

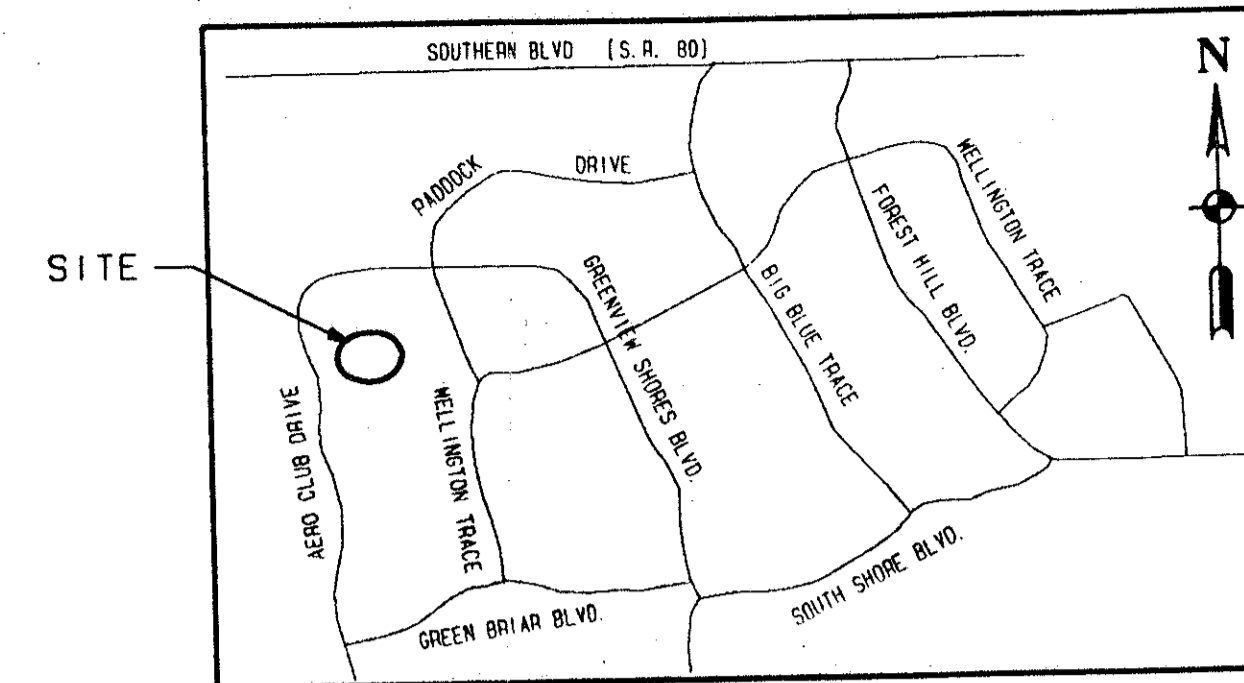
# LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 1, REPLAT 1

BEING A REPLAT OF LOTS 39, 40, 41 AND 42 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 1, RECORDED IN PLAT BOOK 63, PAGES 20 THRU 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

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

SCALE IN FEET SCALE 1"=40'



LOCATION MAP  
NOT TO SCALE

162

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:58 AM this 21st day of October, 1994, and duly recorded in Plat Book No. 73 on Pages 162 thru 168.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By *[Signature]* D.C.



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LENNAR HOMES INC., a Florida Corporation, owner 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, REPLAT 1, Being a Replat of Lots 39, 40, 41 and 42 of Lakefield of the Landings At Wellington P.U.D. - Plat 1, being more particularly described as follows:

Being all of lots 39, 40, 41 and 42 of LAKEFIELD OF THE LANDINGS, WELLINGTON P.U.D. - PLAT 1 as recorded in Plat Book 63, Pages 20 thru 26 of the Public Records Of Palm Beach County Florida.

Containing 0.60 acres, more or less.

Have caused the same to be surveyed and platted as shown and do hereby Reserve Lots 1, 2 & 3 as shown hereon for Residential Lots.

IN WITNESS WHEREOF, the above-named corporation LENNAR HOMES INC. has caused these presents to be signed by its respective officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of August, 1994.

Witness: *[Signature]* LENNAR HOMES INC., a Florida Corporation  
Witness: *[Signature]* By: Jonathan M. Jaffe, Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared Jonathan M. Jaffe who is personally known to me, and who executed the foregoing instrument as Vice President of LENNAR HOMES INC., a Florida Corporation, 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 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 16th day of August, 1994.

My commission expires: *[Signature]*  
Notary Public  
NO. CC206356

## TITLE CERTIFICATION

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
We, CHICAGO 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 LENNAR HOMES INC.; that the current taxes have been paid; and that there are no mortgages of record; and that there are no Deed Restrictions of record which prohibit the subdivision of this property.

CHICAGO TITLE INSURANCE COMPANY  
2593 SOUTH CONGRESS AVENUE  
WEST PALM BEACH, FLORIDA 33402

By: *[Signature]*  
Res. V.P. HERBERT SWAN

Dated: 8-4-94

## COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 18 day of Oct, 1994.

By: *[Signature]*  
Mary McCarty, Chair

Attest: Dorothy H. Wilken, Clerk

By: *[Signature]*  
Deputy Clerk

This plat is hereby approved for record this 18 day of Oct, 1994.

By: *[Signature]*  
George F. Webb, P.E., County Engineer

## LEGEND

- Permanent Reference Monument SET #4659
- R Radius
- A Delta
- A Arc Length
- P.B. Plat Book
- PG. Page
- S.F. Square Feet

## NOTES

SINGLE FAMILY LOTS (3) 0.60 ACRES  
DENSITY 5.0 D.U. / ACRE

All bearings shown hereon are relative to the East line of Section 7 assumed to bear North 00°49'51" East.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County Approvals or Permits as required for such encroachment.

Easements are for Public Utilities, unless otherwise noted.

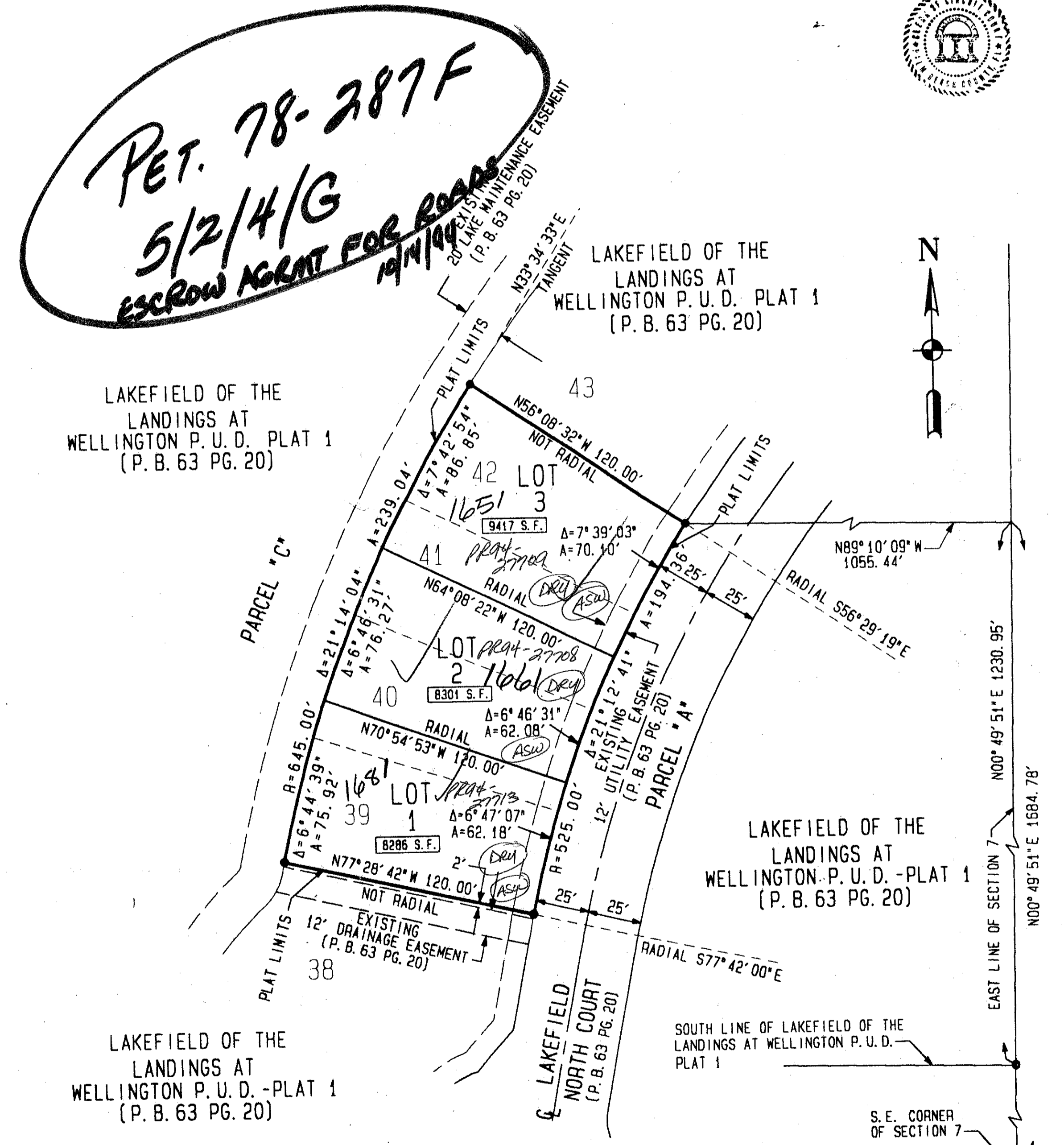
Where Utility and Drainage easements cross, Drainage easements take precedence.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## 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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments "P.R.M.s" have been placed by law; and, further, that the survey data complies with the requirements of Chapter 177, Part 1, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

*[Signature]*  
Allan Frank Oslund, P.L.S.  
License No. 4659  
State of Florida



0269-305 73/162



# LAKEFIELD OF THE LANDINGS AT WELLINGTON - PLAT 1, REPLAT 1

Lakefield of the Landings  
 Plat 1 - Replat 1  
 SUBDIVISION # 1  
 BOOK 73 PAGE 162  
 FLOOD MAP # 1000B  
 FLOOD ZONE B  
 ZONING RE  
 QUAD # 77  
 SE 86  
 ZIP CODE 33414  
 PUD NAME  
 LAKEFIELD AT WELLINGTON, P.U.D.  
 7/24/94

COMPUTED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
JOB NO. 94-202

THIS INSTRUMENT PREPARED BY:  
ALLAN FRANK OSLUND, P.L.S.  
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33409-1923