

LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2A REPLAT

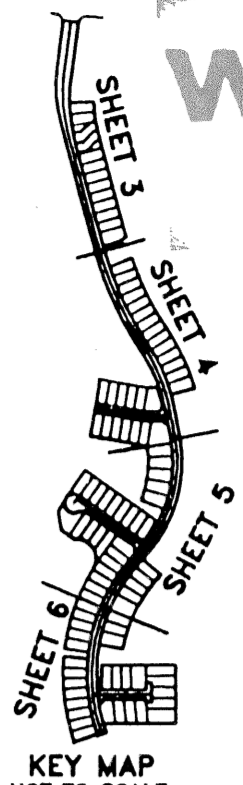
132

BEING A REPLAT OF A PORTION OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97 THRU 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN PART OF SECTION 7 AND 18 TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 6 MARCH , 1997

VILLAGE OF WELLINGTON
14000 GREENBRIAR BLVD.
WELLINGTON, FLORIDA 33414
(561) 791-4000

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at _____
M. This _____ day of _____, 19____
and duly recorded in Plat Book No. _____
on Page _____
Dorothy H. Wilken, Clerk of the Circuit Court
By _____ D.C.



KEY MAP
NOT TO SCALE

PET. 78-287
AUC. #0001
5/2/97

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAKEFIELD SOUTH HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF JUNE, 1997.

LAKEFIELD SOUTH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: Tammy Anderson
[Signature] TAMMY ANDERSON, PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TAMMY ANDERSON WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKEFIELD SOUTH HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT Tammy Anderson 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 19th DAY OF June, 1997.

MY COMMISSION EXPIRES:

[Signature]
SANDI M. COOPER
NOTARY PUBLIC
EXPIRES: 11/1/98

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MORRIS WATSKY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 16, 1997

[Signature]
MORRIS WATSKY, ATTY.

SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019)
- DENOTES FOUND PERMANENT CONTROL POINTS (P.C.P.'S #2297)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF LOT 94, LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D.-PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97 THRU 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 03°02'09" EAST (ASSUMED) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
R DENOTES RADIUS
P.O.B. DENOTES POINT OF BEGINNING
L DENOTES ARC LENGTH
Δ DENOTES DELTA ANGLE
C/L DENOTES CENTERLINE
R/L DENOTES RADIAL LINE
N DENOTES NORTHING
E DENOTES EASTING
O.E. DENOTES OVERHANG EASEMENT
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (N R).

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, 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.

[Signature] 7-15-97
CRAIG S. PUSEY, P.S.M.
LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M., OF LANDMARK SURVEYING AND MAPPING, INC.

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 12th DAY OF August, 1997.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: [Signature]
PRINTED NAME: Mary K. Foster
MAYOR

ATTEST: [Signature]
PRINTED NAME: Anilda Rodriguez
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

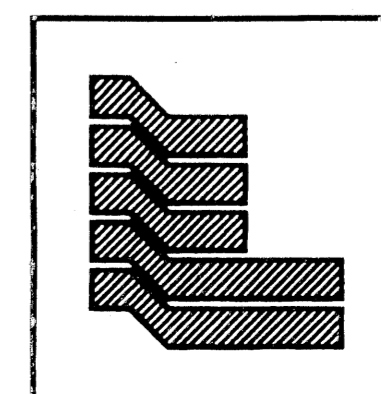
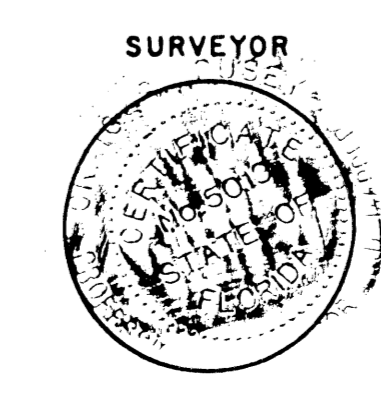
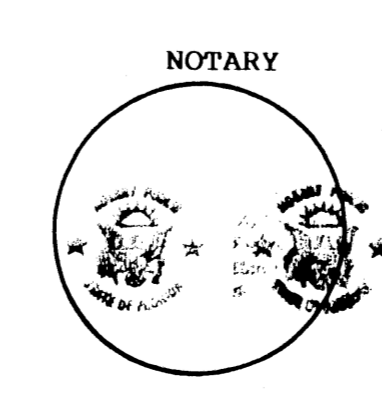
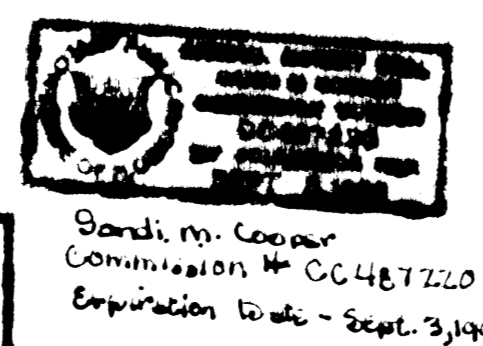
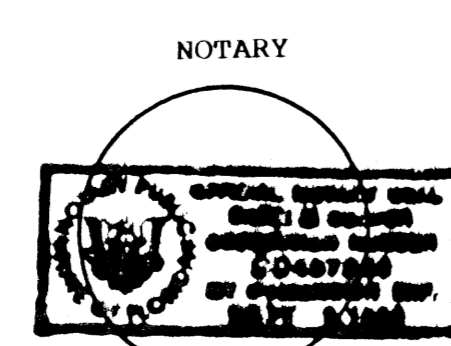
BEFORE ME PERSONALLY APPEARED Mary K. Foster & Anilda Rodriguez WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND SEAL THIS 12th DAY OF August, 1997.

MY COMMISSION EXPIRES: 6/5/98

[Signature]
HUMAN E. BROOKS
NOTARY PUBLIC

SUBDIVISION # Landings At Wellington
BOOK 64 PAGE 132
FLOOD MAP # 1011C
ZONING RE/50
PID NAME
LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2A REPLAT



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (561) 433-5405 SUITE 100 W.P.B. FLORIDA

LAKEFIELD OF THE LANDINGS
AT WELLINGTON P.U.D. PLAT 2A REPLAT

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