

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN VERSAILLES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, AS VERSAILLES P.U.D.,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF TRACTS 14,21,22,23,26,27,28 AND A PORTION OF TRACTS 19 20,24,25,29,30,31,32, AND A PORTION OF THE ABUTTING ROAD, DITCH AND DYKE RESERVATIONS, ALL LYING IN BLOCK 26, THE 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, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST (ALSO BEING THE SOUTHWEST CORNER OF WHITEHORSE ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 88°22'55" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 (ALSO BEING THE SOUTH LINE OF SAID WHITEHORSE ESTATES), A DISTANCE OF 2,682.48 FEET; THENCE SOUTH 01°24'43" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 306.42 FEET; THENCE NORTH 88°52'02" EAST, ALONG A LINE 37.32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 20, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 606.10 FEET; THENCE NORTH 01º11'59" WEST, ALONG THE WEST LINE OF SAID TRACT 19, A DISTANCE OF 1.68 FEET; THENCE NORTH 88°52'02" EAST, ALONG A LINE 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID

TRACT 19, A DISTANCE OF 652.54 FEET; THENCE SOUTH 01°12'58" EAST, ALONG THE EAST LINE OF SAID TRACT 19, A DISTANCE OF 624.36 FEET; THENCE NORTH 88°52'02" EAST, ALONG THE NORTH LINE OF SAID TRACTS 23 AND 24, A DISTANCE OF 1,087.73 FEET; THENCE SOUTH 01°54'17" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 (ALSO BEING THE WEST LINE OF PARCEL 103, THAT PROPERTY CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 9488, PAGE 1661, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 330.47 FEET; THENCE SOUTH 88°52'02" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID TRACT 24, A DISTANCE OF 409.73 FEET; THENCE SOUTH 01º12'58" EAST, ALONG THE EAST LINE OF SAID TRACT 23 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 361.08 FEET; THENCE NORTH 88*52'02" EAST, ALONG THE NORTH LINE OF SAID TRACT 25, A DISTANCE OF 390.05 FEET; THENCE SOUTH 01°54'17" WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 7 (ALSO BEING THE WEST LINE OF PARCEL 101, THAT PROPERTY CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 9508, PAGE 1202, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 9508, PAGE 1200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 1,194.43 FEET; THENCE NORTH 88°02'48" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 787.72 FEET; THENCE NORTH 01º42'37" EAST, ALONG THE EAST LINE OF WYCLIFFE TRACT "N", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 59, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 296.36 FEET; THENCE NORTH 88°17'23" WEST, ALONG THE NORTH LINE OF SAID WYCLIFFE TRACT "N" FOR THE NEXT NINE COURSES, A DISTANCE OF 103.00 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 128.00 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°31'16", A DISTANCE OF 124.04 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,400.00 FEET THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°13'33" EAST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°52'55", A DISTANCE OF 119.29 FEET, TO A POINT OF TANGENCY: THENCE NORTH 82°53'32" WEST, A DISTANCE OF 448.25 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°11'32", A DISTANCE OF 446.87 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 84°54'56" WEST, A DISTANCE OF 261.82 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13"09'27", A DISTANCE OF 206.68 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 06°49'38" EAST, A DISTANCE OF 131.05 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 905.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°06'59" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°27'45", A DISTANCE OF 955.02 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89°59'54" WEST, A DISTANCE OF 1,874.92 FEET; THENCE NORTH 00°33'30" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF

WITH ALL OF SAID TRACT 14, BLOCK 26. CONTAINING 225.34 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE

1,725.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. TOGETHER

AS FOLLOWS: . TRACT "A ", AS SHOWN HEREON, IS HEREBY RESERVED FOR VERSAILLES AT WELLINGTON 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 THE VILLAGE OF WELLINGTON.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, IT'S SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

- 2. TRACT "B ", AS SHOWN HEREON, IS HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR CONSERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- I. TRACTS "OS1" THROUGH "OS6" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 4. TRACTS "BT1" THROUGH "BT4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 5. TRACTS "L1" THROUGH "L6", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINGTON 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 THE VILLAGE OF WELLINGTON, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12827, PAGE 1416, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. TRACT "R ", AS SHOWN HEREON, IS HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

VERSAILLES P.U.D.

BEING ALL OF TRACTS 14, 21, 22, 23, 26, 27, 28 AND A PORTION OF TRACTS 19, 20, 24, 25, 29, 30, 31, 32, AND A PORTION OF THE ABUTTING ROAD, DITCH AND DYKE RESERVATIONS, ALL LYING IN BLOCK 26, THE 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, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., 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. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT
EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

8. 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 VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THE VILLAGE OF WELLINGTON 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM AND THE RIGHT TO

INSPECT AND MONITOR CONTROL STRUCTURES AT ANY TIME. 9. THE UTILITY EASEMENTS, AS 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.

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

OVER ACCESS RIGHTS. 11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINTON 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 THE VILLAGE OF WELLINGTON.

12. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED

13. THE WELL SITE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINTON, IT'S SUCCESSORS AND ASSIGNS, FOR WELL SITE ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

14. THE WATER MAIN EASEMENTS, RAW WATER MAIN EASEMENTS, FORCE MAIN EASEMENTS AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER, RAW WATER AND SEWER FACILITIES AND ARE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, IT'S SUCCESSORS

AND ASSIGNS. 15. THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR SIDEWALK PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE

OF WELLINGTON. IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS _23_ DAY OF <u>OCTOBER</u>, 2001.

TRANSFASTERN VERSATILIES LLC. A FLORIDA LIMITED LIARILITY COMPANY

TRANSEASTE	RN VERSAILLES, L.L.C., A FLORIDA L	IMITED LIABILITY COMPAN
BY: TRANSEA	STERN PROPERTIES, INC. A FLORIDA C	CORPORATION, 115 MANAGIN
BY:	tithey rewn	- ·
	CONE, PRESIDENT	
WITNESS:	an.	_
PRINT NAME:	EVAN J. RABINOWITZ	_
WITNESS:	24/1	_
/	, , , , , , , , , , , , , , , , , , ,	
PRINT NAME	JoHN EVASIUS	_
ACKNOWLE	DGMENT	

STATE OF FLORIDA

COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED ART FALCONE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DEIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRANSEASTERN PROPERTIES INC., 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 IS 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 OFFICIA	SEAL	THIS <u>23</u>	DAY OF	OCTOBER	2001.
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NOTARY PUBLIC: Juile. Oliva	
PRINT NAME: J:11 A. SliwA	HOTARY PUBLIC STATE OF JULIA SUNVA CONSTITUTOR OF CCUS
MY COMMISSION EXPIRES: 5-14-2003	EXPIRE WINZOUS SOMEO THAN ASA 1-888-1

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA COUNTY OF PALM BEACH

VILLAGE CLERK

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, 9Th DAY OF Envary 0F 2001. 2002

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Yuns M. Wenham
PRINT NAME: THOMAS M. WENLAM MAYOR
ATTEST: Jouilda Rodriguez
PRINT NAME: Awilda Rodniquez

AUGUST, 2001 SHEET 1 OF 23

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED / HOMAS M. Wenham Durida Rode succession 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 OFFICER 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 9th DAY OF JANUAR, 2001.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. MAY 18:2004 COMMISSION NO. CC938391

[She will

PRINT NAME: NOTH A. TATGERHURS

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

OFFICIAL NOTARY SEAL KATHY A TATGENHORST

IOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. CC938391

VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY

OF OCTOBER 2001. VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: WWW.
NEIL EISNER, PRESIDENT
WITNESS:
PRINT NAME: EVANJRABINOCIITZ
WITNESS: Man 4/.
PRINT NAME: JOHN EVASIUS

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED NEIL EISNER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVEDS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF OCTOBER, 2001

WIINESS MT HAND AND OFFICIAL SEAL THIS DATE OF	
NOTARY PUBLIC: III a. Oluva	
PRINT NAME: U:// A. SI:WA	MUTARY PUBLIC STATE OF FLORIN
MY COMMISSION EXPIRES: 5-14-2003	JILL A SLIVVA SOMMISSION & CC831049 EXPRIES 5/14/2013
MY COMMISSION EXPIRES: 3-14-2003	EXPIRES 5/14/2003 9GNUED THRU ASA 1-888-NOTAI

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR ZOOZ

RECORD THIS 97 DAY OF JANUARY 2001, AND HAS BEEN REVIEWED BY A PROFESIONAL SURVEYOR AND MAPPER EMPLOYED BY THE

VILLAGE OF WELLINGTON IN ACCORDANCE	
DATE: 1/9/02	Gary Clough, P.E.
DATE:	GARY CLOUGH, P.E. VILLAGE ENGINEER

SITE PLAN DATA

...225.34 AC. TOTAL AREA. TOTAL DWELLING UNITS...... .. 2.0 UNITS PER AC. DENSITY.....

MORTGAGEE'S CONSENT

STATE OF FEBRIDA OHIO COUNTY OF MYAHOGA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGES 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 MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 12729 AT PAGE 1328 AND OFFICIAL RECORD BOOK 12729 AT PAGE 1355 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PHOTIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF

2001.
OHIO SAVINGS BANK, FSB
BY: C.D. Z.J.
PRINT NAME: Eric D. Edlund
TITLE: Vice President
WITNESS: 96
PRINT NAME: Hary E. Catalusci
WITNESS: Kent P. Sent
PRINT NAME: Vith R. Segent

ACKNOWLEDGMENT

STATE OF PLORIDA OHIO COUNTY OF WYAHOGA BEFORE ME PERSONALLY APPEARED ERIC O. GOLUNGWHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS __ OHIO SAVINGS BANK, FSB., 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 25 DAY OF OCTOBER 2001.

PATRICIA A. HAUPT

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BROWARD

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 BOOK 12727, AT PAGE 1403 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS TRUSTEE THIS _____ DAY OF ೨೭೯೦೬೮೩ 2001.

CORA DIFIORE, AS TRUSTEE OF THAT CERTAIN FLORIDA MORTGAGE TRUST AGREEMENT, TRUST NUMBER 2001, DATED JULY 2, 2001.

BY: Jola VI Ille
PRINT NAME: CORA DIFIORE
TITLE: TRUSTEE
/ 4
WITNESS:
PRINT NAME: EVAN J. RABINOUITZ
WITNESS: July 1/2
PRINT NAME: TOHN EVASIUS

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF DROWARD BEFORE ME PERSONALLY APPEARED CORA DIFIORE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DELYGES LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THAT CERTAIN FLORIDA MORTGAGE TRUST AGREEMENT, TRUST NUMBER 2001, DATED JULY 2 2001, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID TRUST 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 TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS. 23 DAY OF OCTOBER, 2001. Sinch No.

THIS INSTRUMENT PREPARED BY

PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA

LAWSON, NOBLE AND WEBB, INC.

ENGINEERS PLANNERS SURVEYORS

420 COLUMBIA DRIVE

WEST PALM BEACH, FLORIDA 33409

LB-6674

SHEET 23

SHEET 8

WYCLIFFE

WHITEHORSE ESTATES

NOTARY PUBLIC: LELE Suva	
PRINT NAME: WILL A. StrWA	1
MY COMMISSION EXPIRES: 5-14-2003	対理が出意 17世代 ASA 1-886-NOTAI

SHEET 17

SHEET 19

WYCLIFFE

KEY MAP

SHEET 22

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE. ATTORNEYS' TITLE INSURANCE FUND, INC., 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 TRANSEASTERN VERSAILLES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE

ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIMISION DEPICTED BY THIS

PRINT NAME: STEPHEN L. MACKEY, ESQUILLE

DATE: OCTOBER 1, 2001

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

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

DATE: 1-14-02

SURVEYOR'S NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE WEST LINE OF SOUTHWEST 1/4 OF SECTION 24-44-41 HAVING A BEARING OF NO033'30" W.

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.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:

(N.R.) = NON-RADIAL(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMIDED 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.

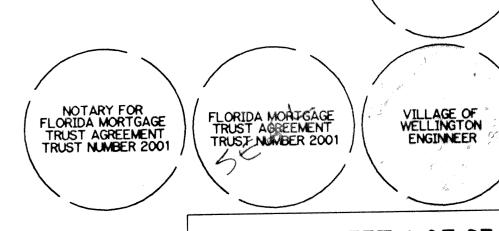
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

HOMEOWNERS ASSOCIATION, INC.

NOTARY FOR VERSAILLES AT WELLINGTON "HOMEOWNERS" ASSOCIATION, INC.

> TRANSEASTERN" VERSAILLES, L.L.C.

NOTARY FOR TRANSEASTERN VERSAILLES, L.L.C.



A593 SHEET 1 OF 23

SHEET

VILLAGE OF WELLINGTON NOTARY FOR RS PUNIS AGE OF FLORID WELLINGTON 38391 SURVEYOR SAVINGE THIO SAVINGS BANK OHIO SAVINGS BANK VERSAILLES AT WELLINGTON

20020027847

COUNTY OF PALM BEACH)

Bill Littly of Banuacy was dust supprised in Plat Book No. -

INCOMENTAL WILKEN, Clerk of Circuit Court Shew Ling Coldisto, C

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