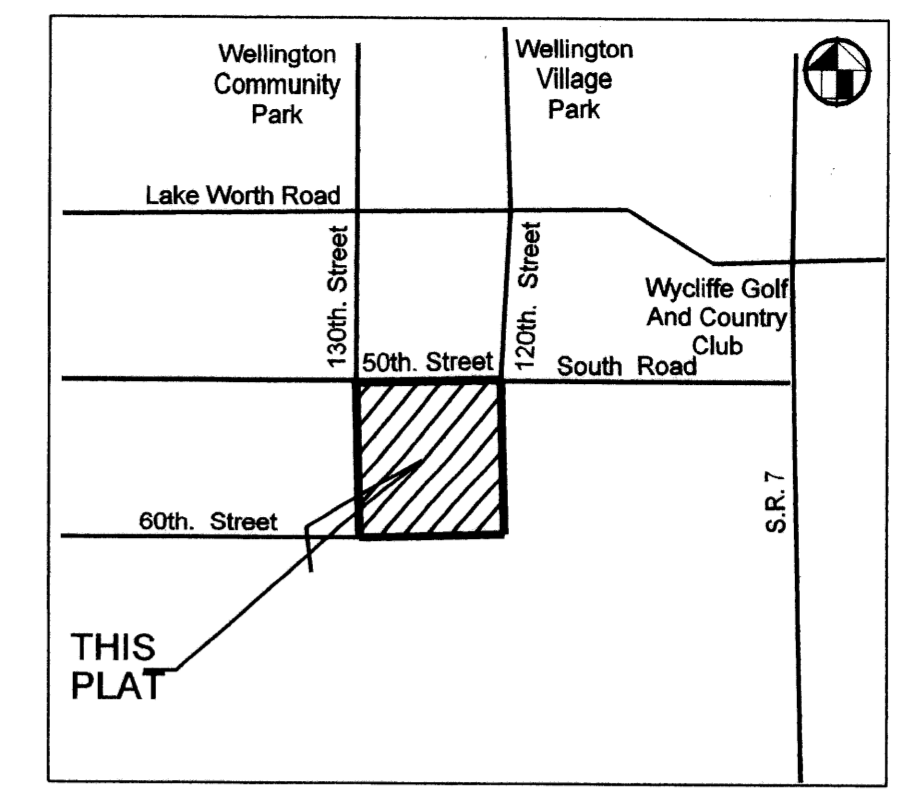


PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB264
951 Broken Sound Parkway, Suite 108
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

A PORTION OF THE ORANGE POINT P.U.D.
WELLINGTON PRESERVE
A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41, EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
DECEMBER 2003



LOCATION MAP
SEC.34, TWP.44S, RGE.41E
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:34 P.M.
THIS 1st DAY OF January
2004, AND DULY RECORDED
IN PLAT BOOK 100 ON PAGES
180 THRU 181.
DOROTHY H. WILKEN, CLERK
BY: [Signature]

SHEET 1 OF 7

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JADOV/LEVY INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "WELLINGTON PRESERVE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS: (1) THE NORTH 130.00 FEET OF SAID SECTION 34, (2) THE EAST 100.00 FEET OF SAID SECTION 34, (3) THE SOUTH 100.00 FEET OF SAID SECTION 34, AND (4) THE WEST 50.00 FEET OF SAID SECTION 34.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 610.243 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. LOTS 1 THROUGH 48, BLOCK A; LOTS 1 THROUGH 25, BLOCK B; LOTS 1 THROUGH 26, BLOCK C; AND LOTS 1 THROUGH 25, BLOCK D, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS OF THE LANDS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
2. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
4. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
6. THE INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS USE, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO VILLAGE OF WELLINGTON WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TELEVISION AND GAS, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION, SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
7. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE LAKE ACCESS EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
8. THE 25' DRAINAGE, BERM AND LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, BERM, LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, JADOV/LEVY INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-MANAGERS, THIS 9th DAY OF December, 2003.

JADOV/LEVY INVESTMENTS, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signatures]
WITNESS (AS TO BOTH)
BY: [Signatures]

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
BEFORE ME PERSONALLY APPEARED Greg Isbell and Frank L. Levy, who are personally known to me or have produced Drivers License as identification, and who executed the foregoing instrument as co-managers and co-managers of JADOV/LEVY INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December, 2003

MY COMMISSION EXPIRES: 5-18-2004
OFFICIAL NOTARY SEAL
KATHY A. TATGENHORST
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC93891
MY COMMISSION EXP. MAY 18, 2004
PRINT NAME: Kathy A. Tatgenhorst
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER CC93891

HOMEOWNERS ASSOCIATION ACCEPTANCE

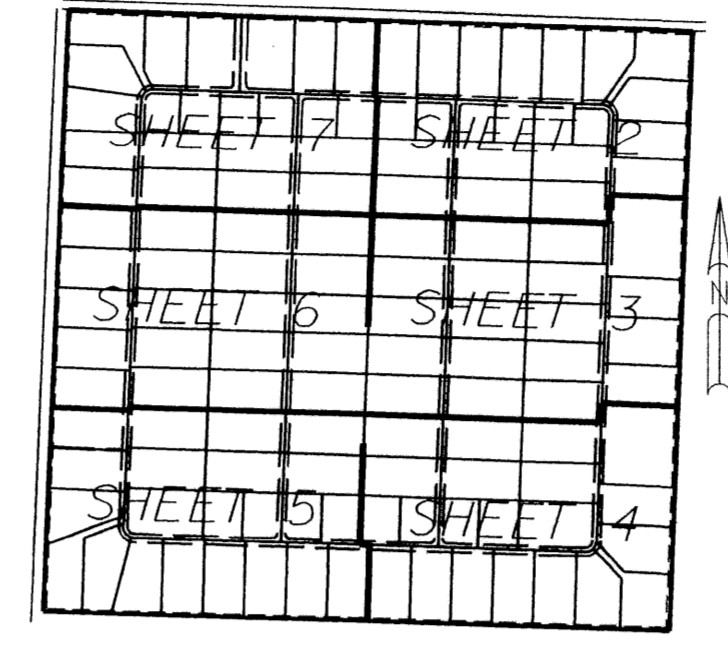
STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9th DAY OF December, 2003.

WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS (AS TO BOTH) [Signatures]
PRINT NAME: Jeff S. Hodapp, Greg Isbell, Frank L. Levy
VICE PRESIDENT, VICE PRESIDENT, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
BEFORE ME PERSONALLY APPEARED Greg Isbell and Frank L. Levy, who are personally known to me or have produced Drivers License as identification, and who executed the foregoing instrument as Vice President and Vice President of WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 9th DAY OF December, 2003

MY COMMISSION EXPIRES: May 18, 2004
OFFICIAL NOTARY SEAL
KATHY A. TATGENHORST
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC93891
MY COMMISSION EXP. MAY 18, 2004
PRINT NAME: Kathy A. Tatgenhorst
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER CC93891



KEY MAP
NOT TO SCALE

SITE DATA INFORMATION

TOTAL ACRES - 610.243
TOTAL UNITS - 124
USE - RESIDENTIAL

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
THE VILLAGE OF WELLINGTON HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED, AND SHOWN HEREON, THIS 9th DAY OF December, 2003.

BY: [Signatures]
THOMAS M. WENHAM, MAYOR
AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
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 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 9th DAY OF December, 2003
MY COMMISSION EXPIRES: May 18, 2004

OFFICIAL NOTARY SEAL
KATHY A. TATGENHORST
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC93891
MY COMMISSION EXP. MAY 18, 2004
PRINT NAME: Kathy A. Tatgenhorst
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER CC93891

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF December, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: 12-9-2003
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
I, Alfred J. Wilketh, 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 JADOV/LEVY INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; that the current taxes have been paid; that all mortgages not satisfied or released of record nor other-wise 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.
DATE: 12/9/03 BY: [Signature]
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID SECTION 34-44-41 HAVING A BEARING OF NORTH 02°04'30" EAST, ACCORDING TO COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
4. 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 DETERMINED BY USE OF RIGHTS GRANTED.
5. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
6. NOTICE: 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 PALM BEACH COUNTY, FLORIDA.

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 12-9-2003
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

WELLINGTON PRESERVE MASTER H.O.A. VILLAGE OF WELLINGTON VILLAGE ENGINEER SURVEYOR

