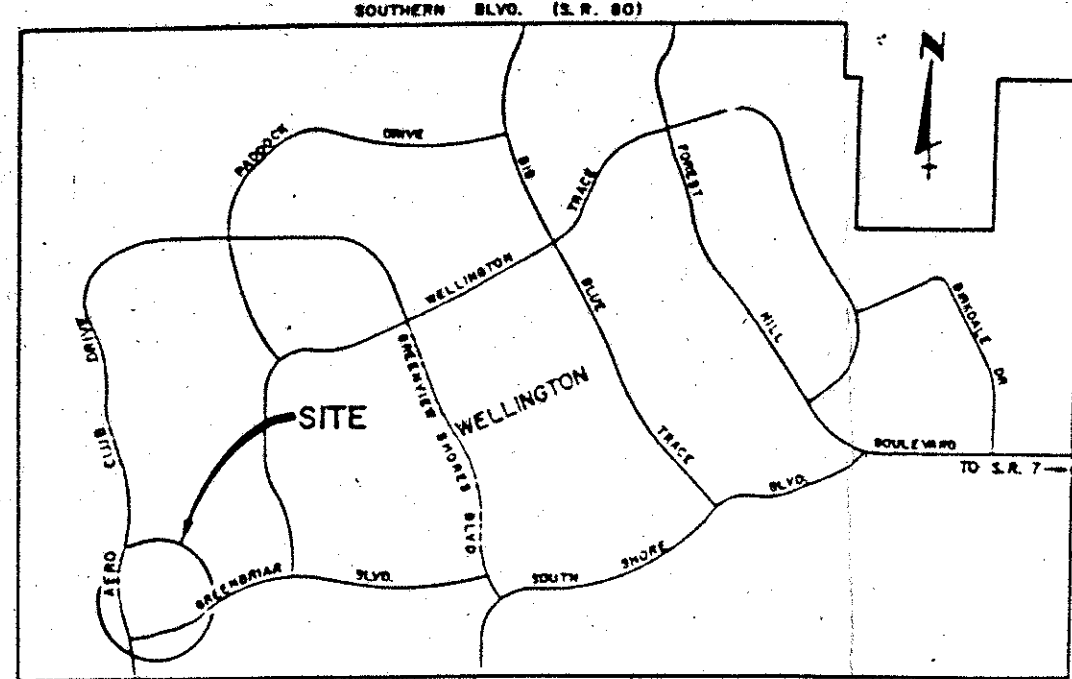


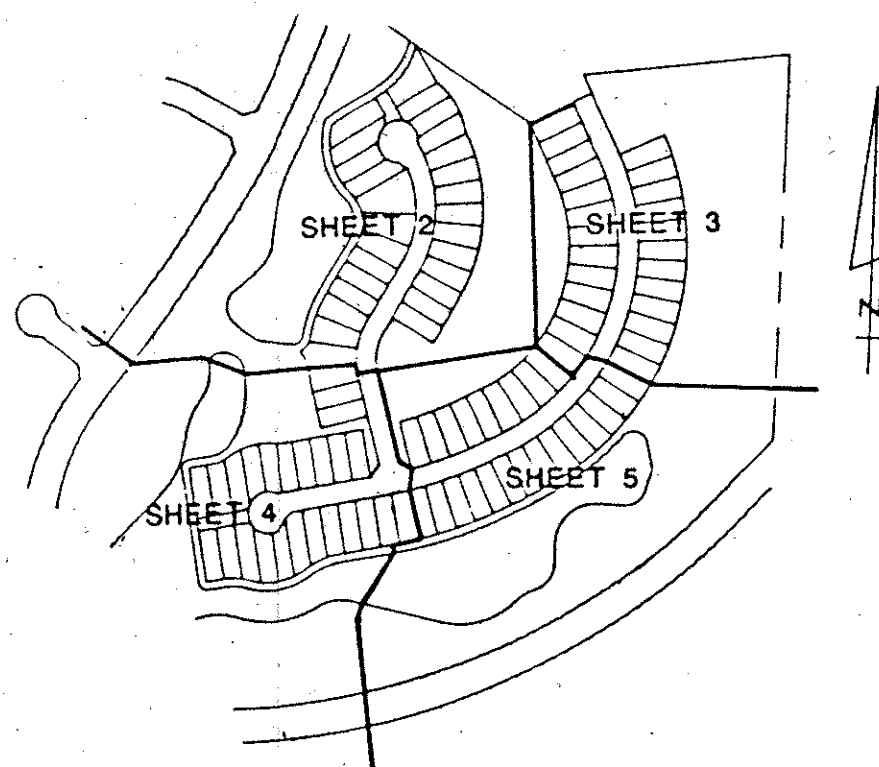
LAKEFIELD OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 2B

27

IN PART OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN FIVE SHEETS SHEET No. 1



GEE AND JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
AUGUST 1988



DEDICATION CONTINUED

ACME IMPROVEMENT DISTRICT,
a political subdivision of the State of Florida
By: Ralph D. McCormack
Ralph D. McCormack, President

Attest: Mary M. Viator
Mary M. Viator, Assistant Secretary

G. L. HOMES OF WELLINGTON ASSOCIATES,
a Florida General Partnership

Witness: Julie M. Hill
Witness: Julie M. Hill

BY: G. L. HOMES OF WELLINGTON CORPORATION,
a Florida Corporation, a General Partner

BY: Itchko Ezratti, President

BY: DBNI WELLINGTON ASSOCIATES, LTD.,
a Florida Limited Partnership, A General Partner

BY: DBN WELLINGTON, INC., a Florida Corporation,
Its managing general partner

BY: David Shear, President

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 2:00 PM this 30 day
of June, 1989, and July
recorded in Plat Book No. 6-3
on Pages 27 and 31.
JOHN B. DUNKLE
Clerk Circuit Court
By: Sabrina S. P. H. C.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that COREPOINT, CORP., a Florida Corporation, joined by G.L. HOMES OF WELLINGTON ASSOCIATES, a Florida General Partnership, and ACME IMPROVEMENT DISTRICT, a political subdivision of the State of Florida, the owners of the land shown hereon, being in part of Section 18, Township 44 South, Range 41 East, Palm Beach County, Florida shown hereon as LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, being more particularly described as follows:

Being a parcel of land, situated in Section 18, Township 44 South, Range 41 East, being more particularly described as follows:
Commencing at the Northwest Corner of said Section 18; thence South 89°45'01" East, along North Line of said Section 18, a distance of 3064.44 feet, to the East Right-of-Way Line of Aero Club Drive, as shown on Plat of Aero Club Drive of the Landings at Wellington P.U.D., recorded in Plat Book 53, Pages 159 & 160, and also shown on Plat of Wellington Aero Club of the Landings at Wellington P.U.D., recorded in Plat Book 38, Pages 159-164 inclusive, of the Public Records of Palm Beach County, Florida; thence the next two courses along said East Right-of-Way line, South 22°00'00" East, a distance of 833.51 feet, to the beginning of a curve; thence South, along the arc of a curve, concave to the West, having a radius of 2945.00 feet and a central angle of 41°28'01", a distance of 2131.40 feet, to the POINT OF BEGINNING, the tangent bears North 19°28'01" East; thence South 58°19'39" East, a distance of 575.47 feet; thence North 63°34'51" East, along the westerly extension of a radial line for the next described curve, a distance of 170.00 feet; thence Northwest, along the arc of a curve, concave to the Southwest, having a radius of 875.00 feet and a central angle of 03°12'10", a distance of 48.91 feet, to a point, the tangent bears North 23°12'59" West, at said point; thence North 83°28'54" East, a distance of 512.09 feet, to the East Line of said Section 18 also the West Line of Saddle Trail Park of Wellington, recorded in Plat Book 41, Pages 103, 104 and 105, of the said Public Records; thence South 00°49'46" West, along said East Line, a distance of 933.72 feet, to the Northern Right-of-Way Line of Greenbriar Boulevard, as recorded in Plat Book 38, Pages 159-164 inclusive, of the said Public Records; thence the next four courses along said Greenbriar Line, South 42°45'29" West, a distance of 147.28 feet, to the beginning of a curve; thence Southwesterly, along the arc of a curve, concave to the northwest, having a radius of 1780.07 feet and a central angle of 47°39'26", a distance of 1480.62 feet; thence North 89°35'05" West, along the tangent of last described curve, a distance of 365.32 feet; thence North 44°35'05" West, a distance of 35.36 feet; thence the next four courses along the Easterly Right-of-Way line of said Aero Club Drive, North 00°24'55" East, a distance of 385.03 feet, to the beginning of a curve; thence Northeast, along the arc of curve, concave to the Southeast, having a radius of 540.00 feet and a central angle of 36°05'05", a distance of 340.09 feet; thence North 36°30'00" East, along the tangent of last mentioned curve, a distance of 294.66 feet, to the beginning of a curve; thence Northeast, along the arc of curve, concave to West, having a radius of 2945.00 feet and a central angle of 17°01'59", a distance of 875.49 feet, to the POINT OF BEGINNING.

Containing 50.89 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 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 obligation 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 SOUTH 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 "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 "G".
- Parcels "B" and "C" (access tracts) as shown are for ingress and egress, utilities drainage, water and sewer and are hereby dedicated in perpetuity to LAKEFIELD SOUTH 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. A water and sewer easement over Parcels "B" and "C" is hereby dedicated in perpetuity to ACME IMPROVEMENT DISTRICT, its successors and assigns, for the construction, operation and maintenance of water and sewer facilities. An access easement over Parcels "B" and "C" is hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns, for the operation and maintenance of Parcels "D" and "E".
- 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 "G" 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 obligation of Corepoint Corp., its successors and assigns, without recourse to Palm Beach County, Florida.
- The Lake Parcels "D" and "E" as shown are hereby reserved unto Corepoint Corp., 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 "D" and "E" 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, and are hereby dedicated in perpetuity to a FOURTH WELLINGTON, INC., its successors and assigns, and are the perpetual maintenance obligation of said FOURTH WELLINGTON, INC. its successors and assigns, without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the above named Corporations, District and General Partnership 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 5 day of June, 1989.

Attest: Ricardo Vadia, Secretary
By: George de Guardiola, Vice President

KEY MAP N.T.S.

LAND USE

SINGLE FAMILY LOTS (100 UNITS) ---	13.47 ACRES
ROAD RIGHT-OF-WAY ---	3.12 ACRES
ACCESS TRACT ---	0.15 ACRES
CANAL R/W ---	1.79 ACRES
GOLF COURSE TRACTS ---	20.31 ACRES
LAKES ---	12.05 ACRES
TOTAL -	50.89 ACRES

DENSITY ----- 1.36 D. U. / ACRE
PETITION NO. 78-157

NOTES

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

- denotes Permanent Reference Monument.
- o 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 current Palm Beach County Zoning Regulations and/or any restrictive covenants pertaining to that portion of the planned unit development reflected by this plat.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or Ordinances of Palm Beach County.

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 the same.

In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation and maintenance of drainage facilities.

APPROVALS

This plat is hereby approved for record this 21st day of JUNE, 1989.

By: Carol J. Elmquist, Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Debra Crowder, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 21st day of JUNE, 1989.

By: H.F. Kahlert, P.E., County Engineer

BOARD OF COUNTY COMMISSIONERS SEAL

COUNTY ENGINEERS SEAL

ACKNOWLEDGEMENT

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 28 day of June, 1989.

My Commission Expires: March 14, 1992
Notary Public

MY COMMISSION EXPIRES
March 14, 1992
NOTARY SEAL

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 28th day of June, 1989.

My Commission Expires: March 14, 1992
Notary Public

MY COMMISSION EXPIRES
March 14, 1992
NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Itchko Ezratti, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of G. L. Homes of Wellington Corporation, a Florida Corporation, a general partner of G. L. HOMES OF WELLINGTON ASSOCIATES, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such officer of said Corporation, and on behalf of said Partnership, 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 and Partnership.
WITNESS my hand and official seal this 28th day of June, 1989.

My Commission Expires: March 14, 1992
Notary Public

MY COMMISSION EXPIRES
March 14, 1992
NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared David Shear, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of DBN WELLINGTON, INC., a Florida Corporation, as managing general partner of DBNI Wellington Associates, Ltd., a Florida Limited Partnership, a general partner of G. L. HOMES OF WELLINGTON ASSOCIATES, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such officer of said Corporation, and on behalf of said Partnerships, 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 and Partnerships.
WITNESS my hand and official seal this 28th day of June, 1989.

My Commission Expires: March 14, 1992
Notary Public

MY COMMISSION EXPIRES
March 14, 1992
NOTARY SEAL

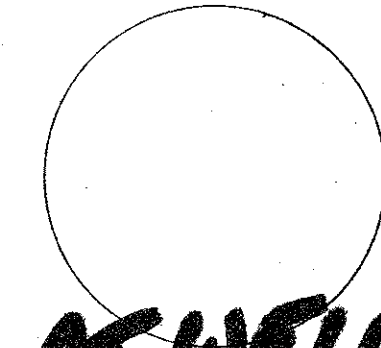
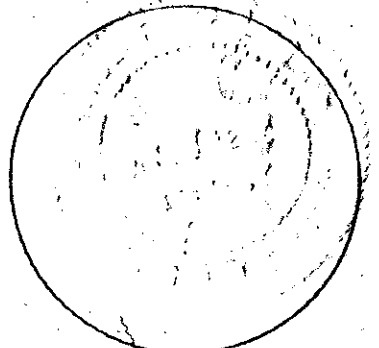
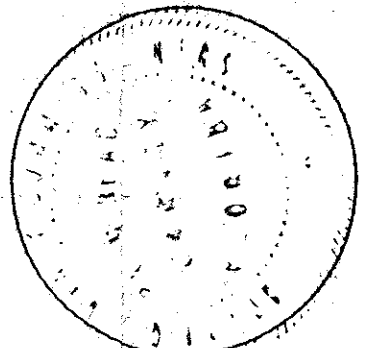
TITLE CERTIFICATION

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 100, inclusive, is G. L. Homes of Wellington Associates, a Florida General Partnership; 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 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 of record or otherwise terminated by law; and that there are no other encumbrances of record which affect the subdivision of the subject lands.

MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.
BY: Andrew Fulton, III, Esquire
DATE: June 28, 1989

0269-005
Pet. 78-287

63/27



LAKEFIELD OF THE LANDINGS AT WELLINGTON PLAT 2B

SUBDIVISION # 1989-001
 BOOK 63
 FLOOD ZONE B1A0-1 FLOOD MAP # 100B
 QUAD # 77 ZONING RE 18-287
 TAZ 728 ZIP CODE 33414
 PUD NAME Sunnyvale PUD

COMPUTED: D.W.L./CADD
 DRAWN: D.W.L./CADD
 CHECKED: L.S.
 APPROVED: [Signature]