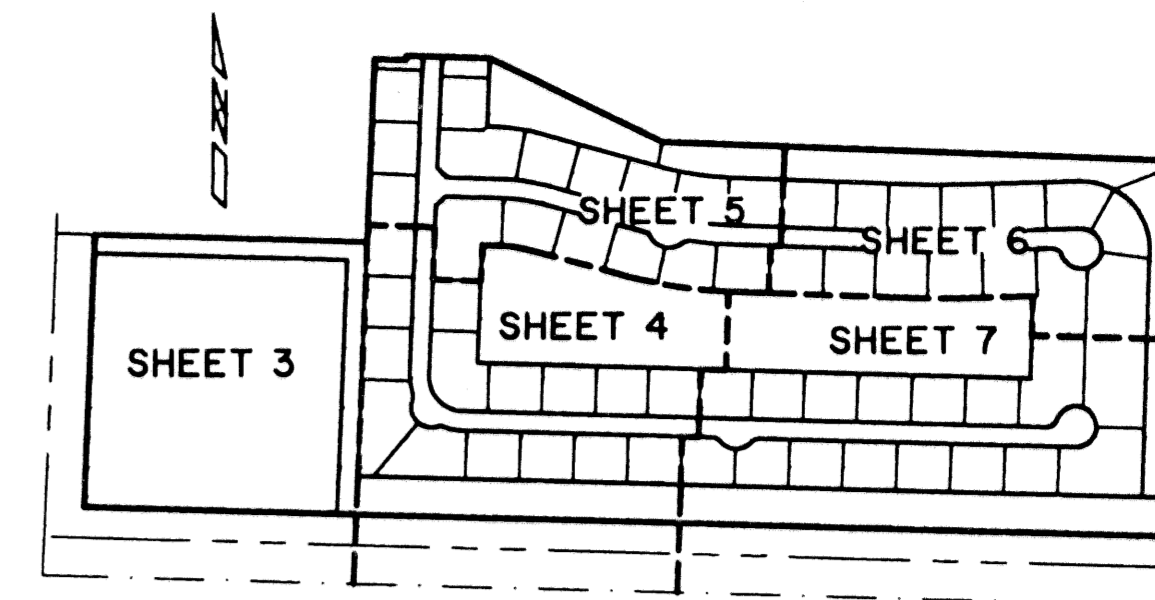


ISLES AT WELLINGTON PLAT VII

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 7 APRIL, 2002



KEY MAP
NOT TO SCALE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
M., THIS _____ DAY OF _____ 2002
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY _____ D.C.

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND 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.

- 6. P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.S. = PAGES
- D.B. = DEED BOOK
- P.B.C. = PALM BEACH COUNTY
- 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. L.B. 4396
- = DENOTES FOUND P.R.M. PSM 5019
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.C. = CHORD LENGTH
- CH.B. = CHORD BEARING
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- R.L. = RADIAL LINE
- TYP. = TYPICAL
- N = NORTHING
- E = EASTING
- W.E. = WATER EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- FD. = FOUND
- OA. = OVERALL
- C.M. = CONCRETE MONUMENT
- V.O.W.D.E. = VILLAGE OF WELLINGTON DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11TH DAY OF JUNE, 2002, 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: 6-11-02

Gary R. Clough
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

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

TRACT "W-11"	5.4586 ACRES
TRACT "W-12"	7.4595 ACRES
TRACT "S-14"	5.3975 ACRES
TRACT "O-44"	0.0846 ACRES
TRACT "O-45"	0.1431 ACRES
TRACT "O-46"	6.4627 ACRES
TRACT "E"	10.0004 ACRES
LOTS 1-61	27.2566 ACRES
TOTAL	62.263 ACRES
DENSITY (GROSS)	2.28 D.U.'S/ACRE

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 11 DAY OF JUNE, 2002.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham
THOMAS M. WENHAM
MAYOR

ATTEST: Awilda Rodriguez
AWILDA RODRIGUEZ
VILLAGE CLERK

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF CUYAHOGA

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 11662 AT PAGE 1261 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17TH DAY OF April, 2002.

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK

WITNESS: Ursula E. Lehman
Ursula E. Lehman

BY: Ralph C. Kirk
RALPH C. KIRK, VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM 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 11TH DAY OF June, 2002.

MY COMMISSION EXPIRES: June 21, 2003
PRINT NAME: Barbara R. Haynes
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC850084

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED RALPH C. KIRK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK 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 17TH DAY OF April, 2002.

MY COMMISSION EXPIRES: July 2, 2003
Sean P. McDonough
Sean P. McDonough, Notary Public
State of Ohio

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: 4/23/2002

Gerry Knight
GERRY KNIGHT, ESQ., P.A.

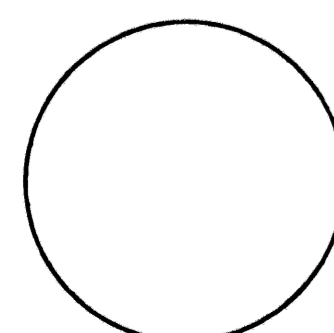
SURVEYOR AND MAPPER'S CERTIFICATION

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 CHAPTER 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: 4/26/02 BY: Craig S. Pusey
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5019
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. #4396

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

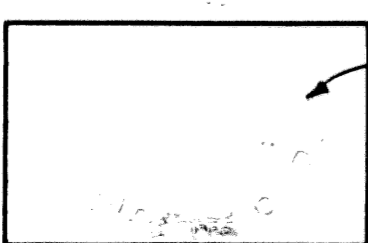
VILLAGE ENGINEER



MORTGAGEE

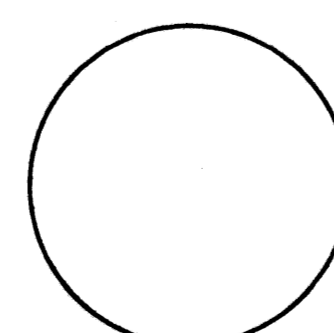


MORTGAGEE NOTARY

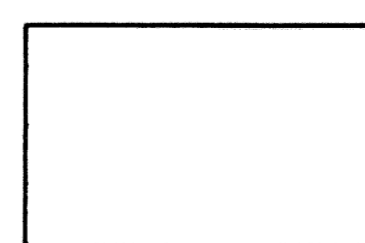


SEAN P. McDONOUGH
NOTARY PUBLIC STATE OF OHIO
(RECORDED IN LORAIN COUNTY)
My Commission Expires: July 2, 2003

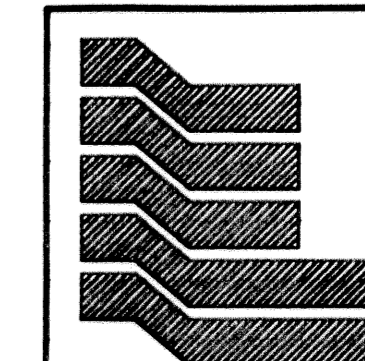
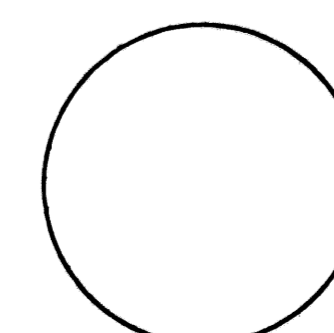
VILLAGE OF WELLINGTON



NOTARY



SURVEYOR



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

ISLES AT WELLINGTON PLAT VII
POD "H"