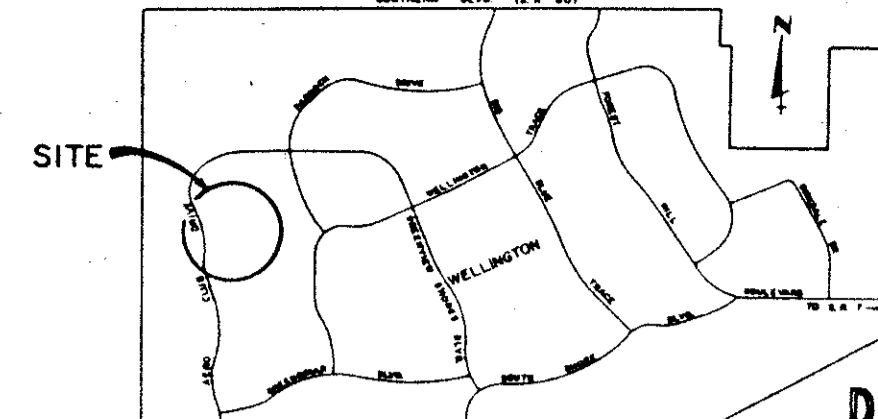


LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 1

BEING THE ABANDONED NORTH CLUB DRIVE AND SOUTH CLUB ROAD, A PORTION OF AERO CLUB DRIVE OF THE LANDINGS, AT WELLINGTON P.U.D., RECORDED IN PLAT BOOK 53, PAGES 159 AND 160 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND OTHER LANDS.

IN PART OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN SEVEN SHEETS SHEET NO. 1

DEDICATION-CONTINUED



STATE OF FLORIDA
COUNTY OF PALM BEACH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a Florida Corporation; joined by ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida; PORTEN SULLIVAN CORPORATION OF FLORIDA, a Florida Corporation; and FOURTH WELLINGTON, INC., a Florida not-for-profit Corporation; the owners of the land shown hereon, being in part of Section 7, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 1, being more particularly described as follows:

Being the abandoned North Club Drive and South Club Drive, a portion of Aero Club Drive of the Landings at Wellington P.U.D., recorded in Plat Book 53, Pages 159 & 160 of the Public Records of Palm Beach County, Florida, and other lands, situated in Section 7, Township 44 South, Range 41 East, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 7; thence South 89°45'01" East, along the South line of said Section 7, a distance of 2978.00 feet, to a point on the Westerly Right-of-Way Line of said Aero Club Drive; thence continuing South 89°45'01" East, a distance of 86.44 feet, to the Easterly Right-of-Way line of said Aero Club Drive; thence North 22°00'00" West, along said Easterly Right-of-Way line, a distance of 480.57 feet to the POINT OF BEGINNING; thence continuing North 22°00'00" West, a distance of 485.92 feet, to the beginning of a curve; thence the next five courses along said Aero Club Drive Easterly Right-of-Way Line, Northwest, along the arc of a curve, concave to the East, having a radius of 1289.85 feet and a central angle of 17°06'20", a distance of 385.08 feet; thence North 04°53'40" West, along the tangent of last mentioned curve, a distance of 221.25 feet, to the beginning of a curve; thence Northwesterly, along the arc of a curve, concave to the West, having a radius of 1408.40 feet and a central angle of 16°37'50", a distance of 408.80 feet; thence North 21°31'30" West, along the tangent of last mentioned curve, a distance of 379.32 feet, to the beginning of a curve; thence Northwest, along the arc of a curve, concave to the East, having a radius of 2255.00 feet and a central angle of 13°53'55", a distance of 468.30 feet, to the South line of Meadow Wood of the Landings at Wellington-P.U.D., recorded in Plat Book 39, Pages 38, 39, 40 and 41, of the said Public Records, the tangent bears South 09°37'35" East; thence South 89°41'52" East along last mentioned South line, a distance of 2398.54 feet, to the East Line of said Section 7 also being the West Line of Paddock Park No. 2 of Wellington, recorded in Plat Book 41, Pages 99, 100 and 101, of the said Public Records; thence South 00°49'51" West, along said East Line of Section 7, a distance of 2229.91 feet; thence North 89°10'09" West, a distance of 715.33 feet; thence North 11°31'04" West, a distance of 120.01 feet, to a point on a curve, the tangent bears North 77°27'40" East; thence West, along the arc of a curve, concave to the North having a radius of 350.00 feet and a central angle of 12°32'20", a distance of 76.60 feet; thence North 90°00'00" West, along the tangent of last mentioned curve, a distance of 171.50 feet; thence South 89°08'13" West, a distance of 96.79 feet; thence South 43°59'07" West, a distance of 34.20 feet; thence South 00°49'51" West, a distance of 7.09 feet; thence North 89°10'09" West, a distance of 80.00 feet; thence North 44°35'04" West, a distance of 35.61 feet; thence North 90°00'00" West, a distance of 39.18 feet, to the beginning of a curve; thence West, along the arc of a curve to the South, having a radius of 550.00 feet and a central angle of 08°40'00", a distance of 83.19 feet; thence South 81°20'00" West, along the tangent of last mentioned curve, a distance of 135.88 feet, to the beginning of a curve; thence West, along the arc of a curve, concave to the South, having a radius of 995.75 feet and a central angle of 04°20'00", a distance of 75.31 feet; thence South 77°00'00" West, along the tangent of last mentioned curve, a distance of 162.33 feet; thence South 27°30'00" West, a distance of 38.02 feet to the POINT OF BEGINNING.

Containing 103.86 acres more or less; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- The Utility Easements as shown are hereby dedicated in perpetuity for the construction, installation, operation and maintenance of utilities including, but not limited to, cable television systems; provided, however, no such construction, installation, maintenance, or operation of cable television systems shall interfere with the facilities and services of an electric, telephone, gas, or other public or private utility.
- The Drainage Easements created by this Plat are for the construction, operation and maintenance of drainage facilities and are hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns, and are the perpetual maintenance obligations of said FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida. However, Palm Beach County shall have the right, but not the obligation, to maintain those portions of the drainage systems encompassed by the Plat which are associated with the drainage of public roads.
- The Water and Sewer Easements as shown are for the construction, operation and maintenance of water and sewer facilities and are hereby dedicated in perpetuity to the ACME IMPROVEMENT DISTRICT, its successors and assigns, and are the perpetual maintenance obligations of said District, its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel "A" is for private road purposes, utilities, drainage, water and sewer and is hereby dedicated in perpetuity to LAKEFIELD NORTH AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida. A water and sewer easement over Parcel "A" is hereby dedicated in perpetuity to the ACME IMPROVEMENT DISTRICT, its successors and assigns, for the construction, operation, and maintenance of water and sewer facilities. An access easement over Parcel "A" is hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns, for the operation and maintenance of Parcels "B", "C", "D" and "E". An access easement over Parcel "A" is hereby dedicated in perpetuity to Corepoint Corp., its successors and assigns, for the operation and maintenance of Parcels "F" and "K".
- The Preservation Area, Parcel "E", is hereby declared to be a natural preservation area and shall be maintained in its general natural state, and is hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns, and is the perpetual maintenance obligation of FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
- The Limited Access Easements as shown are hereby dedicated in perpetuity to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
- Parcels "F" and "K" as shown are hereby reserved unto Corepoint Corp., its successors and assigns, for recreation, club and/or golf course (public or private) as determined by Corepoint Corp., its successors and assigns and other purposes, and are the perpetual maintenance obligations of Corepoint Corp., its successors and assigns without recourse to Palm Beach County, Florida.
- The Lake Parcel "B", "C" and "D" as shown are hereby reserved as water management tracts, for drainage purposes, and are hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns. The Lake Maintenance Easements inside the Lake Parcels as shown are for the maintenance of said Lake Parcels, and are hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns. The Lake Parcels "B", "C" and "D", and the Lake Maintenance Easements are the perpetual maintenance obligations of FOURTH WELLINGTON, INC. its successors and assigns, without recourse to Palm Beach County, Florida.
- The Acme Improvement District C-2 Canal as shown is for drainage purposes. The Maintenance Easement adjacent to the C-2 Canal as shown is for the maintenance of said Canal, and is hereby dedicated in perpetuity to Acme Improvement District, its successors and assigns, and is the perpetual maintenance obligation of said District, its successors and assigns, without recourse to Palm Beach County, Florida.
- The Access Easement as shown is hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns, and is the perpetual maintenance obligation of FOURTH WELLINGTON, INC. its successors and assigns, without recourse to Palm Beach County, Florida.
- PARCELS "G", "H" AND "J", as shown, are for open space and are hereby dedicated in perpetuity to the LAKEFIELD NORTH AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel "L" is for private road purposes, utilities, drainage, water, and sewer; and is owned in fee simple by FOURTH WELLINGTON, INC. and is the perpetual maintenance obligation of Fourth Wellington, Inc., its successors and assigns, without recourse to Palm Beach County, Florida. A water and sewer easement over Parcel "L" is hereby dedicated in perpetuity to the ACME IMPROVEMENT DISTRICT for the construction, operation and maintenance of water and sewer facilities.

IN WITNESS WHEREOF, the above named Corporations and District 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 Board of Directors, this 18 day of MAY, 1989.

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA

AUGUST 1988

Attest: George M. Trippe, Vice President

Attest: Mary Jo Lysher, Secretary

PORTEN SULLIVAN CORPORATION OF FLORIDA, a Florida Corporation
By: Steven J. Feldman, Executive Vice President
FOURTH WELLINGTON, INC., a Florida not-for profit Corporation
By: Ricardo Vadia, President

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:21 A.M. this 27th day of JUNE 1989, and July recorded in Plat Book No. 53 on Pages 42 thru 46.
JOHN B. DUNKLE
Clerk Circuit Court
By: [Signature]



LAND USE	
SINGLE FAMILY LOTS (120 UNITS) ---	19.32 ACRES
ROAD RIGHT-OF-WAY -----	7.22 ACRES
ACCESS TRACT -----	0.42 ACRES
GOLF COURSE TRACTS -----	51.62 ACRES
CANAL R/W -----	4.09 ACRES
LAKES -----	21.13 ACRES
OPEN SPACE -----	0.06 ACRES
TOTAL 103.86 ACRES	

DENSITY 1.16 D.U./ACRE

NOTES

- denotes Permanent Reference Monument.
 - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON - P.U.D., the South Line of the S.W. 1/4 of Section 7, is assumed to bear South 89°45'01" East.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility, Water, Sewer or Drainage Easements.
- No structures, trees or shrubs shall be placed on Utility, Maintenance, Drainage, Water and Sewer Easements.
- Approval of landscaping on Utility Easements other than Water and Sewer shall be on only with the approval of all utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility, Water, Sewer and Drainage Easements cross, Drainage Easements take precedence.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 27th day of JUNE, 1989.

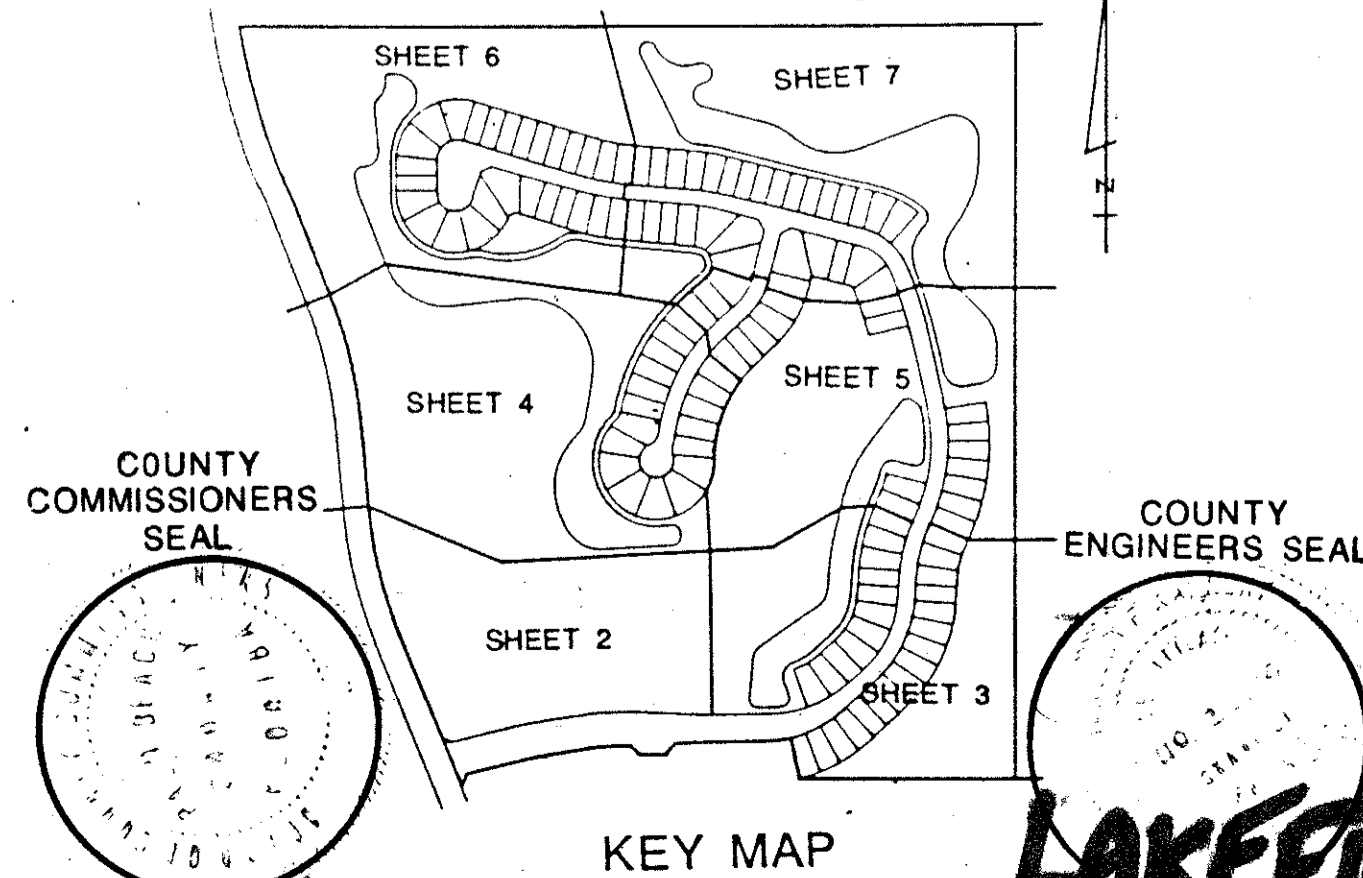
By: Carol J. Elmquist, Chairman

Attest: JOHN B. DUNKLE, Clerk
By: [Signature] Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 27th day of JUNE, 1989.

By: [Signature] H.F. Kahlert, P.E., County Engineer



STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared George de Guardiola and Ricardo Vadia, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of COREPOINT CORP., a Florida Corporation 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 seal of said Corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this 27th day of May, 1989.

My Commission Expires: [Date] Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Ralph D. McCormack and Mary M. Viator, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of ACME IMPROVEMENT DISTRICT, 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 District, and that the seal affixed to the foregoing instrument is the seal of said District and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said District.
WITNESS my hand and official seal this 27th day of May, 1989.

My Commission Expires: [Date] Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Steven J. Feldman and George M. Trippe, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Vice President of PORTEN SULLIVAN CORPORATION OF FLORIDA, a Florida Corporation 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 seal of said Corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this 27th day of May, 1989.

My Commission Expires: [Date] Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Ricardo Vadia and Mary Jo Lysher, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of FOURTH WELLINGTON, INC., a Florida not-for-profit Corporation 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 seal of said Corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this 27th day of May, 1989.

My Commission Expires: [Date] Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Andrew Fulton, III, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the record title holder of the lands designated as Lots 1 through 120, inclusive, is Porten Sullivan Corporation of Florida, a Florida Corporation; that I find the record title holder of the lands designated as the C-2 Canal is Acme Improvement District, a Political Subdivision of the State of Florida; that I find the record title holder of the lands designated as Parcel "L" is Fourth Wellington, Inc., a Florida not-for-profit Corporation; that I find the record title holder of the balance of the lands platted hereunder is Corepoint Corp., a Florida Corporation; that the taxes through the year 1988 have been paid; that the mortgages shown hereon are the only mortgages encumbering the subject lands that have not been satisfied or released or otherwise terminated by law; and that there are no other encumbrances of record which affect the subdivision of the subject lands.

MOYLE, PANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.
By: Andrew Fulton, III, Esquire DATE: 6/23/89 RE: 0269-004 Pet. 78-287

SURVEYOR'S CERTIFICATION

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (PRM'S) have been set and Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements and further that the survey data complies with all the requirements of Part 1, Chapter 17, Florida Statutes, as amended and Minimum Technical Standards for Land Surveying in the State of Florida of the Florida Administrative Code and Ordinances of Palm Beach County, Florida.

DAILEY - FOTORNY, INC.
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297. Date: 5-22-89

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 6/23/89, 1989, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

THIS INSTRUMENT PREPARED BY JOHN H. DILLINGHAM
John H. Dillingham, Professional Land Surveyor
Florida Registration No. 2297. Date: 6/23/89
63/20

SURVEYOR'S SEAL

SURVEYOR'S SEAL

Subdivision of the Landings at Wellington P.U.D.
BOOK 63 PAGE 20
FILED 6/23/89
RE 78-287
33414
TAX 727

DRAWN: O.L.B.
CHECKED: J.H.D.
COMMENTS:
APPROVED: [Signature]