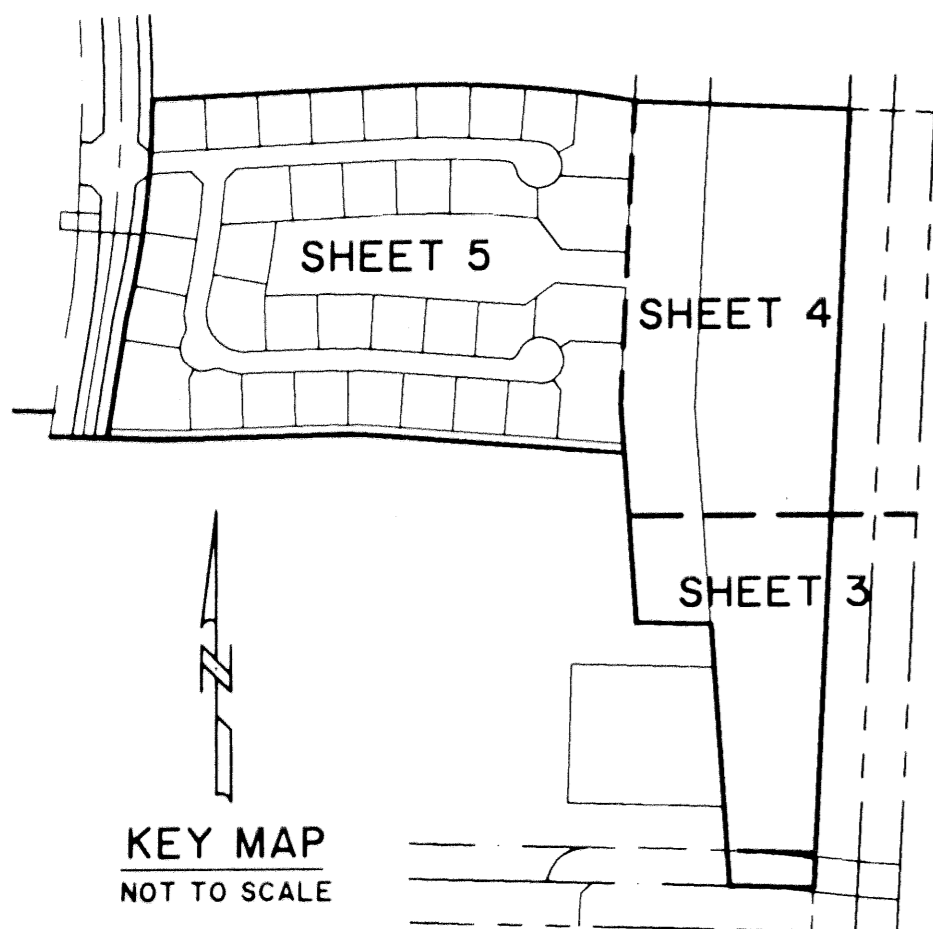


# ISLES AT WELLINGTON PLAT VI

A PORTION OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT  
LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET 2 OF 5                      JANUARY, 2002



STATE OF FLORIDA                      SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002  
AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
DOROTHY H. WILKEN,  
CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_ D.C.

KEY MAP  
NOT TO SCALE

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION  
VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 9th DAY OF April, 2002.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham  
THOMAS M. WENHAM  
MAYOR

ATTEST: Awilda Rodriguez  
AWILDA RODRIGUEZ  
VILLAGE CLERK

### MORTGAGEE'S CONSENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

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 11662 AT PAGE 1261 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF March, 2002.

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK

WITNESS: Ursula E. Lehman BY: Ralph C. Kirk  
Ursula E. Lehman                      RALPH C. KIRK, VICE PRESIDENT

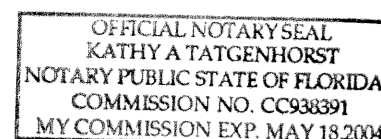
### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF April, 2002.

MY COMMISSION EXPIRES: July 2, 2003  
PRINT NAME: Kathy A. Tatgenhorst  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_  
COMMISSION EXP. \_\_\_\_\_



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

I, GERRY KNIGHT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

DATED: 3/5/02  
Gerry Knight  
GERRY KNIGHT, ESQ. P.A.

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED RALPH C. KIRK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK 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 1st DAY OF March, 2002.

MY COMMISSION EXPIRES: July 2, 2003

Sean P. McDonough  
NOTARY PUBLIC  
Sean P. McDonough  
Notary Public, State of Ohio

### SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- 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 THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- |          |   |  |
|----------|---|--|
| P.C.P.   | = | PERMANENT CONTROL POINT                          |
| P.R.M.   | = | PERMANENT REFERENCE MONUMENT                     |
| O.R.B.   | = | OFFICIAL RECORD BOOK                             |
| P.B.     | = | PLAT BOOK  |
| PCS.     | = | PAGES  |
| D.B.     | = | DEED BOOK  |
| P.B.C.   | = | PALM BEACH COUNTY                                |
| R/W      | = | RIGHT OF WAY                                     |
| C        | = | CENTERLINE                                       |
| U.E.     | = | UTILITY EASEMENT                                 |
| D.E.     | = | DRAINAGE EASEMENT                                |
| R        | = | RADIUS   |
| L        | = | ARC LENGTH                                       |
| Δ        | = | CURVE CENTRAL ANGLE                              |
| P.O.B.   | = | POINT OF BEGINNING                               |
| P.O.C.   | = | POINT OF COMMENCEMENT                            |
| ⊙        | = | DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE |
| ●        | = | DENOTES SET P.C.P. PSM 5019                      |
| ■        | = | DENOTES SET P.R.M. L.B. 4396                     |
| □        | = | DENOTES FOUND P.R.M. PSM 5019                    |
| L.M.E.   | = | LAKE MAINTENANCE EASEMENT                        |
| C        | = | CHORD LENGTH                                     |
| C.B.     | = | CHORD BEARING                                    |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT                 |
| R.L.     | = | RADIAL LINE                                      |
| TYP.     | = | TYPICAL  |
| N        | = | NORTHING, WHEN USED WITH COORDINATES             |
| E        | = | EASTING, WHEN USED WITH COORDINATES              |
| W.E.     | = | WATER EASEMENT                                   |
| L.B.E.   | = | LANDSCAPE BUFFER EASEMENT                        |
| L.A.E.   | = | LIMITED ACCESS EASEMENT                          |
| FD.      | = | FOUND  |
| OA.      | = | OVERALL  |
| C.M.     | = | CONCRETE MONUMENT                                |
| F.P.L.   | = | FLORIDA POWER AND LIGHT                          |
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EASTERLY LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 02°39'45" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF April, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1), F.S.

DATE: 4/9/02

Gary R. Clough  
GARY R. CLOUGH, P.E.  
VILLAGE ENGINEER

### P.U.D. TABULATION PETITION NO. P D D 86-32

TRACT "O-42"	0.542 ACRES
TRACT "O-43"	11.159 ACRES
TRACT "S-12"	2.784 ACRES
TRACT "S-13"	0.349 ACRES
TRACT "W-7"	7.683 ACRES
LOTS 1-35	14.431 ACRES
TOTAL	36.948 ACRES
DENSITY (GROSS)	0.97 D.U.'S/ACRE

### SURVEYOR AND MAPPER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS ACCORDING TO CHAPTER 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3/7/02 BY: Craig S. Pusey

CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5019  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #4396

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

VILLAGE ENGINEER

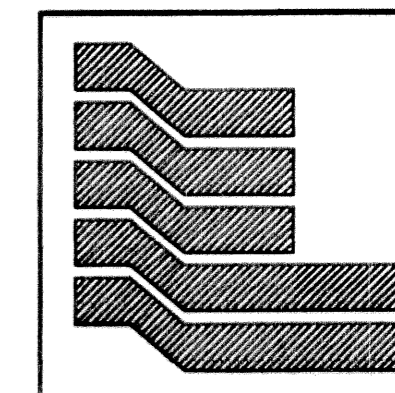
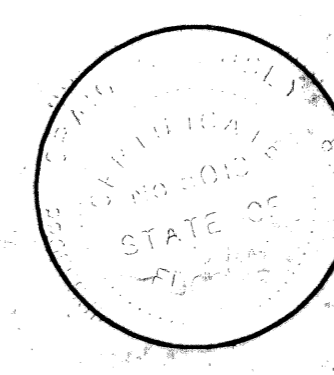
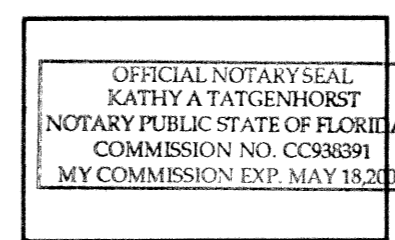
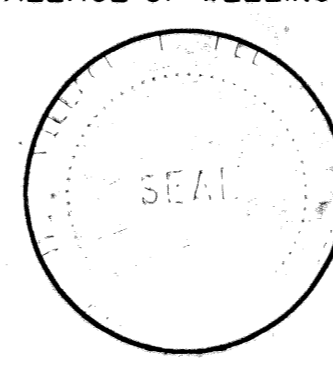
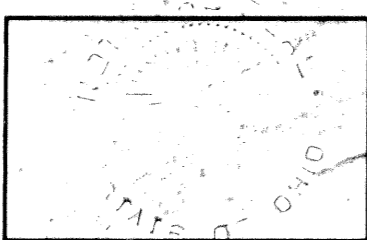
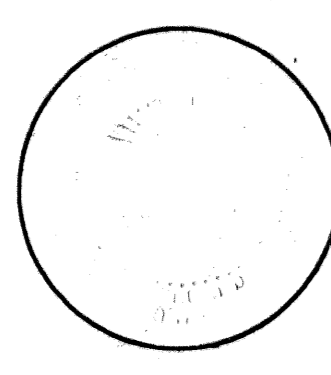
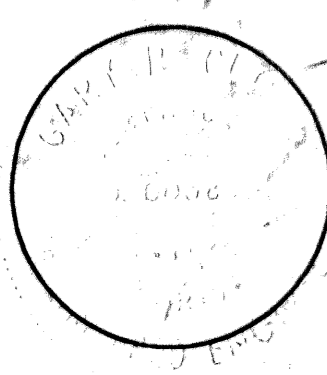
MORTGAGEE

MORTGAGEE NOTARY

VILLAGE OF WELLINGTON

NOTARY

SURVEYOR



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

ISLES AT WELLINGTON PLAT VI  
(POD "F")