

CLERK SEAL

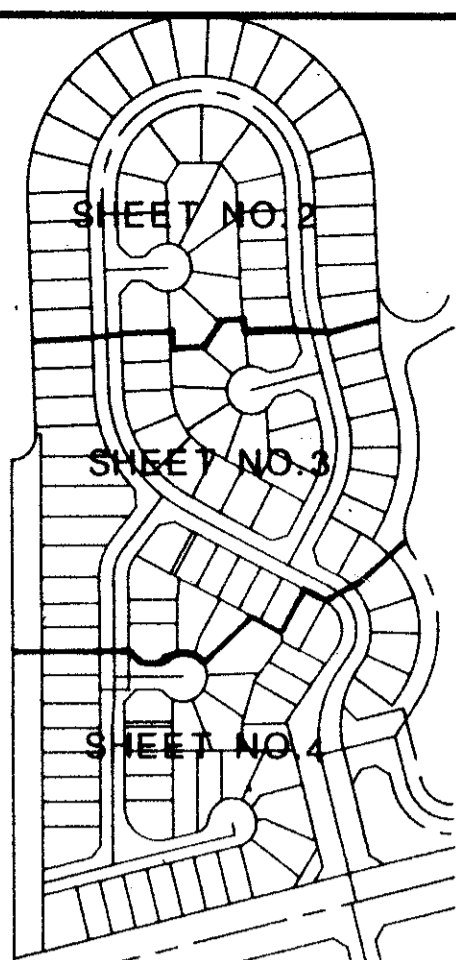
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:22 AM, this 11 day of April, 1988, and duly recorded in Plat Book No. 59 on Pages 68 thru 71.
JOHN B. DUNKLE
Clerk Circuit Court
By: [Signature]

TRACT 43 OF WELLINGTON P.U.D.

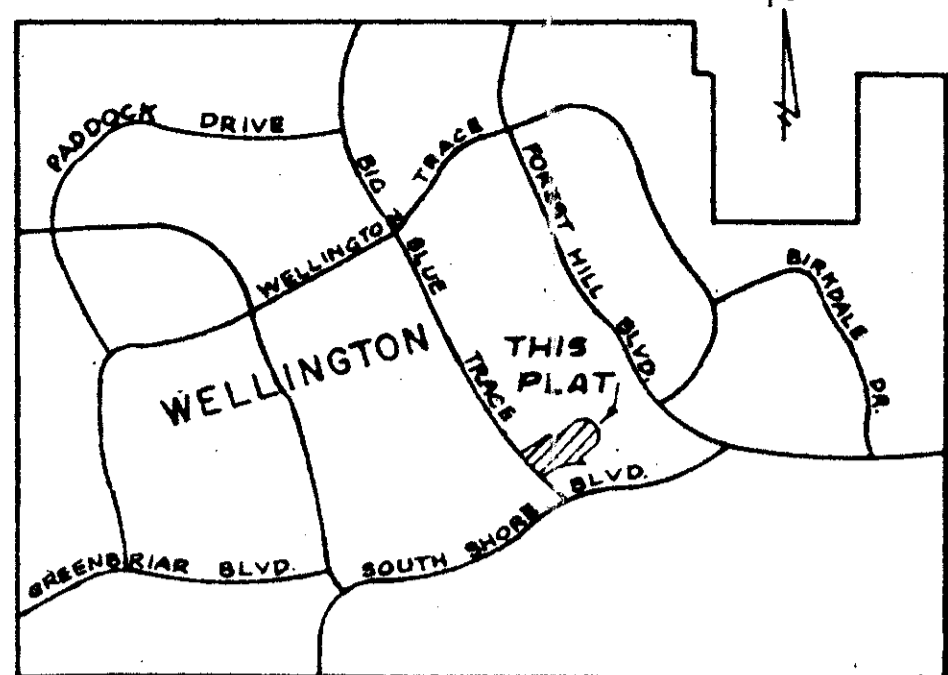
BEING A REPLAT OF A PART OF TRACT 43 OF WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 44, PAGE 61, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND OTHER LANDS.

IN PART OF SECTIONS 10 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN FOUR SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JULY 1987



KEY MAP



LOCATION MAP N.T.S.

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 10 and 15, Township 44 South, Range 41 East, Palm Beach County, Florida shown hereon as TRACT 43 OF WELLINGTON P.U.D., being more particularly described as follows:

Being a Replat of part of TRACT 43 OF WELLINGTON P.U.D. as recorded in Plat Book 44, Page 61 of the Public Records of Palm Beach County, Florida and other lands, lying in said Sections 10 and 15;

Commencing at the Southwest Corner of said Section 10; thence South 89°45'17" East along the South Line of said Section 10, a distance of 1362.02 feet to the Northeastly Right-of-Way Line of Big Blue Trace as shown on Sheet No. 10, GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., as recorded in Plat Book 31, Pages 120 through 136, Inclusive, of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of this Description; thence North 60°58'08" East along a line radial to a curve to be described, a distance of 1019.52 feet to a point on a curve concave to the northeast having a radius of 50.00 feet and a central angle of 91°58'08"; thence Southeastly, Easterly and Northeastly along the arc of said curve, a distance of 80.26 feet; thence North 59°00'00" East along the tangent to said curve, a distance of 484.95 feet to the beginning of a curve concave to the Southwest having a radius of 360.00 feet and a central angle of 180°00'00"; thence Northeastly, Easterly, Southeastly, Southerly and Southwesterly along the arc of said curve, a distance of 1130.97 feet thence South 59°00'00" West along the tangent to said curve a distance of 314.17 feet to the beginning of a curve concave to the Southeast having a radius of 200.00 feet and a central angle of 12°04'55"; thence Westerly along the arc of said curve, a distance of 42.17 feet; thence South 46°55'05" West along the tangent to said curve, a distance of 95.65 feet to the beginning of a curve concave to the Northwest having a radius of 350.00 feet and a central angle of 42°23'31"; thence Southwesterly and Westerly along the arc of said curve, a distance of 258.96 feet; thence South 89°18'36" West along the tangent to said curve, a distance of 32.39 feet to Point of Intersection with a curve concave to the Northwest having a radius of 230.00 feet and a central angle of 89°37'14"; a radial bears North 83°11'45" West at this point; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 359.76 feet; thence North 83°34'32" West along the tangent to said curve, a distance of 23.73 feet; thence North 06°25'56" East, a distance of 99.03 feet to a point on a curve concave to the Southeast having a radius of 200.00 feet and central angle of 41°32'31"; a tangent bears South 89°16'56" East from said point; thence Southwesterly along the arc of said curve, a distance of 145.01 feet; thence South 49°10'33" West along the tangent to said curve, a distance of 231.06 feet; thence South 03°13'04" West, a distance of 35.94 feet to the Northeastly Right-of-Way Line of said Big Blue Trace; thence North 42°44'25" West along the Northeastly Line of said Big Blue Trace, a distance of 781.94 feet to the Point of Beginning.

Containing 30.08 acres more or less; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. The Utility Easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television system.
2. The Drainage Easements as shown are for the construction and maintenance of drainage facilities and are hereby dedicated to the LAKEPOINT HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
3. 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.
4. The Tracts for private road purpose (White Coral Drive, Lake Breeze Drive), as shown, are for private road purposes, utilities, drainage, water and sewer and are hereby dedicated to the LAKEPOINT 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 for private road purposes are also easements for the construction and maintenance of water and sewer by ACME IMPROVEMENT DISTRICT.
5. The Access Tracts (White Coral Way, White Coral Court, Lake Breeze Ct., Lake Breeze Dr., Cross Breeze Dr.) as shown are for private road purposes, utilities, drainage, water and sewer and are hereby dedicated to the LAKEPOINT 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 easements for the construction and maintenance of water and sewer by ACME IMPROVEMENT DISTRICT.
6. Parcel E as shown is for drainage purposes and is hereby dedicated to ACME IMPROVEMENT DISTRICT, and is the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
7. The Maintenance Easements adjacent to Lake Wellington and Parcel E as shown are for the maintenance of said Lake and Parcel and 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.
8. 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.
9. Parcels A, B, C and D as shown are for open space and are hereby dedicated to the LAKEPOINT HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, 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 Boards of Directors, this 1 day of March, 1988

Attest: [Signature] COREPOINT CORP., a Florida Corporation
Ricardo Vadia, Vice President
By: [Signature] Alberto Vadia, Jr., President
Attest: [Signature] ACME IMPROVEMENT DISTRICT
Madison Paccetti, Secretary
By: [Signature] Ralph D. McCormick, President

LAND USE

Table with 2 columns: Land Use Description and Area. Includes SINGLE FAMILY LOTS (138 UNITS) - 21.49 ACRES, ROAD RIGHT-OF-WAY - 5.21 ACRES, ACCESS TRACT - 1.84 ACRES, PARCELS A, B, C & D (OPEN SPACE) - 0.10 ACRES, PARCEL E (DRAINAGE) - 1.42 ACRES, TOTAL 30.06 ACRES.

DENSITY 4.59 D.U./ACRE

NOTES

- 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 Section 10-44-41 is assumed to bear South 89°45'17" East.

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

No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements.

No structures, trees or shrubs shall be placed in the Maintenance Drainage, Water and Sewer Easements.

Landscaping on Utility Easements shall be only with approval of all utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

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

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5th day of April, 1988

By: [Signature] Carol A. Roberts, Chair

Attest: JOHN B. DUNKLE, Clerk
By: [Signature] Paul H. Conpton, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 5th day of April, 1988

By: [Signature] H.F. Kahlert, P.E., County Engineer

COREPOINT CORP. SEAL, ACME IMPROVEMENT DISTRICT SEAL, BOARD OF COUNTY COMMISSIONERS SEAL, COUNTY ENGINEERS SEAL



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared ALBERTO VADIA JR. and RICARDO VADIA, 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 1 day of March, 1988

My commission expires: 12-16-89
By: [Signature] Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Ralph D. McCormick and Madison Paccetti, 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 district authority and that said instrument is the free act and deed of said District.

WITNESS my hand and official seal this 1 day of March, 1988.

My commission expires: 4-18-89
By: [Signature] Notary Public

MORTGAGE CONSENT

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 hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4447, at Page 32 of the Public Records of Palm Beach County, Florida, shall be subordinated 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 2nd day of MARCH, 1988.

Attest: [Signature] Diane L. Ross, Asst. Vice President
By: [Signature] Robert J. Arthur, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Robert J. Arthur 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, N.A., 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 2nd day of MARCH, 1988.

My Commission Expires: 2-12-91
By: [Signature] Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Arthur J. August, 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 in COREPOINT CORP., a Florida Corporation and ACME IMPROVEMENT DISTRICT; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that all mortgages are shown and are true and correct and that I find there are no other encumbrances of record.

AUGUST 8 POHLIG, P.A. 0332-046
Arthur J. August, President, Attorney-at-law, for the firm
Date: Jan 30, 1988

SURVEYOR'S CERTIFICATION

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) 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 comply with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida of the Florida Administrative Code and Ordinances of Palm Beach County, Florida.

GEE & JENSON, Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED BY PETER J. MOSCHETTO
One Harvard Circle
Palm Beach, Florida

Peter J. Moschetto, Professional Land Surveyor
Florida Registration No. 110, Date: 3-4-88

TRACT 43 OF WELLINGTON P.U.D.

59/68