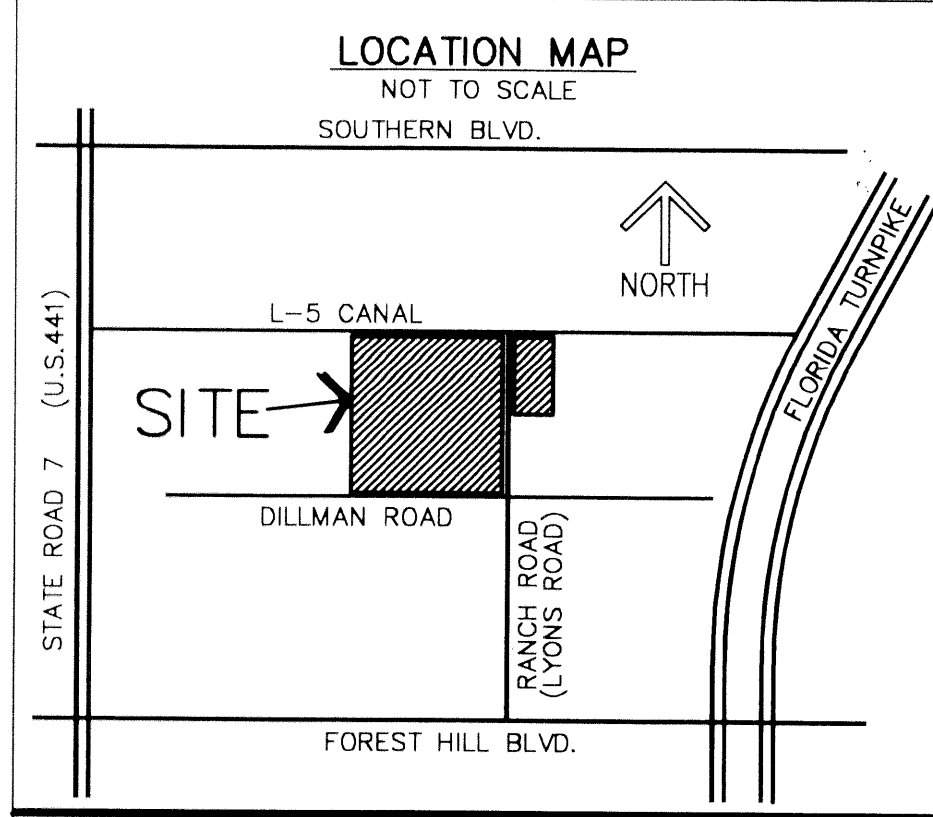


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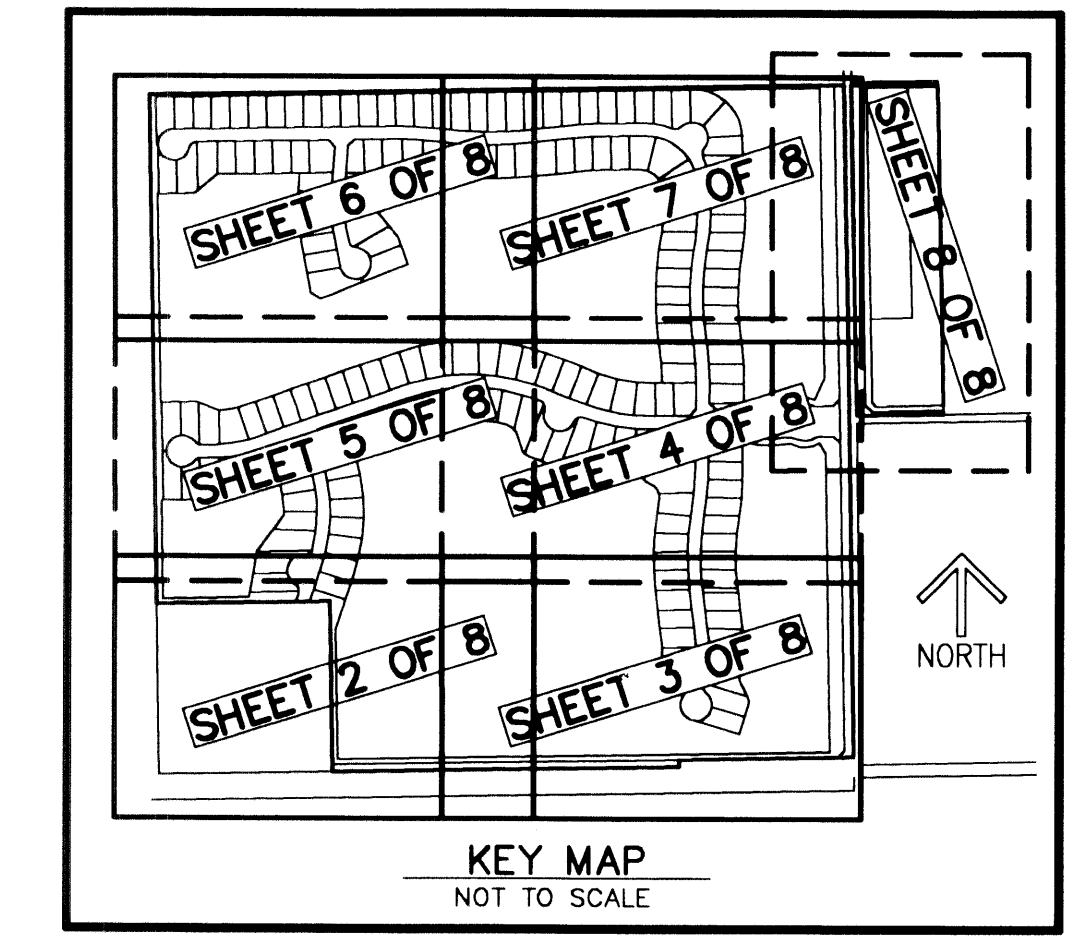


0858-001

# WELLINGTON VIEW

A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION OF BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 5, 6, 7 AND 8 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
AUGUST - 2003



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:01 A.M.  
THIS 25th DAY OF MAY  
A.D. 2004 AND DULY RECORDED  
IN PLAT BOOK 102 ON  
PAGES 40 AND 41

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 8

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TOLL FL III LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON VIEW, BEING A REPLAT OF A PORTION OF BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 5, 6, 7 AND 8 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 56 OF SAID BLOCK 11; THENCE N00°56'12"W ALONG THE WEST LINE OF TRACTS 40, 41 AND 56 OF SAID BLOCK 11, A DISTANCE OF 1,955.10 FEET TO A POINT OF INTERSECTION WITH A LINE 55.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO), AND PARALLEL WITH THE NORTH LINE OF TRACTS 37 THROUGH 40 OF SAID BLOCK 11; THENCE N89°03'25"E ALONG SAID PARALLEL LINE, A DISTANCE OF 2,638.70 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACTS 37, 44, 53 AND 60 OF SAID BLOCK 11; THENCE S00°57'54"E ALONG SAID EAST LINE, A DISTANCE OF 2,584.11 FEET; THENCE S89°01'58"W, A DISTANCE OF 659.99 FEET; THENCE S00°57'29"E, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF TRACT 59 OF SAID BLOCK 11; THENCE S89°01'58"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF TRACT 58 OF SAID BLOCK 11; THENCE N00°56'38"W ALONG THE WEST LINE THEREOF, A DISTANCE OF 660.05 FEET TO THE SOUTHEAST CORNER OF TRACT 56 OF SAID BLOCK 11; THENCE S89°02'20"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 659.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 45 OF SAID BLOCK 11; THENCE N00°57'54"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,264.42 FEET TO A POINT OF INTERSECTION WITH A LINE 55.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO), AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36, BLOCK 11; THENCE N89°03'25"E ALONG SAID PARALLEL LINE, A DISTANCE OF 329.93 FEET; THENCE S00°58'07"E, A DISTANCE OF 1,264.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 45, BLOCK 11; THENCE S89°02'42"W ALONG SAID SOUTH LINE, A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,862,785 SQUARE FEET/157,548 ACRES, MORE OR LESS.

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

#### 1. PRIVATE STREETS

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. OPEN SPACE TRACTS

TRACTS L THROUGH L5, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON VIEW HOMEOWNERS 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 PALM BEACH COUNTY.

#### 3. UTILITY EASEMENTS

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

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, AS 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. 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.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE 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.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

#### 5. RECREATIONAL AREAS

TRACTS F, F1 AND F2 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 6. LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### DEDICATIONS AND RESERVATIONS CONTINUED:

#### 7. ADDITIONAL RIGHT-OF-WAY

TRACTS RW, RW1 AND RW2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

#### 8. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

#### 9. WATER MANAGEMENT TRACTS

TRACTS W THROUGH W4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., 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 PALM BEACH COUNTY. TRACTS W, W1 AND W2 ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 16203, PAGE 610 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS W1 AND W3 ARE SUBJECT TO THE CONDITIONS IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK PAGE AND OFFICIAL RECORD BOOK 16498, PAGE 1010 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### 10. DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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 AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

#### 11. GENERAL PUBLIC CIVIC PARCEL

TRACT CV, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSOR AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER. ALL DRAINAGE ASSOCIATED WITH THE FUTURE DEVELOPMENT OF THIS TRACT SHALL BE ACCOMMODATED WITHIN AND ALLOWED TO DISCHARGE INTO THE STORM WATER MANAGEMENT FACILITIES OF THIS P.U.D. AT NO COST TO THE FEE SIMPLE OWNER OF THIS TRACT.

#### 12. LIFT STATION EASEMENT (L.S.E.)

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

#### 13. ROADWAY CONSTRUCTION EASEMENTS

THE ROADWAY CONSTRUCTION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROAD.

#### 14. BUFFER DRAINAGE EASEMENTS

THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TOLL FL GP CORP., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 3rd DAY OF March, 2004.

TOLL FL III LIMITED PARTNERSHIP  
A FLORIDA LIMITED PARTNERSHIP  
BY: *[Signature]*  
GENERAL PARTNER  
BY: *[Signature]*  
MICHAEL DONNELLY  
PRESIDENT  
WITNESS: *[Signature]*  
LAURENCE BUCK  
PRINT NAME  
WITNESS: *[Signature]*  
GEORGE LEONE  
PRINT NAME

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MICHAEL DONNELLY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION 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 3rd DAY OF March, 2004.

MY COMMISSION EXPIRES: 12/4/07  
COMMISSION NUMBER: D0272360  
*[Signature]*  
NOTARY PUBLIC  
*[Signature]*  
PATRICIA GASPERINI  
PRINT NAME

TABULAR DATA	
TOTAL AREA THIS PLAT	157,548 ACRES
AREA OF TRACTS W THROUGH W4	89,190 ACRES
AREA OF RESIDENTIAL	40,449 ACRES
AREA OF PRIVATE ROAD TRACT R	11,168 ACRES
AREA OF TRACT L THROUGH L5	7,917 ACRES
AREA OF TRACTS RW THROUGH RW2	4,129 ACRES
AREA OF TRACT CV	3,204 ACRES
AREA OF TRACTS F, F1 AND F2	1,491 ACRES
USE SINGLE FAMILY	
NUMBER OF UNITS - 178	DENSITY 0.885 UNITS/ACRE
PETITION NO. PDD 02-052	(AGRADEX/LYONS ROAD PUD)

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE WELLINGTON VIEW 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 3rd DAY OF March, 2004.

WITNESS: *[Signature]*  
LAURENCE BUCK  
NAME  
*[Signature]*  
GEORGE LEONE  
NAME  
WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION  
NOT FOR PROFIT  
BY: *[Signature]*  
MICHAEL DONNELLY  
PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MICHAEL DONNELLY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF March, 2004.

MY COMMISSION EXPIRES: 12/4/07  
COMMISSION NUMBER: D0272360  
*[Signature]*  
NOTARY PUBLIC  
*[Signature]*  
PATRICIA GASPERINI  
PRINT NAME

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000223  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, ROBERT L. CRANE, 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 TOLL FL III LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CASEY  
BOOSEACKLIN LUBITZ MARTENS McBANE & O'CONNELL  
DATED: 2/13/04  
ROBERT L. CRANE, PA, IT'S PARTNER  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND THIS 24 DAY OF March, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### 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 SEC. 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATED: 3-9-04  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

TOLL FL GP CORP, INC  
TOLL FL GP CORP, INC  
NOTARY  
WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC.  
WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC.  
NOTARY  
COUNTY ENGINEER  
SURVEYOR

WELLINGTON VIEW  
TRACT 40  
PLAT NO. 3  
PAGE 47  
102  
47  
102 783  
SUB NO. 10