

# LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A

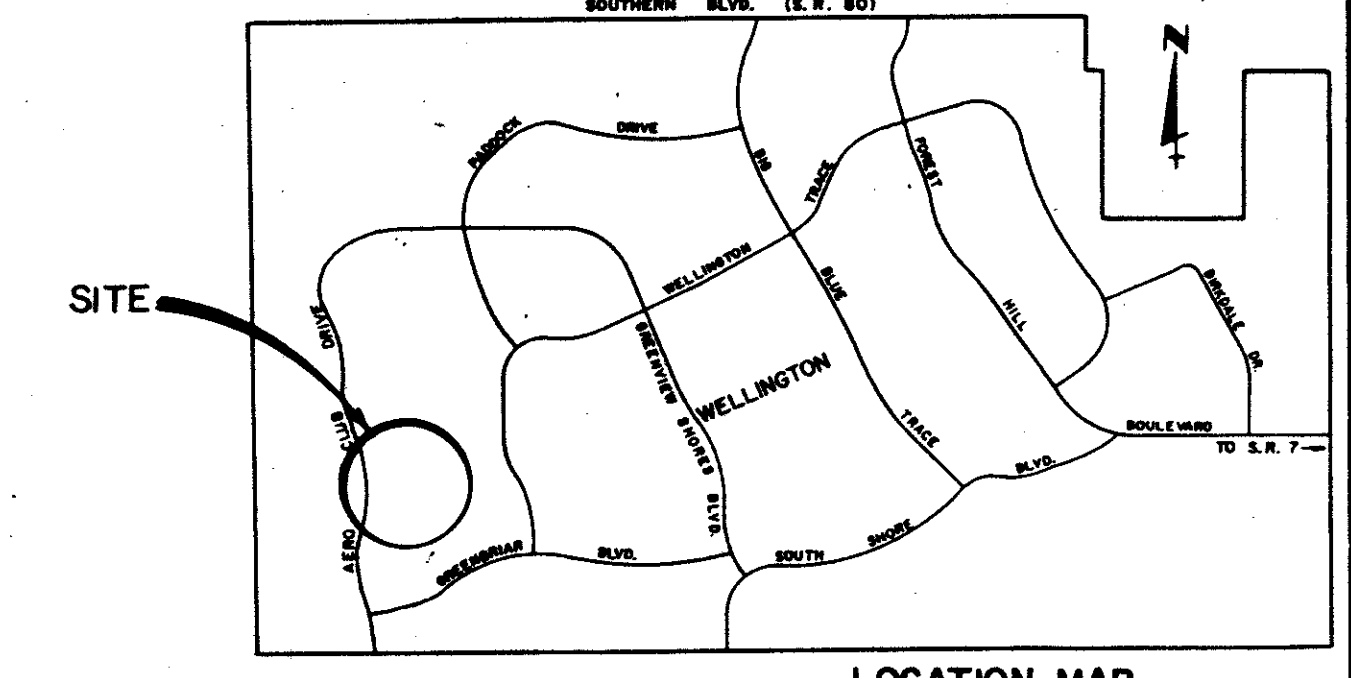
IN PART OF SECTION 7 AND 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA  
IN NINE SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
AUGUST 1989

0269-008

97



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on Nov 22 day of Nov 1989, and duly recorded in Plat Book No. 64 on Pages 97 thru 104.

JOHN B. DUNKLE  
Clerk Circuit Court  
By W. J. ... D.C.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a Florida Corporation, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon, being in part of Sections 7 and 18, Township 44 South, Range 41 East, Palm Beach County, Florida shown hereon as LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, being more particularly described as follows:

Being a parcel of land situated in Sections 7 and 18, Township 44 South, Range 41 East, Palm Beach County, Florida, 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 3064.44 feet, to the East Right-of-Way Line of Aero Club Road as shown on plat of Aero Club Drive of the Landings Wellington P.U.D., recorded in Plat Book 53, Pages 159 and 160, of the Public Records of said County, the Point of Beginning;  
thence North 22°00'00" West, along said East Line, a distance of 480.57 feet;  
thence North 27°30'00" East, a distance of 38.02 feet;  
thence North 77°00'00" East, a distance of 162.33 feet, to the beginning of a curve;  
thence East, 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 North 81°20'00" East, along the tangent of said curve, a distance of 135.88 feet, to the beginning of a curve;  
thence East, along the arc of a curve, concave 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 90°00'00" East, along the tangent of last mentioned curve, a distance of 39.18 feet;  
thence South 44°35'04" East, a distance of 35.61 feet;  
thence South 89°10'09" East, a distance of 80.00 feet;  
thence North 00°49'51" East, a distance of 7.09 feet;  
thence North 43°59'07" East, a distance of 34.20 feet;  
thence North 87°08'23" East, a distance of 96.79 feet;  
thence South 90°00'00" East, a distance of 171.50 feet, to the beginning of a curve;  
thence Northeast, along the arc of a curve, concave to north, having a radius of 350.00 feet and a central angle of 12°32'20", a distance of 76.60 feet, to a point, the tangent bears South 77°27'40" West, at said point;  
thence South 11°31'04" East, a distance of 120.01 feet;  
thence South 89°10'09" East, a distance of 715.33 feet, to the East Line of said Section 7 also the West Line of Paddock Park No. 2 of Wellington, recorded in Plat Book 41, Pages 99, 100 and 101, of said Public Records;  
thence South 00°49'51" West, along said East Line, a distance of 453.83 feet, to the North Line of said Section 18;  
thence South 00°49'46" West, along the East Line of said Section 18 and the West Line of Saddle Trail Park of Wellington, recorded in Plat Book 41, Pages 103, 104 and 105, of said Public Records, a distance of 2975.13 feet;  
thence South 83°28'54" West, a distance of 512.09 feet, to a point on a curve, the tangent bears North 23°12'59" West;  
thence Southeast, along the arc of a curve, concave to the northeast, having a radius of 875.00 feet, and a central angle of 03°12'10", a distance of 48.91 feet;  
thence South 63°34'51" West, along the westerly extension of a radial line, of the last described curve, a distance of 170.00 feet;  
thence North 58°19'39" West, a distance of 575.47 feet, to the East Right-of-Way Line of said Aero Club Drive, as shown on Plat of Wellington Aero Club of the Landings at Wellington P.U.D., recorded in Plat Book 38, Pages 159-164 Inclusive, also being a point on a curve, the tangent bears North 19°28'01" East, at this point;  
thence North, along the arc of last mentioned curve and said East Right-of-Way Line, 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;  
thence North 22°00'00" West, along the tangent of last described curve also the said East Line, a distance of 833.51 feet, to the Point of Beginning.

LAND USE

SINGLE FAMILY LOTS (100 UNITS) ---	15.15 ACRES
ROAD RIGHT-OF-WAY ---	4.77 ACRES
ACCESS TRACT ---	1.44 ACRES
GOLF COURSE TRACTS ---	46.92 ACRES
CANAL R/W ---	6.31 ACRES
LAKES ---	22.83 ACRES
TOTAL	97.42 ACRES

DENSITY 1.03 D.U./ACRE  
PETITION NO. 78-287 D

NOTICE: 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.

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 same.

In instances where drainage and utility easements intersect, these 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.

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.

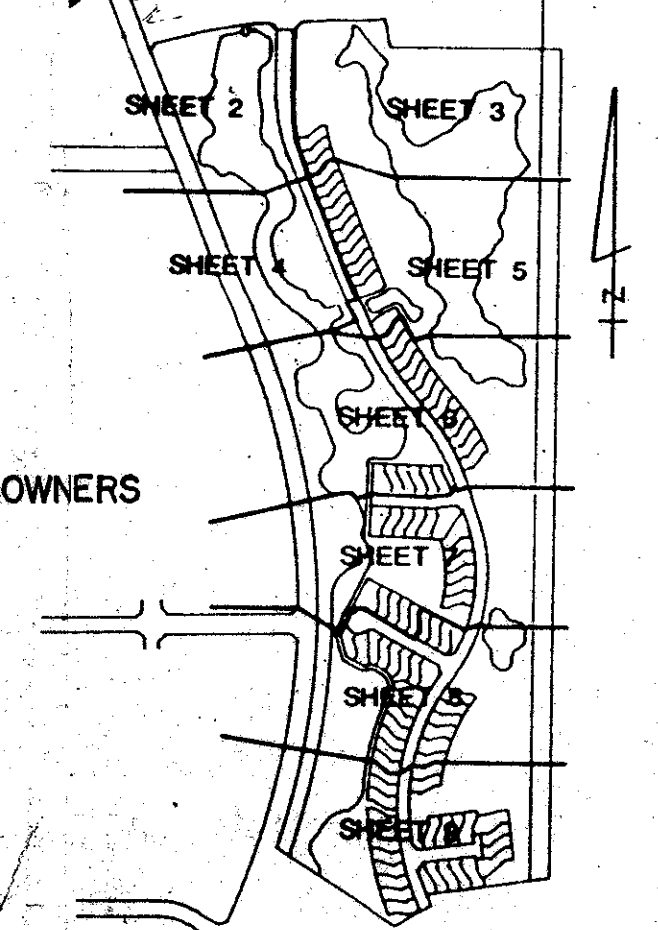
## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 11th day of NOVEMBER, 1989.  
By: Carol J. Elmquist  
Carol J. Elmquist, Chairman

Attest: JOHN B. DUNKLE, Clerk  
By: J. J. ...  
Deputy Clerk  
COUNTY ENGINEER

This plat is hereby approved for record this 11th day of NOVEMBER, 1989.  
By: H.F. Kahlert  
H.F. Kahlert, P.E., County Engineer



Containing 97.42 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 and maintenance of utilities including the construction, installation, maintenance and operation of cable television systems.
- The Drainage Easements as shown are for the construction and maintenance of drainage facilities and are hereby dedicated in perpetuity to FOURTH WELLINGTON INC. and are the perpetual maintenance obligation 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 these portions of the drainage systems encompassed by the plat which are associated with the drainage of public roads.
- The Tract for private road purposes, Parcel "A" is hereby dedicated for private road purposes, utilities, drainage, water and sewer and is hereby dedicated to LAKEFIELD SOUTH HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. Said tract is also for the construction and maintenance of water and sewer by ACME IMPROVEMENT DISTRICT.
- The Access Tracts, Parcels B, C and D and the access easements as shown are for Access purposes, utilities, drainage, water and sewer and are hereby dedicated to LAKEFIELD SOUTH HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. Said tracts are also for the construction and maintenance of water and sewer by ACME IMPROVEMENT DISTRICT.
- The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
- Parcels J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z as shown are hereby reserved unto the Developer, Corepoint Corp. for recreation, drainage and other proper purposes, and are the perpetual maintenance obligation of same, its successors and assigns without recourse to Palm Beach County, Florida.
- The Lake Parcels E, F, G and H as shown are reserved as water management tracts for drainage purposes. The Maintenance Easements which lie within the Lake Parcels as shown are for the maintenance of said Lake Parcels. Both are hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., and are the perpetual maintenance obligation of said FOURTH WELLINGTON, INC., its successors and assigns without recourse to Palm Beach County, Florida.
- The Acme Improvement District C-2 and C-15 Canals as shown are for Drainage purposes. The Maintenance Easement adjacent to the C-2 and C-15 Canals as shown is for the maintenance of said Canals. Both are hereby dedicated to ACME IMPROVEMENT DISTRICT, and are the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
- PARCELS R and S as shown are for littoral zone and wetland mitigation purposes and are hereby dedicated to the LAKEFIELD SOUTH HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- The Water and Sewer Easements as shown are for the construction and maintenance of water and sewer facilities and are hereby dedicated to the ACME IMPROVEMENT DISTRICT and are the perpetual maintenance obligation of said District, its successors and assigns, without recourse to Palm Beach County, Florida.

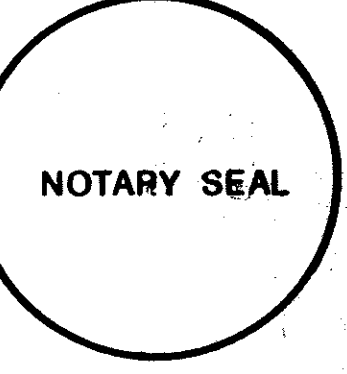
IN WITNESS WHEREOF, the above named Corporation and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their board of Directors, this 11th day of AUGUST, 1989

Attest: George de Guardiola, Vice President  
By: Alberto Vadia Jr., President  
COREPOINT CORP., a Florida Corporation

Attest: Mary M. Victor, Secretary  
By: Ralph D. McCormick, President  
ACME IMPROVEMENT DISTRICT

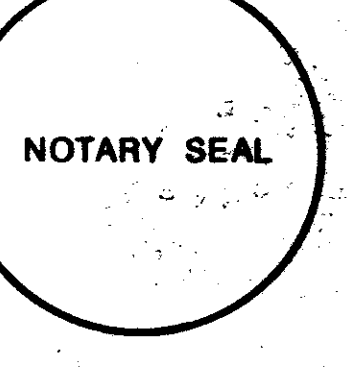
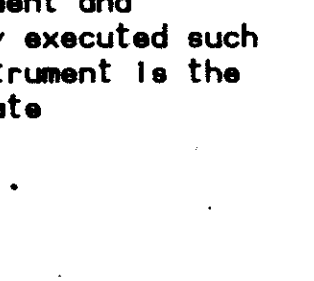
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Alberto Vadia Jr. and George de Guardiola, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of COREPOINT CORP., a Florida Corporation, 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 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 11th day of August, 1989.

My commission expires: August 11, 1992  
Notary Public



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Ralph D. McCormick and Mary M. Victor 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 ACME IMPROVEMENT DISTRICT 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 corporate authority, and that said instrument is the free act and deed of said District.  
WITNESS my hand and official seal this 11th day of August, 1989.

My commission expires: Dec 11, 1992  
Notary Public



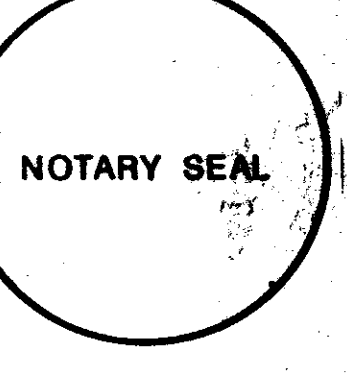
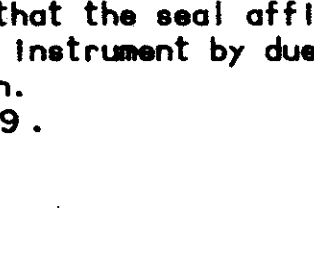
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the lands described in the dedication hereon, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4447 at Page 0032 of the Public Records of Palm Beach County, Florida, shall subordinate to the dedication shown hereon.  
IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President and attested to by its Asst. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of August, 1989.

SOUTHEAST BANK, N.A., a National Banking Association  
Attest: Diane L. Ross, Asst. Vice President  
By: Edward L. Krall, Vice President



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Edward L. Krall and Diane L. Ross, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Asst. Vice President of SOUTHEAST BANK, a National Banking Association and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed to the foregoing instrument is the seal of said Association 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 Association.  
WITNESS my hand and official seal this 11th day of August, 1989.

My Commission Expires: Jan 11, 1992  
Notary Public



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 title to the property is vested to COREPOINT CORP., a Florida Corporation, joined by Acme Improvement District, that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; that I find all mortgages are shown and are true and correct.

MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.  
By: Andrew Fulton III, Esquire  
DATE: 8/11/89

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This is to certify that the plat shown hereon is 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 (P.R.M.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 177, Florida Statutes, as Amended, 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. Fatorny, Professional Land Surveyor  
Florida Registration No. 2297. Date: 8-11-89

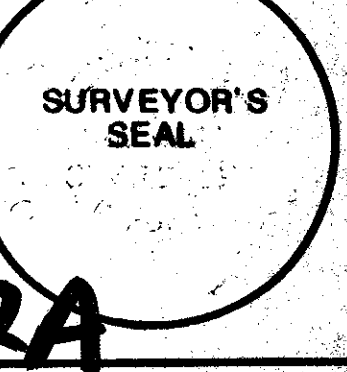
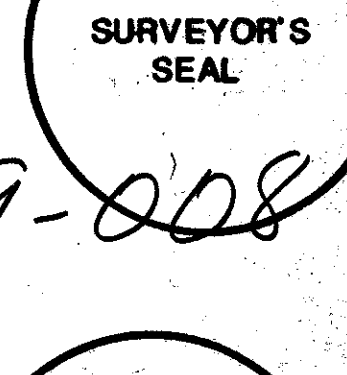
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Aug 15 1989, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.  
THIS INSTRUMENT PREPARED BY JOHN H. DILLINGHAM  
One Harvard Circle  
West Palm Beach, Florida  
John H. Dillingham, Professional Land Surveyor  
Florida Registration No. 4141 Date: 8-11-89

0269-008

64/97

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



Lakeland of the Landings  
 SUBDIVISION - Wellington P.U.D.  
 BOOK 64 PAGE 97  
 FLOOD MAP - 100B  
 QUAD - 777 ZONING - RE  
 SE 78-287 ZIP CODE 33414  
 PUD NAME 7, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.