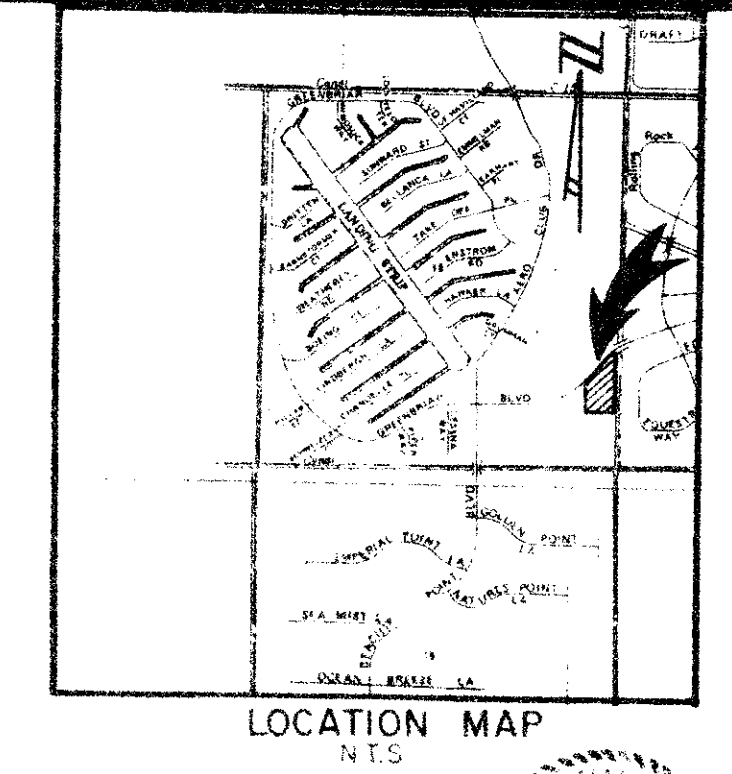


# THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON - P.U.D.

IN PART OF SECTION 18, TWP. 44 S., RGE. 41 E.

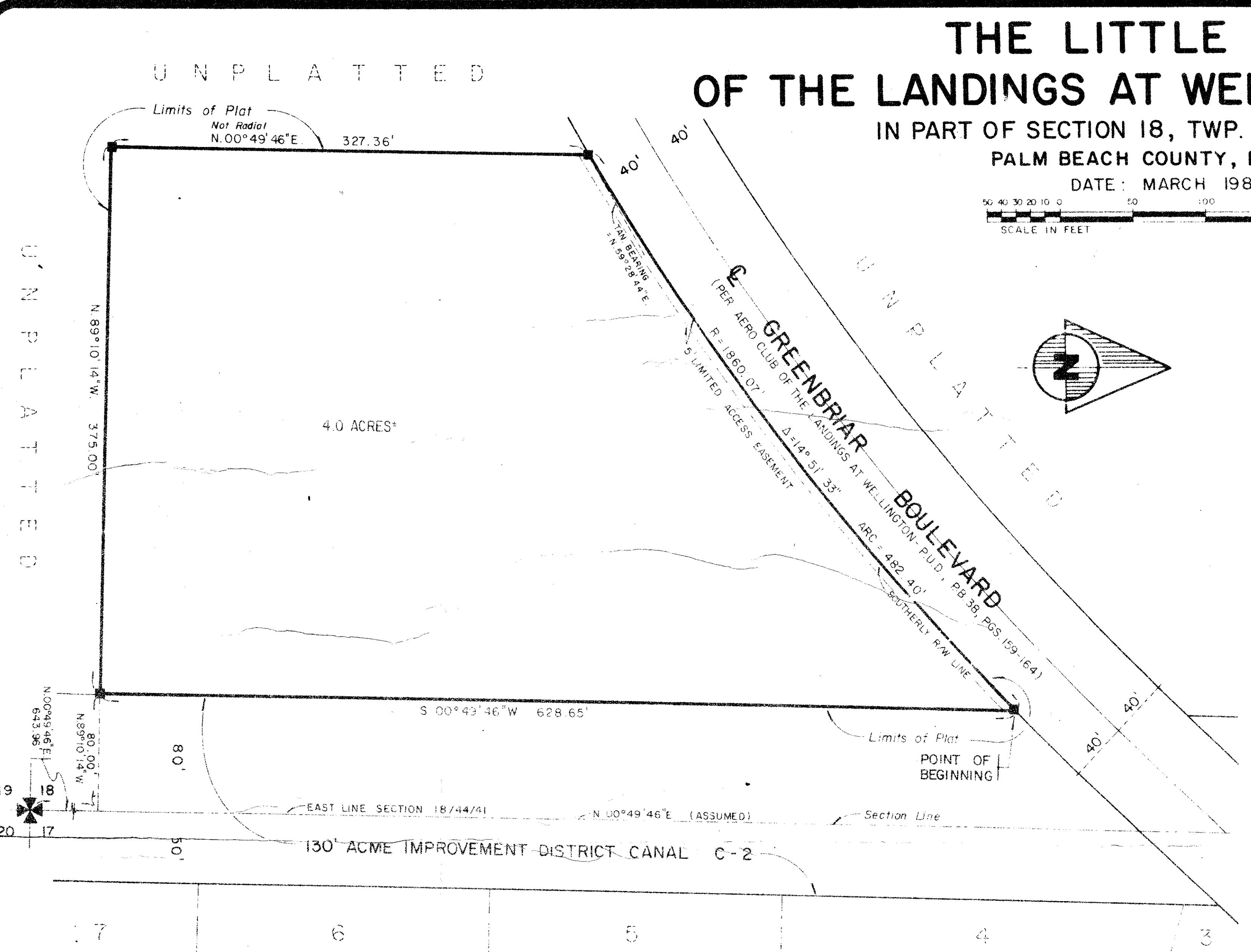
PALM BEACH COUNTY, FLORIDA.  
DATE: MARCH 1986  
SCALE IN FEET SCALE 1"=50'

18/44/41  
SUBDIVISION: The Little Place  
BOOK 56 PAGE 25  
ZOD ZONE AO-1 FLOOD MAP # 106 D  
MAP # 47 ZODING  
MUD NAME: 33413



# 25

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 10:51 AM  
on the 5th day of March  
1987 and duly recorded in Plat Book No.  
56 on page 25  
JOHN R. DUNKLE, Clerk Circuit Court  
John R. Dunkle, DC



### 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 HEREON AND DOES HEREBY 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 RECORD BOOK 5083, PAGE 1779 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, COREPOINT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF December, 1986.

COREPOINT CORPORATION  
ATTEST: Ricardo Vadia, VICE PRESIDENT  
Alberto Vadia, JR., PRESIDENT

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, THAT COREPOINT CORPORATION, A FLORIDA CORPORATION, JOINED BY ONCE AROUND THE SANDBOX, INC., A FLORIDA CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON - P.U.D., BEING IN PART OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE OFFICERS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 1st DAY OF December, 1986.

COREPOINT CORPORATION, A FLORIDA CORPORATION  
ATTEST: Ricardo Vadia, VICE-PRESIDENT  
ONCE AROUND THE SANDBOX, INC., A FLORIDA CORPORATION  
ATTEST: Jacquelyn V. Amos, SECRETARY-TREASURER  
Susan A. Russell, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ALBERTO VADIA JR. AND RICARDO VADIA, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF COREPOINT CORPORATION, A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THEY WERE 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 15 DAY OF December, 1986.  
MY COMMISSION EXPIRES: 4-1-89  
Dawn J. Flinders  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ALBERTO VADIA JR. AND RICARDO VADIA, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF COREPOINT CORPORATION, A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THEY WERE 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 1st DAY OF December, 1986.  
MY COMMISSION EXPIRES: 4-1-89  
Dawn J. Flinders  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION HEREBY CERTIFIED THAT IT IS THE HOLDER OF A MORTGAGE OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5083, PAGE 1777 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON BY AND OF DEC. 15, 1986.  
IN WITNESS WHEREOF, SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE-PRESIDENT AND THE ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF November, 1986.

SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION  
ATTEST: Joe A. Mullins, VICE-PRESIDENT  
Stanley J. Garmon, VICE-PRESIDENT  
MARK DAVIS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STANLEY J. GARMON, VICE-PRESIDENT, AND JOE A. MULLINS, VICE-PRES OF SOUTHEAST BANK, N.A., A NATIONAL BANKING CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THEY WERE 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 17 DAY OF December, 1986.  
MY COMMISSION EXPIRES: March 14, 1987  
Lana Topich  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED SUSAN A. RUSSELL AND JACQUELYN V. AMOS, PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY OF ONCE AROUND THE SANDBOX, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THEY WERE 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 1st DAY OF December, 1986.  
MY COMMISSION EXPIRES: 12-11-1989  
Gail E. Pope  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, THE FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, 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 IN COREPOINT CORPORATION, A FLORIDA CORPORATION AND ONCE AROUND THE SANDBOX, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
Pet. 78-287  
Glenda Bellamy  
FIRST AMERICAN TITLE INSURANCE COMPANY  
LICENSED IN FLORIDA, DATE: 12/17/86

### DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY OF AND CONTIGUOUS WITH, THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AS SHOWN ON THE PLAT OF WELLINGTON AERO CLUB OF THE LANDINGS AT WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 38, PAGES 159 THROUGH 164, INCLUSIVE AND WESTERLY OF, AND CONTIGUOUS WITH, A LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE SAID LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE EAST LINE OF SECTION 18; THENCE SOUTH 00°49'46" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 628.65 FEET; THENCE NORTH 89°10'14" WEST, A DISTANCE OF 375.00 FEET TO THE INTERSECTION WITH A LINE 455.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE SAID EAST LINE OF SECTION 18; THENCE NORTH 00°49'46" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 327.36 FEET TO THE NON-RADIAL INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1860.07 FEET AND A TANGENT BEARING AT SAID INTERSECTION OF NORTH 59°28'44" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'33", A DISTANCE OF 482.40 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 174,240 SQUARE FEET OR 4.00 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.s.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.s.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
10-28-86  
DATE  
Paul J. Fotorny, INC.  
PROFESSIONAL LAND SURVEYORS  
CERTIFICATE NO. 2297

### LAND USE

COMMERCIAL 4.00 ACRES

### NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00°49'46" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME, INCLUDING WATER AND SEWER.

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT WAS PREPARED BY:  
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.  
5050 TENTH AVENUE NORTH, SUITE B  
LAKE WORTH, FLORIDA 33463

### APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD  
THIS 24 DAY OF Feb 1987.  
BY: Carol A. Roberts, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BY: Kathryn S. Miller, DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD  
THIS 24 DAY OF Feb 1987.  
BY: H.F. Kahler, P.E., COUNTY ENGINEER

Seals for SURVEYOR'S SEAL, COREPOINT SEAL, COUNTY COMMISSION SEAL, COUNTY ENGINEER SEAL, SOUTHEAST BANK SEAL, and NOTARY SEAL. Includes the text 'THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON'.

0269-302  
Dailey-Fotorny, inc.  
land surveyors, planners, engineers  
5050 Tenth Avenue North, Suite B, Lake Worth, Florida 33463  
Tel. 305-965-8787