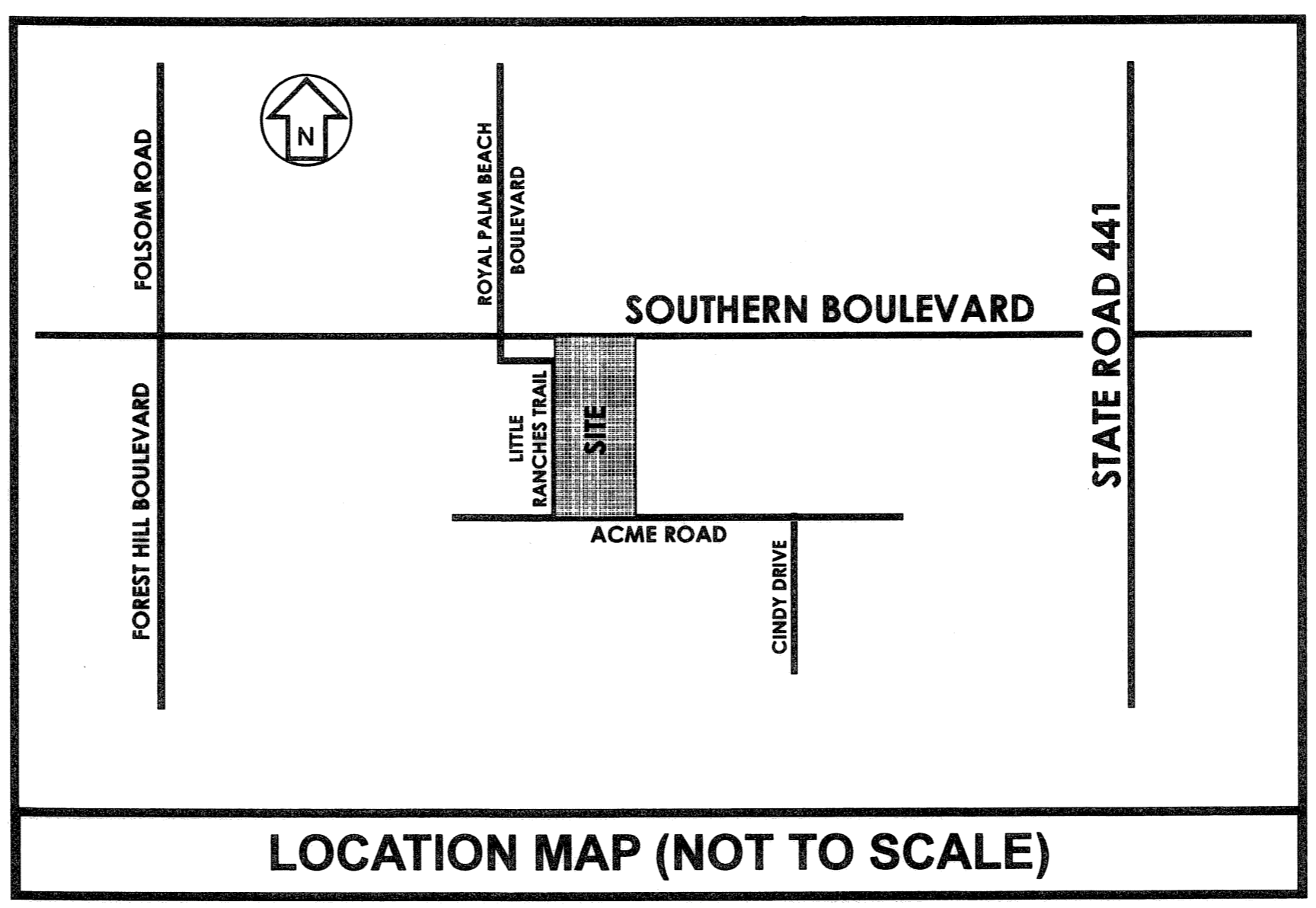


00073-032

LITTLE RANCHES TRAIL LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

125 STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) THIS PLAT WAS FILED FOR RECORD AT PM THIS 9th DAY OF NOVEMBER 2005 AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGES 125-126 SHARON R. BOCK CLERK OF THE CIRCUIT COURT BY: [Signature] DEPUTY CLERK



DEDICATION:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) KNOW ALL MEN BY THESE PRESENTS, THAT WELLINGTON LITTLE RANCHES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'LITTLE RANCHES TRAIL' AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 89°00'05" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1887.00 FEET; THENCE, NORTH 00°59'55" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 35.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ACME ROAD AND THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°59'55" EAST, A DISTANCE OF 1287.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL; THENCE, SOUTH 88°18'15" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 600.04; THENCE, SOUTH 00°59'55" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1280.09 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF ACME ROAD, THENCE, NORTH 89°00'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING. LESS, HOWEVER, THE EAST 80.00 FEET OF THE WEST 85.00 FEET THEREOF. CONTAINING: 15.32 ACRES, MORE OR LESS.

- HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: 1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES SUBJECT TO EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3269, PAGE 1422 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES, EXCEPT FOR DRIVEWAYS, SIDEWALKS AND OTHER SIMILAR SURFACE CONSTRUCTION, SHALL BE INSTALLED WITHIN THESE UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. 3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, WELLINGTON LITTLE RANCHES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED CO-MANAGING MEMBERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON. DATED THIS 28th DAY OF SEPT., 2005

WELLINGTON LITTLE RANCHES, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): [Signature] PRINT NAME: Margaret A. Potanski AND WITNESS (2): [Signature] PRINT NAME: Thomas A. Applegate BY: [Signature] W. K. SCHICKEDANZ CO-MANAGING MEMBER AND BY: [Signature] G. H. SCHICKEDANZ CO-MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED W.K. SCHICKEDANZ AND G.H. SCHICKEDANZ WHO EXECUTED THE FOREGOING INSTRUMENT AS THE CO-MANAGING MEMBERS OF WELLINGTON LITTLE RANCHES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS THE CO-MANAGING MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID WELLINGTON LITTLE RANCHES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND THAT THEY ARE PERSONALLY KNOWN TO ME. WITNESS MY HAND THIS 28th DAY OF SEPTEMBER, 2005. MARCH 16 2006 BY: John H. Fenniman NOTARY PUBLIC PRINTED NAME: JOHN H. FENNIMAN

MORTGAGEE'S CONSENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) FIDELITY FEDERAL BANK AND TRUST, A FEDERALLY CHARTERED INSTITUTION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 18388, PAGE 1591 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. RICHARD COOLICAN, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF SEPTEMBER, 2005.

FIDELITY FEDERAL BANK AND TRUST A FEDERALLY CHARTERED INSTITUTION

WITNESS (1): [Signature] PRINT NAME: Keith Ennis BY: [Signature] J. RICHARD COOLICAN VICE PRESIDENT WITNESS (2): [Signature] PRINT NAME: Lynne H. Duckett

ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED J. RICHARD COOLICAN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, A FEDERALLY CHARTERED INSTITUTION, 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 28 DAY OF SEPTEMBER, 2005. MY COMMISSION EXPIRES MARCH 16 2006 BY: John H. Fenniman NOTARY PUBLIC PRINTED NAME: JOHN H. FENNIMAN

TITLE CERTIFICATION:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) I, JOHN FENNIMAN, 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 WELLINGTON LITTLE RANCHES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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 CREATED BY THIS PLAT. DATE: SEPT. 28 2005 BY: John Fenniman JOHN FENNIMAN ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 106633

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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON DATED THIS DAY OF 2005. BY: Thomas M. Wenham MAYOR ATTEST: Awilda Rodriguez VILLAGE CLERK

ACKNOWLEDGEMENT:

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, RESPECTIVELY, 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 OFFICERS OF SAID VILLAGE, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE. WITNESS MY HAND THIS 3rd DAY OF November, 2005. 10-26-07 BY: Rachel R. Calloni NOTARY PUBLIC PRINTED NAME: Rachel R. Calloni

VILLAGE OF WELLINGTON ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF November, A.D. 2005 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. BY: Gary R. Clough, P.E. GARY R. CLOUGH, P.E. VILLAGE ENGINEER

SEALS for VILLAGE OF WELLINGTON, FLORIDA; FIDELITY FEDERAL BANK AND TRUST; SHARON R. BOCK CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA; and SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA. BY: Stephen L. Shirley DATED THIS 16th DAY OF SEPTEMBER, 2005

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 THIS COUNTY. THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR & MAPPER NO. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, L.B. NO. 7344.

ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE:(561)848-2102 FAX:(561)844-9659 L.B. NO. 7344 RECORD PLAT LITTLE RANCHES TRAIL