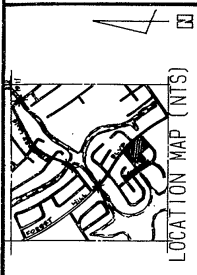


WELLINGTON DOWNS

A PART OF WELLINGTON P. U. D.

BEING A REPLAT OF LOTS 1 & 2 AND PORTIONS OF LOTS 3 & 4
 BLOCK 14, "SOUTH SHORE NO. 1 OF WELLINGTON" (PB 29, PAGES 222-226)
 LYING IN SECTION 10, TWP. 44 SOUTH, RGE 41 EAST, PALM BEACH COUNTY, FLORIDA



DEDICATION:

KONK, K.L. WELBY, THESE PRESENTS THAT DB6 95, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, HAS CAUSED THESE EASEMENTS TO BE SET FORTH BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY OF DIRECTORS, THIS 27th DAY OF MAY, 1987.

WITNESS: *Yvonne Shanks* BY: *Roberto Kassina* SECRETARY
 WITNESS: *Charles Stange* BY: *Roberto Kassina* PRESIDENT
 DB6 95, INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED VICTOR GINSBERG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED, IN AND WHO EXECUTED THE FOREGOING INSTRUMENT TO BE THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREIN, SHALL BE LIEN, OR OTHER ENCUMBRANCE UPON THE DEEDICATION OF THE LAND DESCRIBED IN SAID INSTRUMENT AS SET FORTH IN AND BEFORE ME, 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 27th DAY OF May 1987.
 My Commission Expires: 05/25/1987
Roberto Kassina NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I, *Roberto Kassina*, TRUSTEE OF THE MORTGAGEE, DO HEREBY CONSENT TO THE DEEDICATION OF THE LAND DESCRIBED IN SAID INSTRUMENT AS SET FORTH IN AND BEFORE ME, 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 27th DAY OF May 1987.
 My Commission Expires: 05/25/1987
Roberto Kassina TRUSTEE

MORTGAGEE ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED ROBERTO KASSINA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT TO BE THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREIN, SHALL BE LIEN, OR OTHER ENCUMBRANCE UPON THE DEEDICATION OF THE LAND DESCRIBED IN SAID INSTRUMENT AS SET FORTH IN AND BEFORE ME, 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 27th DAY OF May 1987.
 My Commission Expires: 05/25/1987
Roberto Kassina NOTARY PUBLIC - STATE OF FLORIDA

1) DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT REVERSION, BUT NOT THE OBLIGATION TO MAINTAIN ALL DRAINAGE EASEMENTS SERVING PUBLIC RIGHTS-OF-WAY.

2) ALL EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE EGRESS AND MAINTENANCE OF WATER AND SEWER, UTILITIES AND CABLE TELEVISION SYSTEMS.

3) ACCESS TRACTS (PARCELS) ARE FOR INGRESS & EGRESS PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER ARE HEREBY DEDICATED TO THE WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC. AND ARE HEREBY DEDICATED TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

4) DRAINAGE FACILITIES SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

5) DRAINAGE FACILITIES SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

6) ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

7) MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

8) WATER AND SEWER EASEMENTS SHOWN ARE HEREBY DEDICATED TO ADOPTED IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND OR ASSIGNS WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

DATE: 05/27/87
 TIME: 1:27 P.M.
 BY: T. J. DUNN, Clerk of the County Court

SURVEYOR'S NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. DENOTES PERMANENT CONTROL POINT (P.C.P.)
3. D.E. DENOTES DRAINAGE EASEMENT
4. U.E. DENOTES UTILITY EASEMENT
5. W.E. DENOTES WATER EASEMENT
6. L.A.E. DENOTES LIMITED ACCESS EASEMENT
7. S.B. DENOTES SECTION, T.W.P.
8. R.O. DENOTES ROAD OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED ON UTILITY, OF WELLINGTON (P.B. 29, PAGES 222-226, P.08) THE NORTHERLY BOUNDARY THEREOF, BEING 39' 24" 48"
9. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT "SOUTH SHORE NO. 1 OF WELLINGTON" (P.B. 29, PAGES 222-226, P.08) THE NORTHERLY BOUNDARY THEREOF, BEING 39' 24" 48"
10. WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS WITHOUT THE CONSENT OF PALM BEACH COUNTY.
11. EASEMENTS ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER LANSCHING ON OTHER UTILITY EASEMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
13. ALL INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITH THE AREA OF INTERSECTION.
14. WAS VACATED PER ORB 2536 AT PAGE 986 IN THE RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF SEPTEMBER 1987.
 BY: *Charles J. Elmquist* CHAIRMAN
 BY: *John B. Dunkle* DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON 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 SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER THE GUARANTEE OF THIS SURVEYOR. I HAVE REVIEWED THE PLAT AND THE RECORDS OF PALM BEACH COUNTY, FLORIDA, AND I AM SURE THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON. I HAVE REVIEWED THE PLAT AND THE RECORDS OF PALM BEACH COUNTY, FLORIDA, AND I AM SURE THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON.

DATE: 05/27/87
 TIME: 1:27 P.M.
 BY: *George T. Hulse* SURVEYOR
 My Commission Expires: 05/27/1987

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF SEPTEMBER 1987.
 BY: *George T. Hulse* COUNTY ENGINEER
 My Commission Expires: 05/27/1987

THIS INSTRUMENT PREPARED BY
 SCOTT A. GRAHAM IN THE OFFICE OF
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 4086

KRAUSE & HAFNER
 PROFESSIONAL LAND SURVEYORS
 1001 N.W. 11th Street, Suite 3007
 Fort Lauderdale, Florida 33304
 (305) 544-7874

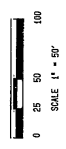
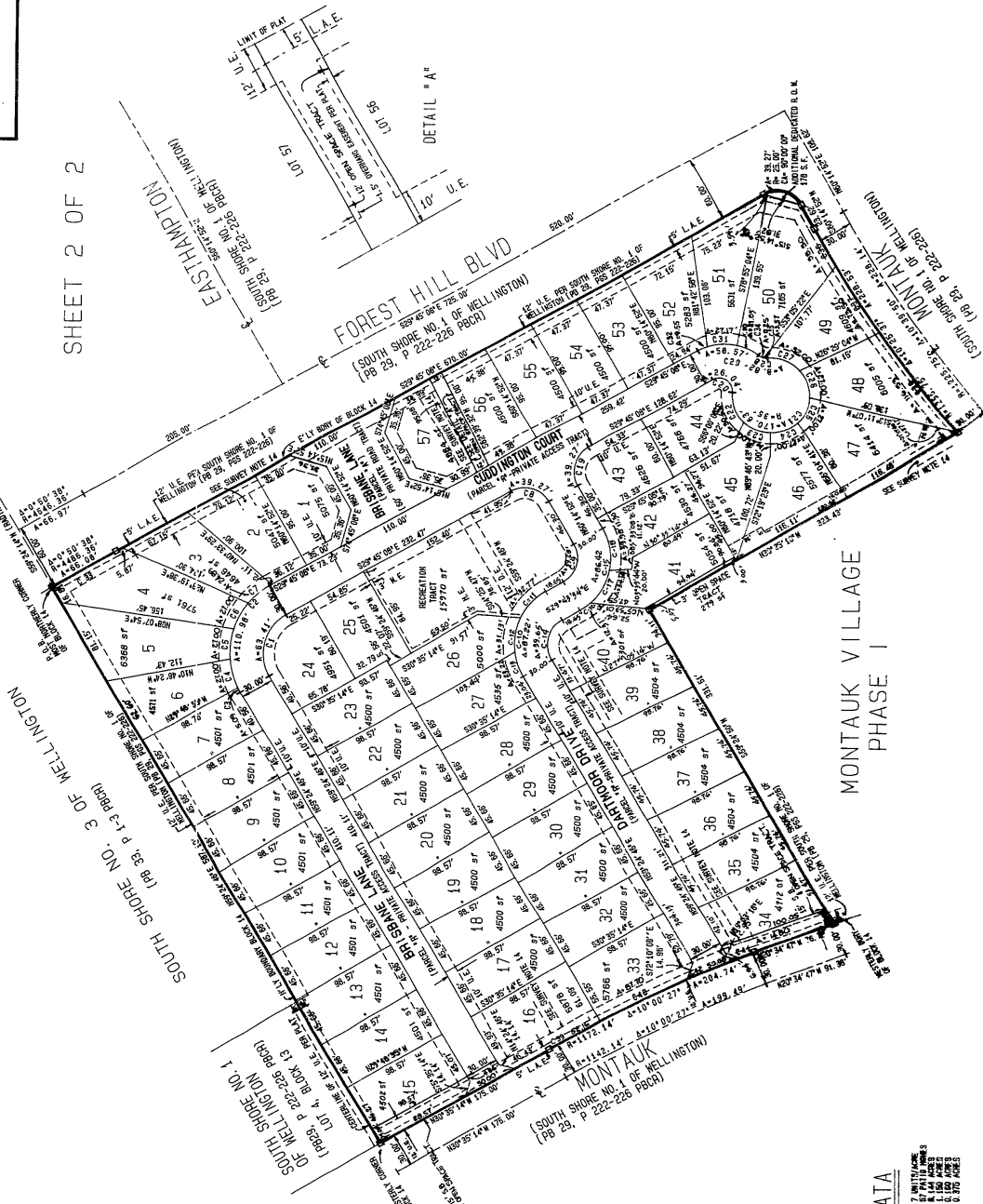
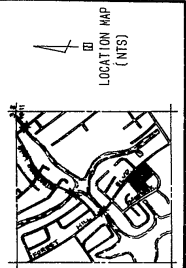
c-532-0714
Pennington 1/3/22

WELLINGTON DOWNS

A PART OF WELLINGTON P. U. D.

BEING A REPLAT OF LOTS 1 & 2 AND PORTIONS OF LOTS 3 & 4
BLOCK 14, "SOUTH SHORE NO. 1 OF WELLINGTON" (PB 29, PAGES 222-226)
LYING IN SECTION 10, TWP. 44 SOUTH, RGE 41 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2



Center	Radius	Delta	Length	Bearing	Chord/Delta
C1	48.00'	90.00'	53.41'	45.89°	53.00'
C2	78.00'	150.00'	110.88'	17.37°	108.00'
C3	78.00'	25.00'	27.00'	13.87°	26.00'
C4	78.00'	50.00'	53.41'	13.87°	52.00'
C5	78.00'	75.00'	79.82'	13.87°	78.00'
C6	78.00'	100.00'	106.23'	13.87°	104.00'
C7	78.00'	125.00'	132.64'	13.87°	130.00'
C8	78.00'	150.00'	159.05'	13.87°	156.00'
C9	78.00'	175.00'	185.46'	13.87°	182.00'
C10	78.00'	200.00'	211.87'	13.87°	208.00'
C11	78.00'	225.00'	238.28'	13.87°	234.00'
C12	78.00'	250.00'	264.69'	13.87°	260.00'
C13	78.00'	275.00'	291.10'	13.87°	286.00'
C14	78.00'	300.00'	317.51'	13.87°	312.00'
C15	78.00'	325.00'	343.92'	13.87°	338.00'
C16	78.00'	350.00'	370.33'	13.87°	364.00'
C17	78.00'	375.00'	396.74'	13.87°	390.00'
C18	78.00'	400.00'	423.15'	13.87°	416.00'
C19	78.00'	425.00'	449.56'	13.87°	442.00'
C20	78.00'	450.00'	475.97'	13.87°	468.00'
C21	78.00'	475.00'	502.38'	13.87°	494.00'
C22	78.00'	500.00'	528.79'	13.87°	520.00'
C23	78.00'	525.00'	555.20'	13.87°	546.00'
C24	78.00'	550.00'	581.61'	13.87°	572.00'
C25	78.00'	575.00'	608.02'	13.87°	598.00'
C26	78.00'	600.00'	634.43'	13.87°	624.00'
C27	78.00'	625.00'	660.84'	13.87°	650.00'
C28	78.00'	650.00'	687.25'	13.87°	676.00'
C29	78.00'	675.00'	713.66'	13.87°	702.00'
C30	78.00'	700.00'	740.07'	13.87°	728.00'
C31	78.00'	725.00'	766.48'	13.87°	754.00'
C32	78.00'	750.00'	792.89'	13.87°	780.00'
C33	78.00'	775.00'	819.30'	13.87°	806.00'
C34	78.00'	800.00'	845.71'	13.87°	832.00'
C35	78.00'	825.00'	872.12'	13.87°	858.00'
C36	78.00'	850.00'	898.53'	13.87°	884.00'
C37	78.00'	875.00'	924.94'	13.87°	910.00'
C38	78.00'	900.00'	951.35'	13.87°	936.00'
C39	78.00'	925.00'	977.76'	13.87°	962.00'
C40	78.00'	950.00'	1004.17'	13.87°	988.00'
C41	78.00'	975.00'	1030.58'	13.87°	1014.00'
C42	78.00'	1000.00'	1056.99'	13.87°	1040.00'
C43	78.00'	1025.00'	1083.40'	13.87°	1066.00'
C44	78.00'	1050.00'	1109.81'	13.87°	1092.00'
C45	78.00'	1075.00'	1136.22'	13.87°	1118.00'
C46	78.00'	1100.00'	1162.63'	13.87°	1144.00'
C47	78.00'	1125.00'	1189.04'	13.87°	1170.00'
C48	78.00'	1150.00'	1215.45'	13.87°	1196.00'
C49	78.00'	1175.00'	1241.86'	13.87°	1222.00'
C50	78.00'	1200.00'	1268.27'	13.87°	1248.00'
C51	78.00'	1225.00'	1294.68'	13.87°	1274.00'
C52	78.00'	1250.00'	1321.09'	13.87°	1300.00'
C53	78.00'	1275.00'	1347.50'	13.87°	1326.00'
C54	78.00'	1300.00'	1373.91'	13.87°	1352.00'
C55	78.00'	1325.00'	1400.32'	13.87°	1378.00'
C56	78.00'	1350.00'	1426.73'	13.87°	1404.00'
C57	78.00'	1375.00'	1453.14'	13.87°	1430.00'
C58	78.00'	1400.00'	1479.55'	13.87°	1456.00'
C59	78.00'	1425.00'	1505.96'	13.87°	1482.00'
C60	78.00'	1450.00'	1532.37'	13.87°	1508.00'
C61	78.00'	1475.00'	1558.78'	13.87°	1534.00'
C62	78.00'	1500.00'	1585.19'	13.87°	1560.00'
C63	78.00'	1525.00'	1611.60'	13.87°	1586.00'
C64	78.00'	1550.00'	1638.01'	13.87°	1612.00'
C65	78.00'	1575.00'	1664.42'	13.87°	1638.00'
C66	78.00'	1600.00'	1690.83'	13.87°	1664.00'
C67	78.00'	1625.00'	1717.24'	13.87°	1690.00'
C68	78.00'	1650.00'	1743.65'	13.87°	1716.00'
C69	78.00'	1675.00'	1770.06'	13.87°	1742.00'
C70	78.00'	1700.00'	1796.47'	13.87°	1768.00'
C71	78.00'	1725.00'	1822.88'	13.87°	1794.00'
C72	78.00'	1750.00'	1849.29'	13.87°	1820.00'
C73	78.00'	1775.00'	1875.70'	13.87°	1846.00'
C74	78.00'	1800.00'	1902.11'	13.87°	1872.00'
C75	78.00'	1825.00'	1928.52'	13.87°	1898.00'
C76	78.00'	1850.00'	1954.93'	13.87°	1924.00'
C77	78.00'	1875.00'	1981.34'	13.87°	1950.00'
C78	78.00'	1900.00'	2007.75'	13.87°	1976.00'
C79	78.00'	1925.00'	2034.16'	13.87°	2002.00'
C80	78.00'	1950.00'	2060.57'	13.87°	2028.00'
C81	78.00'	1975.00'	2086.98'	13.87°	2054.00'
C82	78.00'	2000.00'	2113.39'	13.87°	2080.00'
C83	78.00'	2025.00'	2139.80'	13.87°	2106.00'
C84	78.00'	2050.00'	2166.21'	13.87°	2132.00'
C85	78.00'	2075.00'	2192.62'	13.87°	2158.00'
C86	78.00'	2100.00'	2219.03'	13.87°	2184.00'
C87	78.00'	2125.00'	2245.44'	13.87°	2210.00'
C88	78.00'	2150.00'	2271.85'	13.87°	2236.00'
C89	78.00'	2175.00'	2298.26'	13.87°	2262.00'
C90	78.00'	2200.00'	2324.67'	13.87°	2288.00'
C91	78.00'	2225.00'	2351.08'	13.87°	2314.00'
C92	78.00'	2250.00'	2377.49'	13.87°	2340.00'
C93	78.00'	2275.00'	2403.90'	13.87°	2366.00'
C94	78.00'	2300.00'	2430.31'	13.87°	2392.00'
C95	78.00'	2325.00'	2456.72'	13.87°	2418.00'
C96	78.00'	2350.00'	2483.13'	13.87°	2444.00'
C97	78.00'	2375.00'	2509.54'	13.87°	2470.00'
C98	78.00'	2400.00'	2535.95'	13.87°	2496.00'
C99	78.00'	2425.00'	2562.36'	13.87°	2522.00'
C100	78.00'	2450.00'	2588.77'	13.87°	2548.00'

SITE DATA

- 7 METERS
- 10 METERS
- 15 METERS
- 20 METERS
- 25 METERS
- 30 METERS
- 35 METERS
- 40 METERS
- 45 METERS
- 50 METERS
- 55 METERS
- 60 METERS
- 65 METERS
- 70 METERS
- 75 METERS
- 80 METERS
- 85 METERS
- 90 METERS
- 95 METERS
- 100 METERS

THIS INSTRUMENT PREPARED BY
SOUTH A. GRAHAM IN THE OFFICE OF:
KRAUSE & HAFNER
Professional Land Surveyors
7914 Miles Road
Conrtl (202) 844-7914