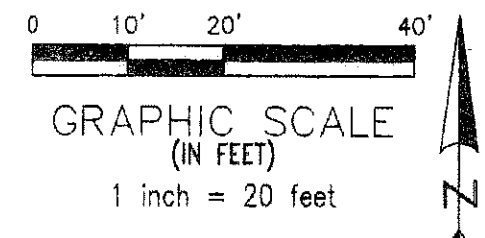


20070479893

HAMPTON HOMES



166

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ALAN D. NOWAK, OWNER OF THE LANDS AS SHOWN HEREIN AS HAMPTON HOMES, A REPLAT OF LOTS 28 THROUGH 33, CYPRESS SHORES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 38, PAGE 112, OF PALM BEACH COUNTY, FLORIDA, CONTAINING 26,048 SQUARE FEET OR 0.598 ACRES MORE OR LESS

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

1. THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMPTON HOMES 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 THE HAMPTON HOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

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 EASEMENTS AND LAKE ACCESS AND MAINTENANCE TRACT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF I, ALAN D. NOWAK DO HERETO SET MY HAND AND SEAL, THIS DAY 29th DAY OF Aug., 2007

ALAN D. NOWAK
WITNESS: Maria E. Caria

PRINTED NAME: Maria E. Caria
WITNESS: William Jett

PRINTED NAME: William Jett

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN D. NOWAK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF Aug. 2007

MY COMMISSION EXPIRES: July 23, 2009
PRINT NAME: Jerry Ostry
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER: DD 436145

NOTARY PUBLIC STATE OF FLORIDA
Jerry Ostry
Commission # DD436145
Expires: JULY 23, 2009
Resident: Three Arkansas Building Co., Inc.

ACCEPTANCE OF DEDICATION BY THE HOMEOWNERS ASSOCIATION

THE HAMPTON HOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR THE PERPETUITY THEREON, DATED THIS 29 DAY OF Aug., 2007

WITNESS: Maria E. Caria

PRINT NAME: Maria E. Caria

WITNESS: William Jett

PRINT NAME: William Jett

ACKNOWLEDGEMENT

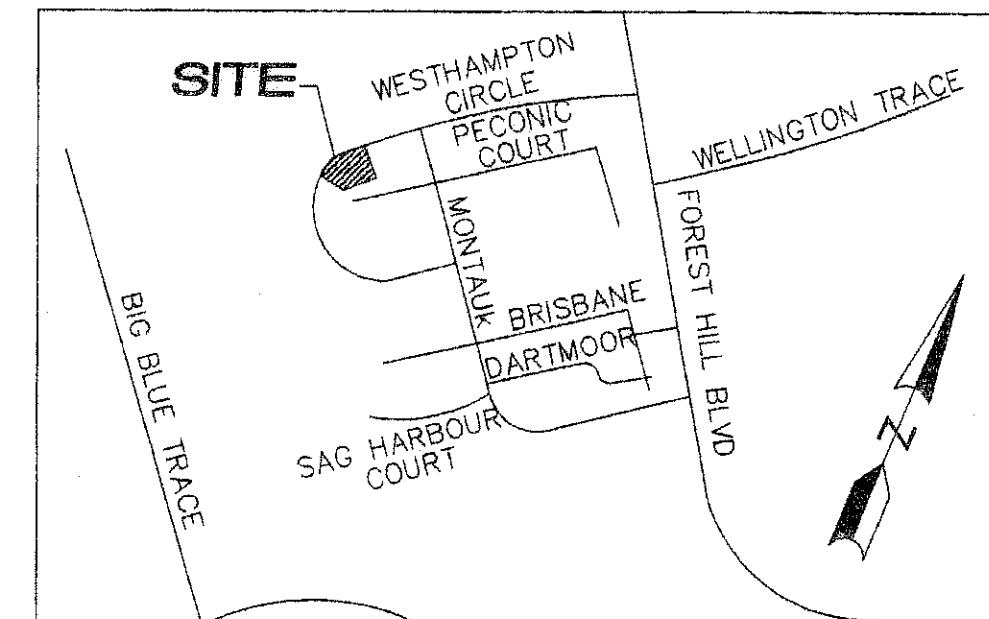
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALAN D. NOWAK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE HAMPTON HOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 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 29 DAY OF Aug. 2007

MY COMMISSION EXPIRES: July 23, 2009
PRINT NAME: Jerry Ostry
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER: DD 436145

NOTARY PUBLIC STATE OF FLORIDA
Jerry Ostry
Commission # DD436145
Expires: JULY 23, 2009
Resident: Three Arkansas Building Co., Inc.



VICINITY MAP

LEGEND:
U.E. = UTILITY EASEMENT
LB = LICENSED BUSINESS
(M) = MEASURE
ORB. = OFFICIAL RECORDS BOOK
(P) = PLAT
PB. = PLAT BOOK
PG(s). = PAGE OR PAGES
PSM = PROFESSIONAL SURVEYOR & MAPPER

● = SET 1/2" IRON ROD & CAP L.B. 6936
Sq. Ft. = SQUARE FOOTAGE
SET P.M. LB 6936
▲ = SET PK AND DISK # 6936
△ = CENTERLINE
C = DELTA
A = ARC LENGTH
R = RADIUS
PK = PARKER KALON NAIL

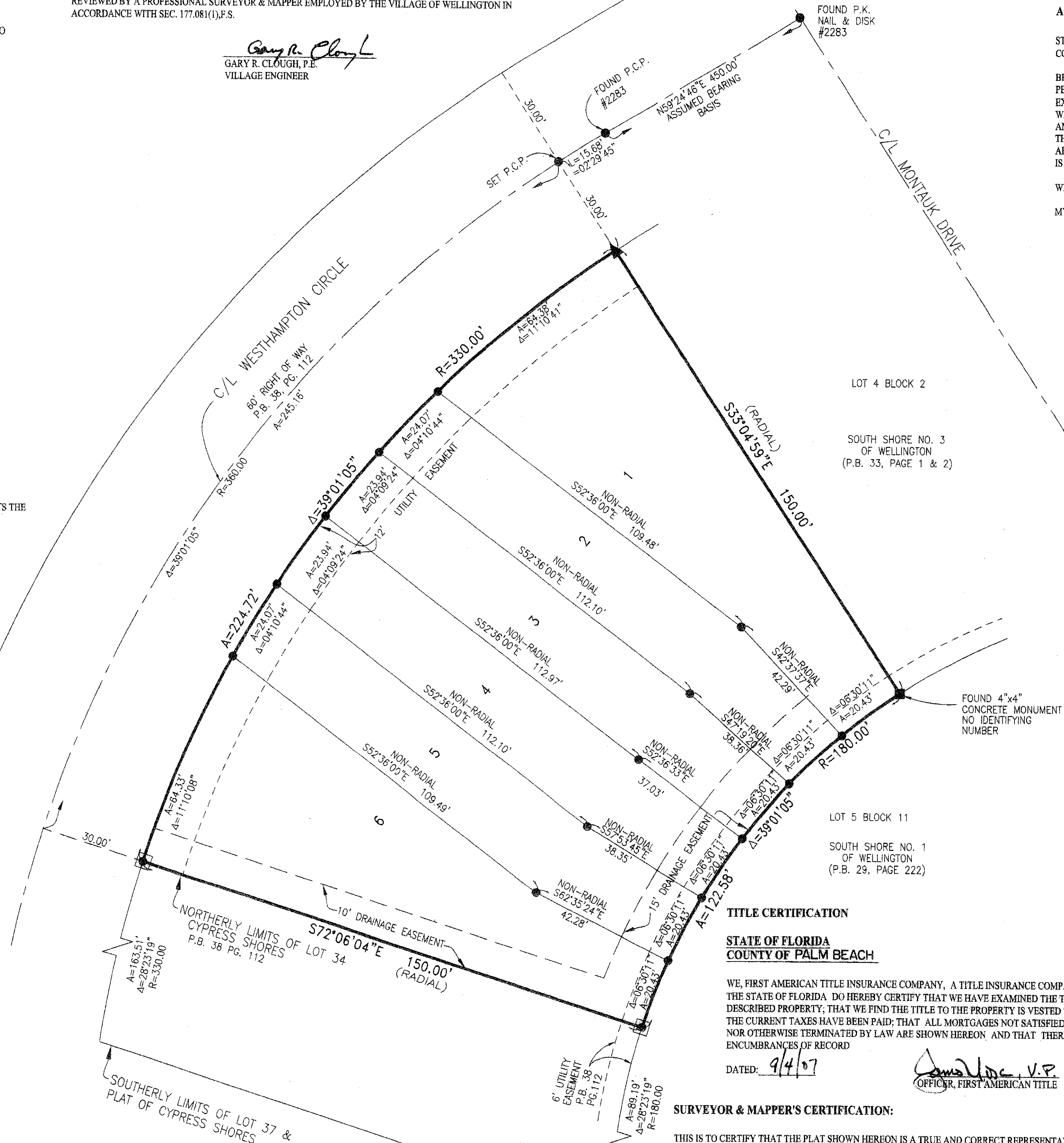
BEING A REPLAT OF LOTS 28 THROUGH 33, CYPRESS SHORES AS RECORDED IN PLAT BOOK 38, PAGE 112 LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
APRIL 2007
SHEET 1 OF 1

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF October 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

Gary R. Clough, P.E.
VILLAGE ENGINEER

00073-045



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF WELLINGTON

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 HEREBY DATED THIS DAY 9th DAY OF October 2007.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF October 2007
ATTEST: Awilda Rodriguez, VILLAGE CLERK; Thomas M. Wenham, MAYOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK 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 OFFICER OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 October 2007

MY COMMISSION EXPIRES: 10-24-07

Rachel R. Carroll
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER: DD 411382

Notary Seal: Rachel R. Carroll, My Commission: 02251982, Expires October 25, 2007

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREBY 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 21229 AT PAGE 1365 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF August 2007

Fidelity Federal Bank & Trust
NOW KNOWN AS NATIONAL CITY BANK
WITNESS: P.A. Conkling, P.A. Conkling
BY: Edward D. Welby, PRESIDENT

SURVEYOR NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENT SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. NO STRUCTURE OR BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUB, SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. ALL BUILDING SETBACKS ARE TO CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.
- 4. BEARINGS AS SHOWN HEREIN ARE BASED UPON THE CENTERLINE OF WEST HAMPTON CIRCLE AS SHOWN ON PLAT BOOK 38, PAGE 112 WHICH ASSUMED TO BEAR N59°24'46"E
- 5. 2002 FLORIDA STATE STATUTES TITLE XII CHAPTER 177.101(2) VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF CYPRESS SHORES:
"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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 PREPARED BY RICHARD N. DEAN IN THE OFFICE OF:
Dean Surveying & Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
5114 Okeeshobee Blvd., Suite 102
West Palm Beach, Florida Facsimile (561)626-4556
Tel: (561)625-8748

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, 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 ALAN D. NOWAK; 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 NO OTHER ENCUMBRANCES OF RECORD

DATED: 9/4/07

Signature: [Signature]
OFFICER, FIRST AMERICAN TITLE

SURVEYOR & MAPPER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., 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

Signature: [Signature]
RICHARD N. DEAN P.S.M. DEAN SURVEYING & MAPPING, INC.
LICENSE NO. 4408 L.B.#6936
STATE OF FLORIDA

AREA	TABULATION	DATA
LOT	SQUARE FOOTAGE	ACRE
1	5962	0.137
2	3538	0.081
3	3526	0.081
4	3526	0.081
5	3538	0.081
6	5958	0.137
TOTAL	26,048	0.598

RECORD PLAT
HAMPTON HOMES
C.A.D.D. D.W.N. Checked C.H.K. Date 01/10/2007
Field Job No.
Scale 1"=20' Sheet 1-Of-1
07-104-P1