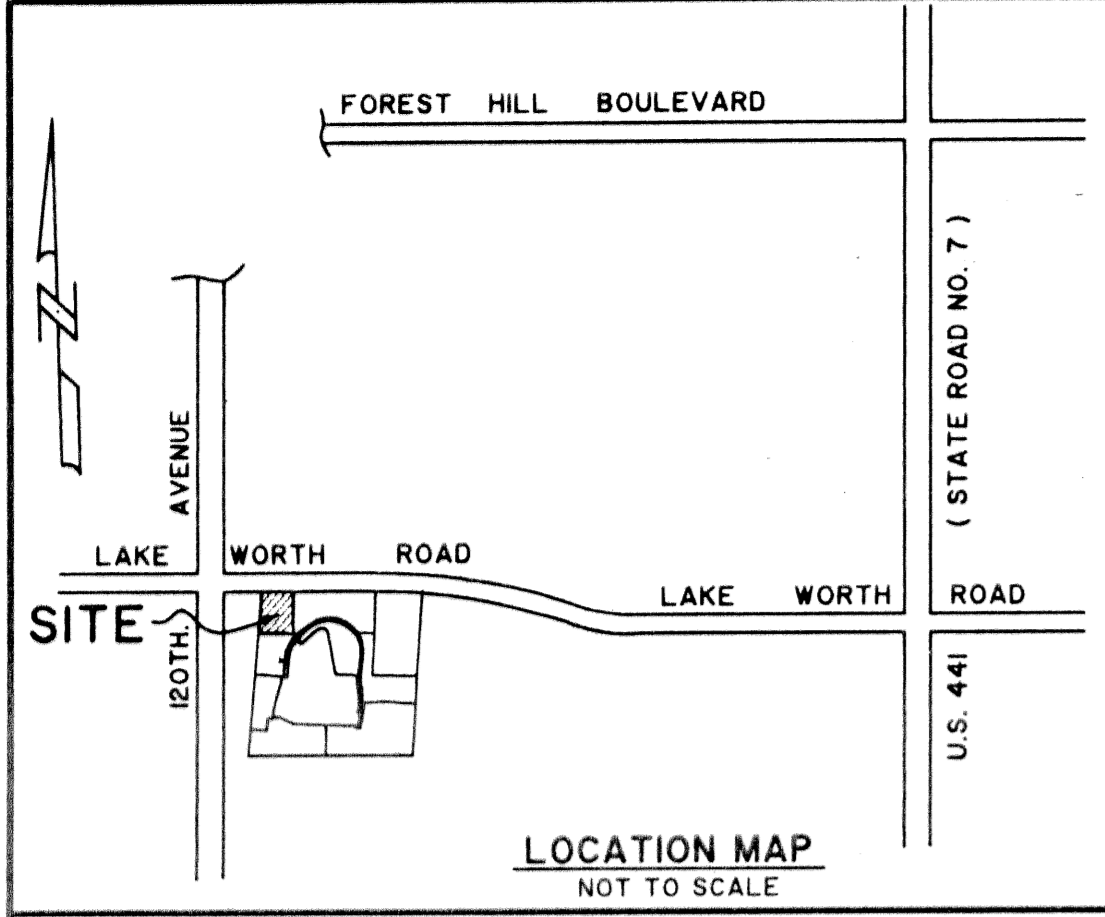


# ST. THERESE DE LISIEUX

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 1 OF 2 AUGUST, 2002



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:53  
A.M. THIS 25th DAY OF March, 2002  
AND DULY RECORDED IN PLAT BOOK NO. 97  
ON PAGES 185 - 186  
DOROTHY H. WILKEN,  
CLERK OF THE CIRCUIT COURT  
BY *[Signature]* D.C.

**DEDICATION AND RESERVATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE DIOCESE OF PALM BEACH THE SUCCESSOR IN OFFICE AND ASSIGNS FOREVER A CORPORATION SOLE, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ST. THERESE DE LISIEUX, LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 02°03'45" WEST ALONG THE WESTERLY LINE OF SAID SECTION 26, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°27'36" EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 233.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF A 50.00 FOOT WIDE ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1921, PAGE 1331, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTHERLY LINE OF A 50.00 FOOT WIDE ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1037, PAGES 686 THROUGH 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 88°27'36" EAST ALONG SAID SOUTHERLY LINE OF ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 1178.54 FEET TO THE NORTHWEST PLAT CORNER OF THE ISLES OF WELLINGTON PLAT NO. 1; THENCE SOUTH 43°27'36" EAST ALONG THE WEST LINE OF THE ISLES OF WELLINGTON PLAT NO. 1 AS RECORDED IN PLAT BOOK 85, PAGES 87 THROUGH 96; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 35.36 FEET; THENCE SOUTH 01°32'24" WEST, CONTINUING ALONG THE AFORESAID WEST LINE OF THE ISLES OF WELLINGTON PLAT NO. 1, A DISTANCE OF 1379.70 FEET TO THE SOUTHWEST CORNER OF THE ISLES OF WELLINGTON PLAT NO. 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE ISLES OF WELLINGTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 88, PAGES 91 THROUGH 96; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'36" WEST, ALONG THE NORTHERLY PLAT BOUNDARY OF THE SAID ISLES OF WELLINGTON PLAT NO. 3, A DISTANCE OF 1277.72 FEET TO A POINT ON SAID EASTERLY LINE OF ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1921, PAGE 1331, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF THE ISLES OF WELLINGTON PLAT NO. 3; THENCE NORTH 04°33'46" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1406.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.000 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

**EASEMENTS**  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY LINES INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE WATER EASEMENT AND SEWER EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLES AT WELLINGTON COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, 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, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**TRACTS**  
TRACT "C-I", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE FOR CANAL RIGHT-OF-WAY PURPOSES.  
TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS APOSTOLIC ADMINISTRATOR, THIS 15th DAY OF OCTOBER, 2002.

DIOCESE OF PALM BEACH  
THE SUCCESSOR IN OFFICE AND ASSIGNS  
FOREVER A CORPORATION SOLE  
WITNESS: *[Signature]* BY: *[Signature]*  
REVEREND JAMES MURTAGH  
APOSTOLIC ADMINISTRATOR  
WITNESS: *[Signature]*

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED REVEREND JAMES MURTAGH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS APOSTOLIC ADMINISTRATOR OF THE DIOCESE OF PALM BEACH, THE SUCCESSOR IN OFFICE AND ASSIGNS FOREVER A CORPORATION SOLE, 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 FEE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF OCTOBER, 2002

MY COMMISSION EXPIRES: July 15, 2005  
*[Signature]*  
MARY M. BARONI  
NOTARY PUBLIC  
PRINT NAME  
COMMISSION NO. DD041942



**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, J. PATRICK FITZGERALD, 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 THE DIOCESE OF PALM BEACH, THE SUCCESSOR IN OFFICE AND ASSIGNS FOREVER A CORPORATION SOLE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: 11/21/03  
J. PATRICK FITZGERALD, ESQ.

**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.R.M.     | PERMANENT REFERENCE MONUMENT                   |
| O.R.B.     | OFFICIAL RECORD BOOK                           |
| P.B.       | PLAT BOOK                                      |
| P.G.S.     | PAGES  |
| D.B.       | DEED BOOK                                      |
| P.B.C.     | PALM BEACH COUNTY                              |
| R/W        | RIGHT OF WAY                                   |
| CL         | 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 SET PALM BEACH COUNTY DISK IN CONCRETE |
| ■          | DENOTES SET P.R.M. L.B. 4396                   |
| □          | DENOTES FOUND P.R.M. PSM 5019                  |
| TYP.       | TYPICAL  |
| N          | NORTHING                                       |
| E          | EASTING  |
| W.E.       | WATER EASEMENT                                 |
| L.B.E.     | LANDSCAPE BUFFER EASEMENT                      |
| L.A.E.     | LIMITED ACCESS EASEMENT                        |
| FD.        | FOUND  |
| OA.        | OVERALL  |
| C.M.       | CONCRETE MONUMENT                              |
| V.O.W.D.E. | VILLAGE OF WELLINGTON DRAINAGE EASEMENT        |
| S.E.       | SEWER EASEMENT                                 |
| P.         | PLAT   |
| P.S.M.     | PROFESSIONAL SURVEYOR AND MAPPER               |

- 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 WEST LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 02°03'45" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.

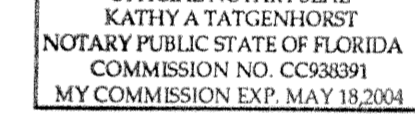
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION  
VILLAGE OF WELLINGTON

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 25th DAY OF March, 2002.  
VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *[Signature]* THOMAS M. WENHAM  
MAYOR  
ATTEST: *[Signature]* AWILDA RODRIGUEZ  
VILLAGE CLERK

**ACKNOWLEDGEMENTS**

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 15th DAY OF March, 2002.

MY COMMISSION EXPIRES: 5/16/04  
*[Signature]*  
KATHY A. TATGENHORST  
PRINT NAME  
COMMISSION NO. 00938391



VILLAGE ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF March, 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: 3/18/03  
*[Signature]*  
GARY R. CLOUGH, P.E.  
VILLAGE ENGINEER

P.U.D. TABULATION  
PETITION NO. P D D 66-32

TRACT "A" ..... 38.9282 ACRES  
TRACT "C-I" ..... 1.0718 ACRES  
TOTAL ..... 40.00 ACRES

**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.) HAVE BEEN PLACED AS REQUIRED BY LAW 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 REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10/30/02 BY: *[Signature]*  
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 JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION  
DIOCESE OF PALM BEACH THE  
SUCCESSOR IN OFFICE AND ASSIGNS  
FOREVER A CORPORATION SOLE  
*[Signature]*  
DEDICATION NOTARY  
MARY M. BARONI  
Notary Public - State of Florida  
My Commission Expires Jul 15, 2005  
Commission # DD041942

NOTARY  
VILLAGE ENGINEER  
VILLAGE OF WELLINGTON

SURVEYOR  
*[Signature]*

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