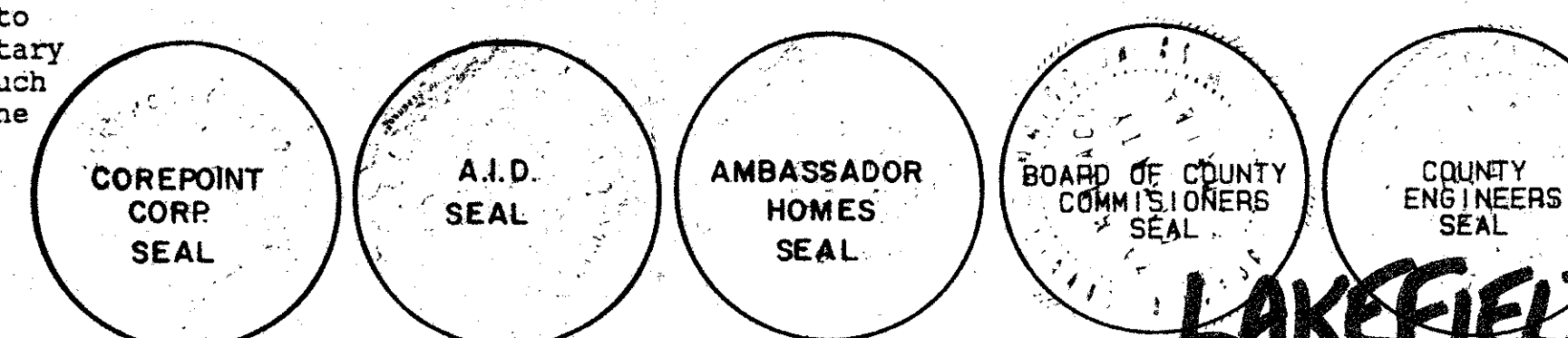
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned do hereby certify that on May 14, 1989, the hereon plat was prepared and delineated under my supervision and a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

THIS INSTRUMENT PREPARED BY JOHN B. DUNKLE, CLERK OF THE COUNTY OF PALM BEACH.

Lakefield of the Landings at Wellington P.U.D. Plat 3B
 RE 78-287
 100LB
 38414
 03
 752 727
 PUD 38414

COMPUTED D.W.L./CADD
 DRAWN D.W.L./CADD
 CHECKED A.S.
 APPROVED [Signature]



LAKEFIELD OF THE LANDINGS AT WELLINGTON - PLAT 3B