1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

STATE OF FLORIDA COUNTY OF PALM BEACH

ACKNOWLEDGEMENT

MORTGAGEE'S CONSENT

ROBERT L. CRANE

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH

STATE OF FLORIDA

long & Hardon

STATE OF FLORIDA

COUNTY OF PALM BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH

ACCEPTANCE OF RESERVATIONS

BEFORE ME PERSONALLY APPEARED DENISE KALLAND

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF November

SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WELLINGTON EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID

AS IDENTIFICATION

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EDGE PROPERTY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9047 PAGE 1032, AS MODIFIED IN OFFICIAL RECORD BOOK 9303, PAGE 1380, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF OCTOBER, 1996.

BEFORE ME PERSONALLY APPEARED JUNE B. WOOD, WHO IS PERSONALLY

CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF OCTOBER 1996.

EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK, NA.,

CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE

INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT

A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID

KNOWN TO ME, OR HAS PRODUCED____ AS IDENTIFICATION, AND WHO

ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREDY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4 DAY OF DAY OF 1946

WELLINGTON EDGE PROPERTY ASSOCIATION, INC.

- PRESIDENT

A FLORIDA CORPORATION NOT FOR PROFIT

BARNETT BANK, N.A., A NATIONAL BANKING ASSOCIATION

PRINTED NAME: JUNE B WOO'D

NOTARY PUBLIC

PRINTED NAME: ROBERT L. CRANE COMMISSION NO. CC-336240

F/K/A BARNETT BANK OF PALM BEACH COUNTY

A FLORIDA BANKING CORPORATION

and Bland

TITLE: Vice President

BY Denne Kallane, Pres

SHEET 1 OF 4



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 9:55 DOROTHY H. WILKEN, Clark of Circuit Court

SURVEYOR'S CERTIFICATE

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 (PRMS) AND PERMANENT CONTROL POINTS ("PCP'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

AMES E. PARK REGISTERED SURVEYOR NO. 3915 STATE OF FLORIDA

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RESURVEY OF THE SOUTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID SOUTH LINE HAVING A BEARING OF 58744'41'E.

DE. - DENOTES DRAINAGE EASEMENTS

O - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915

UE. - DENOTES UTILITY EASEMENT

& - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY

P.O.B. - DENOTES POINT OF BEGINNING P.O.C. - DENOTES POINT OF COMMENCEMENT • - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26

LME - DENOTES LAKE MAINTENANCE EASEMENT * - DENOTES ZERO LOT LINE OF INCLUDED LOT OHE - DENOTES OVERHANG EASEMENT

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

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

5. 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.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE ORDINANCES AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

7. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE + O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS 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 SUNICE, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD. OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 0CTOBER 21, 1996 UPDATED: MARCH 1, 1997 - BC BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS MCBANE + OF ONDELL A PARTNERSHIP BY ROBERT L. CRANE, ATTORNEY AT LAW

Pet. 86-32 -121416

P.U.D. TABULAR DATA OPEN SPACE 6.87 ACRES RECREATION AREA 259 ACRES TOTAL AREA 17.01 ACRES DENSITY 201 DU/ACRE DWELLING UNITS 33 PETITION NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNICE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, DEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WELLINGTON'S EDGE, PARCEL 76 - PHASE 20, A PUD.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12: THENCE ON A GRID BEARING NO.122'30'E, ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1633.83' TO THE NORTHWEST CORNER OF THE PLAT OF WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A, A P.U.D." AS RECORDED IN PLAT BOOK 75, PAGES 47 AND 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING

SOUTHERN BLVD.

FOREST HILL BLVD.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST

LOCATION MAP

NOT TO SCALE

PROJEC⁻

THENCE CONTINUE NO122'30"E ALONG SAID WEST LINE A DISTANCE OF 1027.33 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 12: THENCE 58748'22'E ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 258.84 FEET:

THENCE SOZIÍ38'W A DISTANCE OF 260.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST!

THENCS SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 80'5'15" AND A RADIUS OF 243.00 FEET FOR AN ARC DISTANCE OF 343.48 FEET TO A POINT ON A NON-TANGENT LINE:

THENCE 58748'22'E A DISTANCE OF 56.76 FEET!

THENCE SO3'13'16"E A DISTANCE OF 69.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S80'29'24"W

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 68'49'36" AND A RADIUS OF 217.97 FEET FOR AN ARC DISTANCE OF 261.84 FEET TO A POINT ON A NON-TANGENT LINE:

THENCE 58748'22'E A DISTANCE OF 50993 FEET

THENCE NOTIONS W A DISTANCE OF 76.67 FEET!

THENCE N4433'28'W A DISTANCE OF 34,26 FEET!

THENCE NOI28'35'E A DISTANCE OF 40.00 FEET!

THENCE N45'26'32'E A DISTANCE OF 36.42 FEET!

THENCE NOO'4125'E A DISTANCE OF 40.00 FEET!

THENCE SOS 3733 E A DISTANCE OF 66.44 FEET THENCE SO(16'35'E A DISTANCE OF 360,00 FEET)

THENCE 546 18 35 E A DISTANCE OF 35.36 FEET TO THE NORTH LINE OF THE PLAT OF PAGES 163 THROUGH 167, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

THENCE 588'4125'W ALONG SAID PLATTED LINE A DISTANCE OF 27273 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST! THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38'44'21' AND A RADIUS OF 415.00 FEET FOR AN ARC DISTANCE OF 280.61 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07411 AND A RADIUS OF 437.73 FEET FOR AN ARC DISTANCE OF 58.74 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PLAT OF "WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A, A P.U.D.",

THENCE N4740'07'W ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 20149 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N4740'07'W THENCE SOUTHWESTERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1706'57" AND A RADIUS OF 555.00 FEET FOR AN ARC DISTANCE OF 165.74 FEET TO A POINT ON A NON-TANGENT LINE

THENCE NG44704'W ALONG SAID PLATTED LINE A DISTANCE OF 110,00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A DEARING OF NG44704'W.

THENCE NB6'37'30'W ALONG SAID PLATTED LINE A DISTANCE OF 17231 FEET!

THENCE NORTHERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 121738" AND A RADIUS OF 90.00 FEET FOR AN ARC DISTANCE OF 1431 FEET TO A POINT OF TANGENCY:

THENCE NO122'30"E ALONG SAID PLATTED LINE A DISTANCE OF 136.45 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST:

THENCE NO754'10'E ALONG SAID PLATTED LINE A DISTANCE OF 3190 FEET, THENCE NB83730'W ALONG SAID PLATTED LINE A DISTANCE OF 17921 FEET TO THE Point of beginning.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS

- TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATED AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- RECREATION TRACT C SHOWN HEREON IS HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON,

- 3. WATER MANAGEMENT TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA
- 4. TRACTS E, F, G AND H, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 5. TRACTS J AND K, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE
- 6. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CADLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 7. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC. FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA

ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

- 8. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER
- THE OVERHANG EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND MAINTENANCE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 10. THE LITTORAL AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA
- II. THE SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- 12. A UTILITY EASEMENT OVER TRACTS A AND B IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF THEIR UTILITY FACILITIES.
- 13. THE DRAINAGE EASEMENT OVER TRACT K IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONSTRUCTION AND MAINTENANCE OF THEIR DRAINAGE FACILITIES.

IN WITNESS WHEREOF, SUNICE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 4th DAY OF November

ATTEST. LUISE Kalland, VP PRINTED NAME DENISE KALLAND VICE PRESIDENT

A FLORIDA CORPORATION BY. G. M. Kyans PRINTED NAME PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE HE PERSONALLY APPEARED FOWARD M. RYAN AND DENISE KALLANDWHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED

RESPECTIVELY, AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND

VICE PRESIDENT OF
SUNICE, INC. 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 444 DAY OF NOV.

MY COMMISSION EXPIRES 1/4/98 NOTARY PUBLIC ROBERT L. CRANE

MY COMMISSION EXPIRES: JAN. 4, 1998

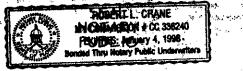
VILLAGE OF 14000 GREENBRIAR BLVD.

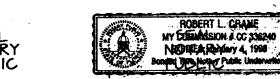
WELLINGTON, FLORIDA 33414 (561) 791-4000

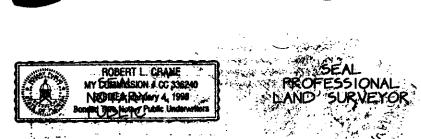
NATIO SEALUTTES BARNETT BANK

SEAL MICHAEL OWENS

WELLINGTON EDGE PROPERTY ASSOCIATION







15 THE FREE ACT AND DEED OF SAID CORPORATION.

0 0 * () A_{ln} THENCE SOUTHWESTERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 072240" AND A RADIUS OF 665.00 FEET FOR AN ARC DISTANCE OF 85.63 FEET TO A POINT ON A NON-TANGENT LINE: THENCE NIOSS'ON'W ALONG SAID PLATTED LINE A DISTANCE OF 14.76 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST! 0

THENCE NORTHERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06'31'40" AND A RADIUS OF 90.00 FEET FOR AN ARC DISTANCE OF 10.25 FEET TO A POINT OF TANGENCY:

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, FLORIDA CONTAINING 17.01 ACRES,

SUNICE. IN