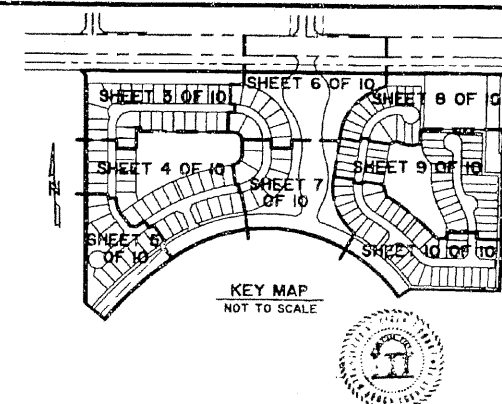


# THE ISLES AT WELLINGTON PLAT 1

A PORTION OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT  
LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET 2 OF 10



88

STATE OF FLORIDA 55  
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

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON DATED THIS 22nd DAY OF June 1999.  
ACME IMPROVEMENT DISTRICT  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Paul A. Adams ATTEST: Awilda Rodriguez  
PRINT NAME: PRESIDENT PRINT NAME: SECRETARY

MORTGAGEE'S CONSENT  
STATE OF ILLINOIS  
COUNTY OF  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10077 AT PAGE(S) 1860 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF May 1999.  
WITNESS: [Signature] BY: James D. Deuko  
FIRST NATIONAL BANK OF CHICAGO  
AN ILLINOIS CORPORATION  
James D. Deuko, VICE PRESIDENT

- SURVEYOR'S NOTES:
- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE VILLAGE OF WELLINGTON.
  - THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - C.M. = CONCRETE MONUMENT
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.S. = PAGE
  - D.B. = DEED BOOK
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.S.E. = LIFT STATION EASEMENT
  - P.B.C. = PALM BEACH COUNTY
  - FD. = FOUND
  - R/W = RIGHT OF WAY
  - C. = CENTERLINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = CURVE CENTRAL ANGLE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - ⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
  - = DENOTES SET P.C.P. PSM 5019
  - = DENOTES SET P.R.M. PSM 5019
  - = DENOTES P.R.M. FOUND (AS NOTED)
  - C.B. = CHORD BEARING
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - C. = CHORD LENGTH
  - L.B. = LANDSCAPE BUFFER EASEMENT
  - O.H. & M.E. = OVERHANG AND MAINTENANCE EASEMENT
  - L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
  - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
  - R.L. = RADIAL LINE
  - TYP. = TYPICAL
  - R.L. = RADIAL LINE
  - N = NORTHING
  - E = EASTING
  - W.E. = WATER EASEMENT
  - S.E. = SEWER EASEMENT
  - U.A.E. = UTILITY ACCESS EASEMENT
  - B.S.E. = BELL SOUTH EASEMENT
  - A.L.D.E. = ACME IMPROVEMENT DISTRICT DRAINAGE EASEMENT

P.U.D. TABULATION  
PETITION NO. P D D 86-32

TOTAL ACREAGE.	66.726 ACRES
TRACT "O-1"	4.399 ACRES
TRACT "O-2"	0.344 ACRES
TRACT "O-3"	0.477 ACRES
TRACT "O-4"	0.106 ACRES
TRACT "O-5"	0.106 ACRES
TRACT "O-6"	0.055 ACRES
TRACT "O-7"	0.055 ACRES
TRACT "O-8"	0.069 ACRES
TRACT "O-9"	0.103 ACRES
TRACT "O-10"	0.061 ACRES
TRACT "O-11"	4.013 ACRES
TRACT "O-12"	0.056 ACRES
TRACT "W-1"	7.495 ACRES
TRACT "W-2"	2.887 ACRES
TRACT "S-1"	3.993 ACRES
TRACT "S-2"	3.383 ACRES
TRACT "S-3"	2.157 ACRES
TRACT "S-4"	2.816 ACRES
NUMBER OF LOTS	172 LOTS
DENSITY (GROSS)	2.56 D.U.'S/ACRE

ACKNOWLEDGMENTS  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Paul A. Adams AND Awilda Rodriguez WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June 1999.  
MY COMMISSION EXPIRES: Gregory E. Carlisle, Herman E. Carlisle  
PRINT NAME: NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 770270

ACKNOWLEDGMENT  
STATE OF ILLINOIS  
COUNTY OF COOK  
BEFORE ME PERSONALLY APPEARED James D. Deuko WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK OF CHICAGO, AN ILLINOIS CORPORATION, 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 14th DAY OF May 1999.  
MY COMMISSION EXPIRES: 8/11/06  
Edna V. Burnette  
NOTARY PUBLIC

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 22nd DAY OF June 1999.  
VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Paul A. Adams ATTEST: Awilda Rodriguez  
PAUL A. ADAMS VICE - MAYOR AWILDA RODRIGUEZ VILLAGE CLERK

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD  
I, GERRY KNIGHT, ESQ., 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 LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE 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.  
DATED: 5/24/99  
Gerry Knight, Esq.  
GERRY KNIGHT, ESQ. P.A.

SURVEYOR AND MAPPER'S CERTIFICATION  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 SEC. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 5-27-99 BY: [Signature]  
CRAIG SPUSEY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5019  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #4396

ACKNOWLEDGMENTS  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED PAUL A. ADAMS AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-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 OFFICER OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June 1999.  
MY COMMISSION EXPIRES: Gregory E. Carlisle, Herman E. Carlisle  
PRINT NAME: NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 770270

VILLAGE ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF June 1999, 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: 6/29/99  
Gary R. Clough  
GARY R. CLOUGH, P.E.  
VILLAGE ENGINEER

- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88° 27' 36" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

ACME IMPROVEMENT DISTRICT NOTARY VILLAGE ENGINEER VILLAGE OF WELLINGTON NOTARY MORTGAGEE MORTGAGEE NOTARY SURVEYOR

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396  
THE ISLES AT WELLINGTON PLAT 1