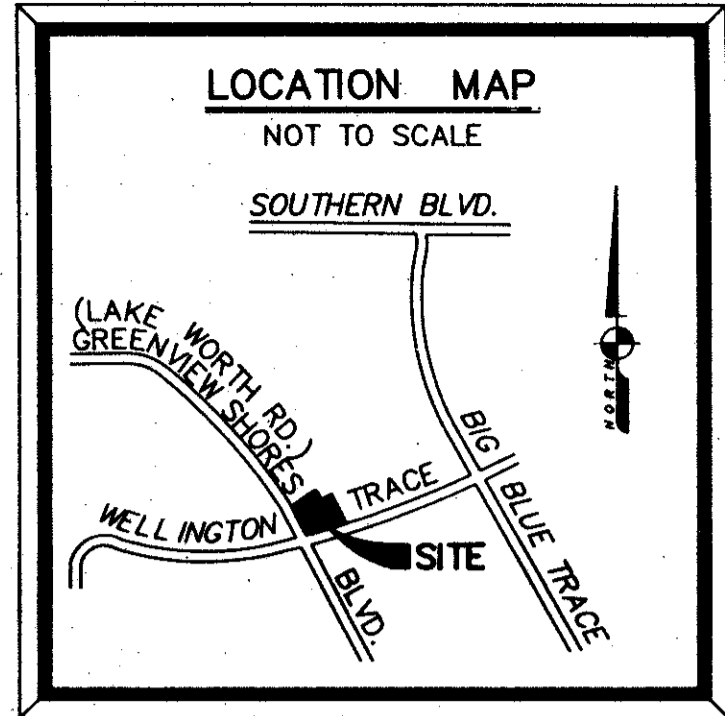


THE WELLINGTON MARKETPLACE PLAT

BEING A REPLAT OF A PORTION OF TRACT "A" SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20-32 INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA SECTION 8 AND 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
WELLINGTON PLANNED UNIT DEVELOPMENT



3
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 02:13 P.M. this 28 day of April 1992 and duly recorded in Plat Book 69 on pages 3 through 5.
Milton T. Bauer
Clerk of Circuit Court
By Paula A. Platt

SHEET INDEX
1. COVER SHEET
2. PLAT BOUNDARY
3. EASEMENT DETAILS

PREPARED BY
MICHAEL D. AVIROM, P.L.S.
AVIROM-HALL and ASSOCIATES, INC.
LAND SURVEYING / LAND DEVELOPMENT CONSULTANTS
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
NOVEMBER, 1991

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Wellington Market Place Associates, LTD., a Florida limited partnership, owner of the land shown hereon, being in Section 8 and 9, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as THE WELLINGTON MARKETPLACE PLAT, being more particularly described as follows:

Tract "A", of SUGAR POND MANOR OF WELLINGTON according to the plat thereof, as recorded in Plat Book 30, Pages 20 through 32 inclusive, of the Public Records of Palm Beach County, Florida.

LESS the Plat of PARCEL ONE OF TRACT A OF SUGAR POND MANOR, as recorded in Plat Book 45, Page 52, Public Records of Palm Beach County, Florida.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. EASEMENTS

- A) Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities without recourse to Palm Beach County.
- B) Drainage Easements - The drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage and are the perpetual maintenance obligation of Wellington Market Place Associates, LTD., their Successors and Assigns without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation to maintain portions of the drainage system associated with Palm Beach County maintained roads.
- C) Limited Access Easements - The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, Wellington Market Place Associates, LTD., a Florida Limited Partnership, has caused these presents to be signed by its General Partner, DST, Inc., a Florida Corporation, this 27th day of February, 1992.

Wellington Market Place Associates, LTD.,
a Florida Limited Partnership
By: DST, Inc., a Florida Corporation,
General Partner

Attest:
By: Arthur R. Turpel, Jr., Secretary
By: Kenneth Donner, President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME personally appeared Kenneth Donner and Arthur R. Turpel, Jr. 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 DST, 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 27th day of February, 1992.

My commission expires: Paul A. Perick
Notary Public

MORTGAGEE'S CONSENT

New Jersey
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 Books 7135, at Page 754, 5818 at Page 1584, 5905 at Page 10, 5976 at Page 1836, 6410 at Page 863, and 6447 at Page 94 inclusive of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, Midlantic National Bank, has caused these presents to be signed by its Vice Pres. and attested to by its Assistant Controller and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 2nd day of MARCH, 1992.

Attest:
By: Edward Shevlin, Jr., Vice President
By: Edward Shevlin, Jr., Vice President

ACKNOWLEDGEMENT

New Jersey
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME personally appeared Edward Shevlin, Jr. and James M. Maloney, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Officers of Midlantic National Bank, 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 2nd day of March, 1992.
My commission expires: 9-6-1994
Maureen F. Maloney
Notary Public
State of Florida
New Jersey

NOTES:

1. There shall be no buildings or any kind of construction placed on Utility or Drainage Easements.
2. There shall be no trees or shrubs placed on Utility Easements which are provided for water and sewer use or upon drainage easements.
3. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
4. Bearings shown hereon are relative to the plat SUGAR POND MANOR OF WELLINGTON, based on the west line of Tract A of said plat bearing North 22°09'18" West.
5. Notice: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
6. Building setback lines shall be as required by current Palm Beach County zoning regulations.
7. In instance where Drainage and Utility Easements intersect, those areas of intersection are Drainage and Utility Easements. Construction, operation, and maintenance of Utilities within these areas of intersection shall not interfere with the construction, operation, and maintenance of drainage facilities.
8. ABBREVIATION LEGEND
 - P.R.M. - Denotes Permanent Reference Marker.
 - P.C.P. - Denotes Permanent Control Point.
 - ⊙ - Denotes Centerline.
 - P.B. - Denotes Plat Book.
 - PGS. - Denotes Pages.
 - R. - Denotes Radius.
 - Δ - Denotes Delta Angle.
 - L - Denotes Arc Length.
 - O.R.B. - Official Records Book.

**BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

This plat is hereby approved for record this 28 day of April, 1992.
ATTEST: MILTON T. BAUER, CLERK
By: Karen Marcus, Deputy Clerk
Karen Marcus
Chair to the County Commission

COUNTY ENGINEER

This plat is hereby approved for record this 28 day of April, 1992.
By: George T. Webb, P.E.
George T. Webb, P.E.
County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

We, Chicago Title Insurance Company, 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 Wellington Market Place Associates, LTD., a Florida limited partnership; that the current taxes have been paid; and that We find that the property is encumbered by the mortgages shown hereon; and that We find that all mortgages are shown and are true and correct and that all easements encumbering the property are shown hereon, and there are no other encumbrances which affect the subdivision of the property.

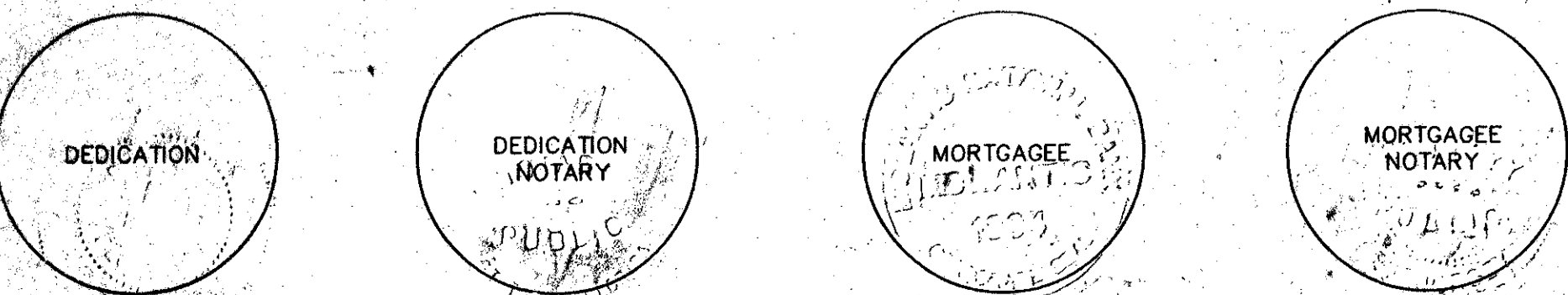
Chicago Title Insurance Company
Herbert G. Swan 3/4/92
Herbert G. Swan
Assistant Vice-President,
and Palm Beach County Area Manager

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Michael D. Avirom
Michael D. Avirom, P.L.S.
Registered Surveyor No. 3268
State of Florida

0332-100
PET. 86-32G
COLLECT



WELLINGTON MARKET PLACE 69/3

BOOK 69
 PLAT 86-32G
 QUAD 177
 1897-1911
 21-1001 33-114
 1897-1911
 Wellington, FL
 TAZ 727