

VILLAGEWALK OF WELLINGTON - PLAT FOUR

00073-0018

2003-0733042

113

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN PORTIONS OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAGEWALK OF WELLINGTON - PLAT FOUR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF TRACTS 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 37, 38, 39, 40, 41, 44, 53, 54, 55, 56, 58, AND 59, AND ALL OF TRACTS 42 AND 43, TOGETHER WITH THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, LYING ADJACENT TO AND CONTIGUOUS WITH THOSE TRACTS, ALL IN BLOCK 20, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "OS1", VILLAGEWALK OF WELLINGTON - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 89 THROUGH 97, SAID PUBLIC RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT "OS1", FOR THE FOLLOWING SEVEN COURSES, NORTH 82°52'09" EAST, A DISTANCE OF 70.15 FEET; THENCE SOUTH 52°52'26" EAST, A DISTANCE OF 81.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,085.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°22'38", A DISTANCE OF 82.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°15'05" EAST, A DISTANCE OF 169.30 FEET; THENCE SOUTH 12°15'05" EAST, A DISTANCE OF 12.93 FEET; THENCE SOUTH 32°44'55" WEST, A DISTANCE OF 179.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°45'44", A DISTANCE OF 230.68 FEET TO A POINT OF TANGENCY; THENCE, DEPARTING SAID WESTERLY LINE, SOUTH 70°30'39" WEST, A DISTANCE OF 129.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'47", A DISTANCE OF 245.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°16'52" WEST, A DISTANCE OF 9.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,323.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'54", A DISTANCE OF 532.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62°21'46" WEST, A DISTANCE OF 34.86 FEET; THENCE NORTH 27°38'14" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 62°21'46" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 27°38'14" EAST, A DISTANCE OF 115.89 FEET; THENCE SOUTH 27°38'14" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 62°21'46" EAST, A DISTANCE OF 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,423.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'54", A DISTANCE OF 573.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 39°16'52" EAST, A DISTANCE OF 9.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'47", A DISTANCE OF 190.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 70°30'39" EAST, A DISTANCE OF 116.20 FEET; THENCE SOUTH 30°20'16" EAST, A DISTANCE OF 70.35 FEET; THENCE SOUTH 75°07'16" EAST, A DISTANCE OF 517.95 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE SOUTH 01°25'16" EAST, A DISTANCE OF 1,910.76 FEET; THENCE SOUTH 88°34'44" WEST, A DISTANCE OF 825.34 FEET; THENCE SOUTH 38°47'52" WEST, A DISTANCE OF 610.99 FEET; THENCE SOUTH 22°38'43" WEST, A DISTANCE OF 110.00 FEET THENCE SOUTH 89°24'00" WEST, A DISTANCE OF 439.50 FEET; THENCE NORTH 00°36'00" WEST, A DISTANCE OF 215.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 515.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69°40'51" EAST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°36'49", A DISTANCE OF 32.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°42'20" WEST, A DISTANCE OF 111.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°49'58", A DISTANCE OF 159.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°32'18" WEST, A DISTANCE OF 255.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 565.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'17", A DISTANCE OF 56.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 77°02'14" WEST, A DISTANCE OF 408.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,140.00 FEET; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°43'16", A DISTANCE OF 1,683.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°41'02" EAST, A DISTANCE OF 1,238.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,260.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'10", A DISTANCE OF 239.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 31°25'44" EAST, A DISTANCE OF 795.21 FEET TO THE POINT OF BEGINNING #2; THENCE NORTH 31°25'44" EAST, A DISTANCE OF 537.07 FEET; THENCE SOUTH 58°34'16" EAST, A DISTANCE OF 435.59 FEET; THENCE SOUTH 73°15'05" EAST, A DISTANCE OF 1022.84 FEET; THENCE SOUTH 03°17'16" WEST, A DISTANCE OF 85.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'06", A DISTANCE OF 67.31 FEET; THENCE SOUTH 75°41'38" EAST, A DISTANCE OF 160.00 FEET TO A POINT ON THE WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2-W CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 319, PAGE 275, SAID PUBLIC RECORDS; THENCE, ALONG SAID WEST LINE, SOUTH 14°21'02" WEST, A DISTANCE OF 401.81 FEET TO A POINT ON A LINE 15.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 31 AND 32.; THENCE, ALONG SAID PARALLEL LINE, SOUTH 89°24'00" WEST, A DISTANCE OF 393.10 FEET; THENCE NORTH 00°36'00" WEST, A DISTANCE OF 69.42 FEET; THENCE NORTH 00°06'00" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 60°28'03" WEST, A DISTANCE OF 1364.15 FEET TO THE POINT OF BEGINNING #2.

CONTAINING A TOTAL OF 127.39 ACRES, MORE OR LESS.

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

- TRACTS "A", "B", "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS "OS37" THROUGH "OS48" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, BUFFER, UTILITY AND LAKE MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

BEING A REPLAT OF A PORTION OF TRACTS 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 37, 38, 39, 40, 41, 44, 53, 54, 55, 56, 58, AND 59, AND ALL OF TRACTS 42 AND 43, TOGETHER WITH THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, LYING ADJACENT TO AND CONTIGUOUS WITH THOSE TRACTS, ALL IN BLOCK 20, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 17 SEPTEMBER, 2003

DEDICATION: (CONTINUED)

- TRACTS "A", "B", "C", "D" AND "E", DEDICATED FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE UTILITY EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- TRACTS "L1" AND "L2", (THE WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGEWALK OF WELLINGTON HOMEOWNERS 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH TRACTS "A" THROUGH "E" AS DEDICATED FOR PRIVATE ROAD PURPOSES AND SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY, DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AND AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE VILLAGEWALK TRACTS V1 THROUGH V5 AND THE VILLAGEWALK EASEMENTS (V.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND OTHER PROPER INGRESS AND EGRESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 6th DAY OF October, 2003.

DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION
 BY: Harmon D. Smith, President ATTEST: Richard E. Greene, Vice President
 HARMON D. SMITH, PRESIDENT RICHARD E. GREENE, VICE PRESIDENT

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARMON D. SMITH AND RICHARD E. GREENE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PROBBED OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF DIVOSTA AND COMPANY, INC., 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 6th DAY OF October, 2003.

8/31/06
 MY COMMISSION EXPIRES:

Christine Scalomandee
 NOTARY PUBLIC - STATE OF FLORIDA
Christine Scalomandee
 PRINT NOTARY NAME HERE
 COMMISSION NO. 06118351

NOTARY SEAL

ACCEPTANCE OF RESERVATIONS:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF October, 2003.

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Richard E. Greene BY: Richard E. Greene
 PRINT NAME: Richard E. Greene RICHARD E. GREENE, PRESIDENT
 WITNESS: William E. Shannon
 PRINT NAME: William E. Shannon

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PROBBED OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October, 2003.

8/31/06
 MY COMMISSION EXPIRES:

Christine Scalomandee
 NOTARY PUBLIC - STATE OF FLORIDA
Christine Scalomandee
 PRINT NOTARY NAME HERE
 COMMISSION NO. 06118351

NOTARY SEAL

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, AS STATED, AND SHOWN HEREON DATED THIS 18th DAY OF November, 2003.

VILLAGE OF WELLINGTON,
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham ATTEST: Awilda Rodriguez
 THOMAS M. WENHAM AWILDA RODRIGUEZ
 MAYOR VILLAGE CLERK

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

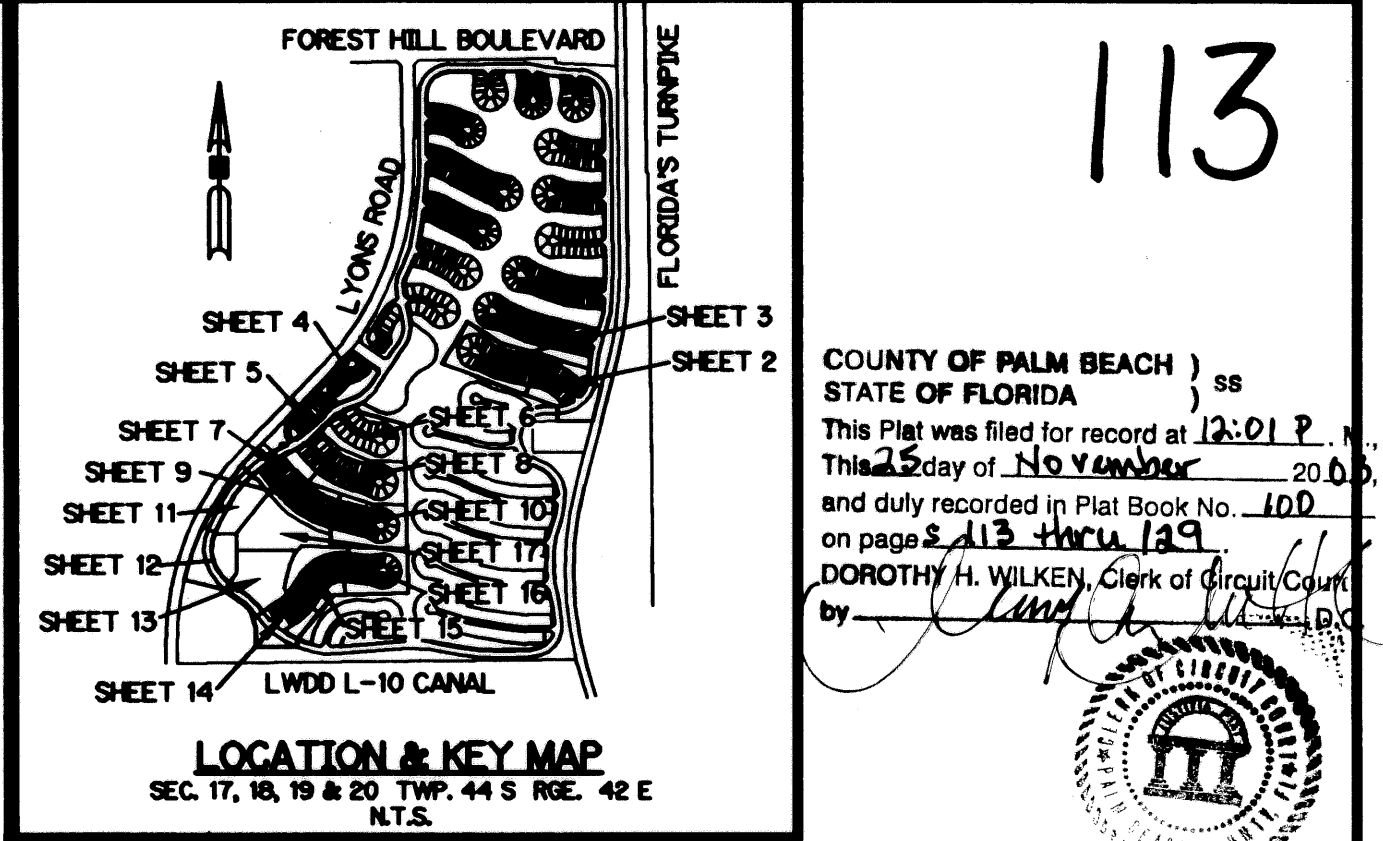
BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT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

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 2003.

5-11-04
 MY COMMISSION EXPIRES:

Awilda Rodriguez
 NOTARY PUBLIC

Awilda Rodriguez
 PRINT NAME: Awilda Rodriguez
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. 0698291



TITLE CERTIFICATION:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, 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 IN DIVOSTA AND COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION
 DATE: 9/29/03 BY: William E. Shannon
 WILLIAM E. SHANNON, PRESIDENT

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 ("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 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE VILLAGE OF WELLINGTON.

BY: David L. Smith DATE: 10-7-03
 DAVID L. SMITH, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. 4951, STATE OF FLORIDA
 LAWSON, NOBLE AND WEBB, INC.
 ENGINEERS PLANNERS SURVEYORS
 420 COLUMBIA DRIVE, SUITE 110
 WEST PALM BEACH, FLORIDA

SURVEYOR'S NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 5712, PAGE 1556 OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 43°41'02" EAST.

2. NO BUILDING 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 VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
 (N.R.) = NON-RADIAL
 (F.L.) = RADIAL TO FRONT LOT LINE
 (R.R.) = RADIAL TO REAR LOT LINE

- "NOTICE"
 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3:
 "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORDS SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

VILLAGE ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF November, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S.

DATE: 11/18/03
Gary R. Clough
 GARY R. CLOUGH, P.E.
 VILLAGE ENGINEER

