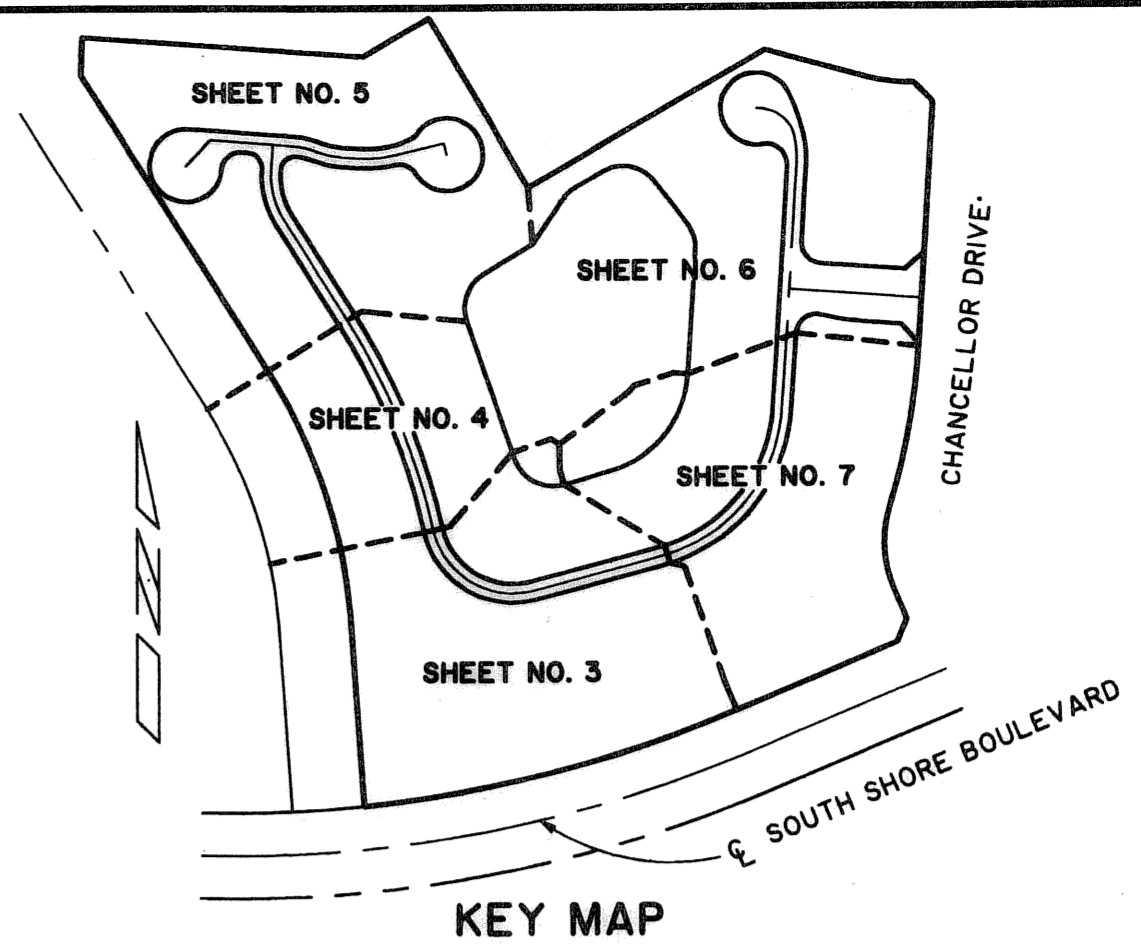


MAYFAIR AT WELLINGTON

BEING A REPLAT OF TRACT "A", THE INN AT POLO COMMERCIAL DEVELOPMENT,
AS RECORDED IN PLAT BOOK 89, PAGES 54 THROUGH 58, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 10 AND 15, TOWNSHIP 44 SOUTH
RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF 7 OCTOBER 2004



172

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
M. THIS ____ DAY OF _____ 2004
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY _____ D.C.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30th DAY OF November, 2004.

THE MAYFAIR AT WELLINGTON CONDOMINIUM CORPORATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Valerie Stanzon BY: Lynne Gaudet
PRINTED NAME: Valerie Stanzon LYNNE GAUDET PRESIDENT
WITNESS: [Signature]
PRINTED NAME: VERONICA BENENKOWITZ

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lynne Gaudet who is personally known to me, or has produced [ID] as identification, and who executed the foregoing instrument as president of the MAYFAIR AT WELLINGTON CONDOMINIUM, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 30th DAY OF November, 2004.

MY COMMISSION EXPIRES: April 4, 2007 [Signature]
COMMISSION NUMBER DD196719 TRICIA DENNIS-SPONGE
PRINTED NAME OF NOTARY

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: 11/4/04 BY: [Signature]
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

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 11th DAY OF January, 2005.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: [Signature] ATTEST: [Signature]
THOMAS M. WENHAM AWILDA RODRIGUEZ
MAYOR VILLAGE CLERK

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 January, 2005

MY COMMISSION EXPIRES: 10-26-07 [Signature]
COMMISSION NUMBER DD261382 RACHEL R. CALDWAY
PRINTED NAME OF NOTARY

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF January, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.09(1), F.S.

DATE: 1/11/05 [Signature]
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

P.U.D. TABULATION

PETITION NO. 1998-3 DOA2

TRACT "W"	2.30 ACRES
TRACT "R"	10.43 ACRES
TRACT "S"	2.26 ACRES
TRACT "C"	3.90 ACRES
TOTAL	18.89 ACRES
TOTAL UNITS APPROVED	112 DWELLING UNITS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC. AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ACACIA CREDIT FUND 9-A L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION; 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.

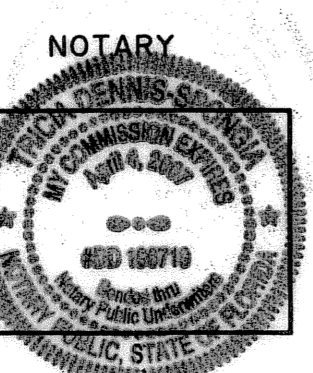
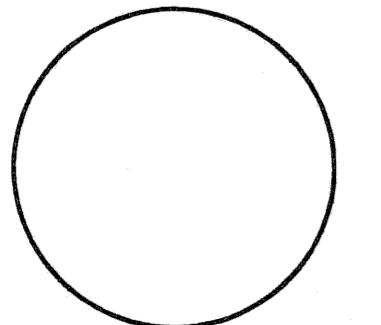
DATED: 11-2-04 [Signature]

SURVEYOR'S NOTES:

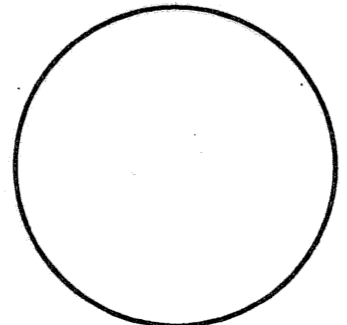
- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY 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.
- | | | |
|------------|---|--|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| P.B. | = | PLAT BOOK |
| PGS. | = | PAGES |
| P.B.C. | = | PALM BEACH COUNTY |
| 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 |
| ⊙ | = | 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 |
| LC | = | CHORD LENGTH |
| CH.B. | = | CHORD BEARING |
| N | = | NORTHING |
| E | = | EASTING |
| W.E. | = | WATER EASEMENT |
| L.B.E. | = | LANDSCAPE BUFFER EASEMENT |
| L.A.E. | = | LIMITED ACCESS EASEMENT |
| V.O.W.D.E. | = | VILLAGE OF WELLINGTON DRAINAGE EASEMENT |
| S.E. | = | SEWER EASEMENT |
| F.P. & L. | = | FLORIDA POWER AND LIGHT |
- 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 WEST LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 02°03'45" EAST 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.

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

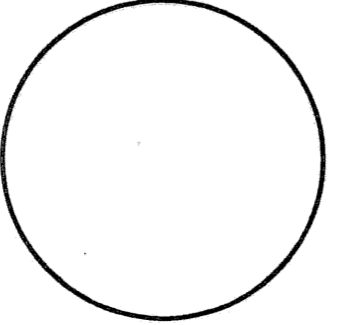
VILLAGE OF WELLINGTON



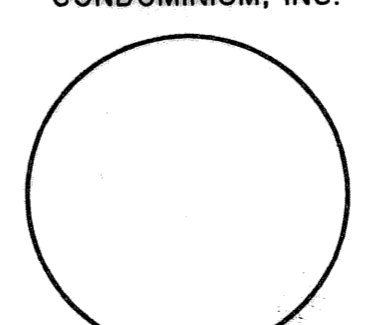
SURVEYOR



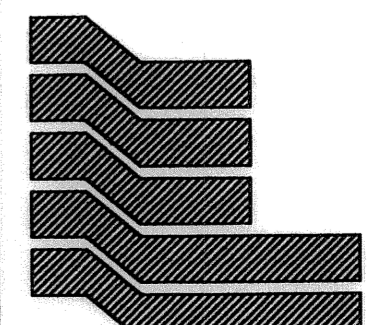
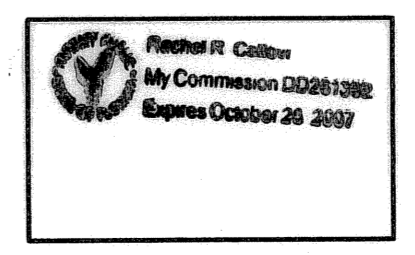
VILLAGE ENGINEER



THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC.



NOTARY



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

MAYFAIR AT WELLINGTON