

FAIRWAY LAKES AT GREENVIEW



BEING A REPLAT OF BLOCK 3 (ABANDONED) OF GREENVIEW SHORES NO. 2. OF WELLINGTON, A PUD, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA JANUARY 1998 SHEET 1 OF 2

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 3:20 P.M.
the 02 day of March 1998
and duly recorded in Plat Book No. 82
on page 16-17
GORTCHY WILKIN, Clerk of Court
by Leigh H. Standley o.c.

LEGAL DESCRIPTION:

A parcel of land in Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida being generally described as follows:

An abandoned portion of Greenview Shores No. 2. of Wellington, PUD as recorded in Plat Book 31, Pages 120 through 136 of the Public Records of Palm Beach County, Florida, said abandoned portion bounded on the North by the southerly right-of-way for Acme Improvement District Canal C-15, bounded on the Northeast, East, Southeast and South by Parcel "C" and bounded on the West by the easterly right-of-way of Lake Worth Road, (now known as Greenview Shores Boulevard), all as shown on said Greenview Shores No. 2, said abandoned portion formerly known as Block 3 of said Greenview Shores No. 2 and abandoned by Palm Beach County Board of Commissioners Resolution No. R-81-1646, recorded in Official Record Book 3651, Pages 115 through 118, Public Records of Palm Beach County, Florida and being more particularly described as follows:

Beginning at the Intersection of the east right-of-way line of Greenview Shores Boulevard and the south right-of-way line of the ACME Improvement District C-15 Canal as shown on the aforementioned Plat of Greenview Shores No. 2, thence run S22°09'18"E along said east right-of-way for a distance of 321.17 feet to the Point of Curvature of a circular curve being concave to the southwest having a radius of 3,498.86 feet; thence continuing south along said east right-of-way and said curve through an angle of 5°33'30" for an arc distance of 339.43 feet; thence departing said east right-of-way at N70°51'51"E for a distance of 222.69 feet to the Point of Curvature of a circular curve being concave to the west having a radius of 225.00 feet; thence running northeasterly and northerly along said curve through an angle of 93°01'09" for an arc distance of 365.29 feet to the Point of Tangency; thence run N 22°09'18"W for a distance of 151.21 feet to the Point of Curvature of a circular curve being concave to the southwest having a radius of 250.00 feet; thence running northerly and northwesterly along said curve through an angle of 53°15'22" for an arc distance of 232.37 feet; thence run N14°35'20"E for a distance of 8.02 feet to the south right-of-way line of the aforementioned C-15 Canal; thence run N89°44'02"W along said south right-of-way line for a distance of 63.83 feet to the Point of Curvature of a circular curve being concave to the south having a radius of 329.79 feet; thence continuing west along said south right-of-way and said curve through an angle of 15°00'00" for an arc distance of 86.34 feet to the Point of Tangency; thence continuing along said south right-of-way S75°15'58"W for a distance of 93.18 feet to the Point of Curvature of a circular curve being concave to the north having a radius of 429.79 feet; thence continuing west along said south right-of-way and said curve through an angle of 15°00'00" for an arc distance of 112.52 feet to the Point of Tangency; thence continuing along said south right-of-way N89°44'02"W for a distance of 4.46 feet to the Point of Beginning. Containing 5.92 acres, more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS FAIRWAY LAKES AT GREENVIEW, BEING A REPLAT OF BLOCK 3 OF GREENVIEW SHORES NO. 2 OF WELLINGTON, A PUD, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136 IN THE 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:

THE DRAINAGE AND LAKE ACCESS & MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES

ACME IMPROVEMENT DISTRICT 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 EASEMENT ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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

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.

IN WITNESS WHEREOF, LENNAR HOMES, INC., A FLORIDA CORPORATION, ATTORNEY-IN-FACT FOR LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF February 1998.

LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP
BY: LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS ATTORNEY-IN-FACT

BY: Doyle D. Dudley
VICE PRESIDENT
ATTEST: Tammy Anderson
ASSISTANT SECRETARY

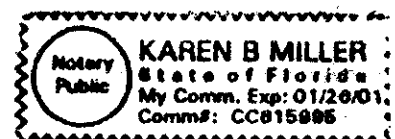
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY AND Tammy Anderson, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED LENNAR HOMES, 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 4th DAY OF February 1998.

BY: Karen B. Miller
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/26/01



MORTGAGEE'S CONSENT:

STATE OF Illinois
COUNTY OF Cook

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 10079 AT PAGE 1550 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF February 1998.

WITNESS: Gregory A. Gilbert
BY: Gregory A. Gilbert
FIRST NATIONAL BANK OF CHICAGO
AN ILLINOIS CORPORATION
VICE PRESIDENT

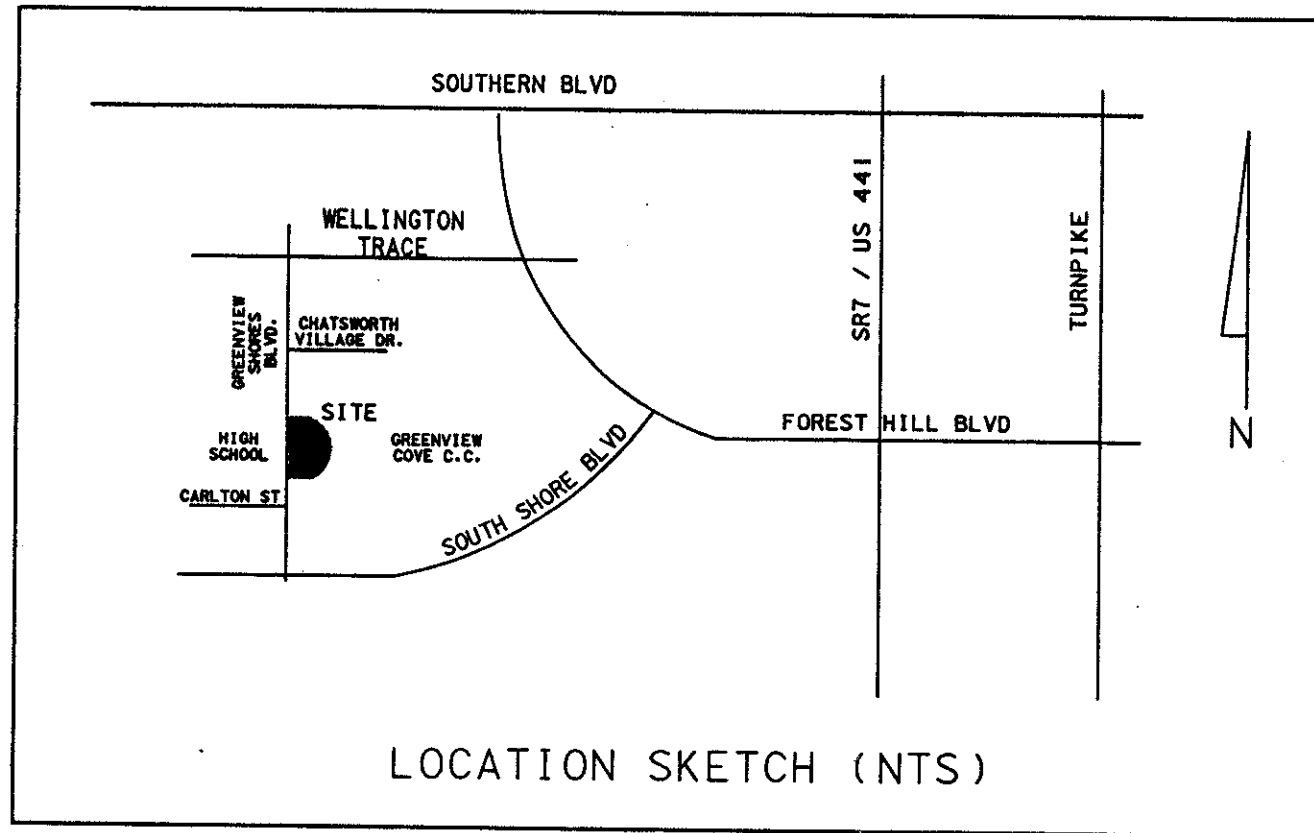
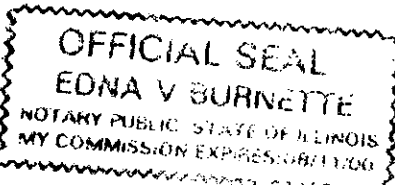
ACKNOWLEDGEMENT:

STATE OF Illinois
COUNTY OF Cook

BEFORE ME PERSONALLY APPEARED GREGORY A. GILBERT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE ABOVE NAMED FIRST NATIONAL BANK OF CHICAGO, AN ILLINOIS 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 February 1998.

BY: Edna V. Burnette
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/11/00



VILLAGE OF WELLINGTON
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON AND ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 4th DAY OF February 1998.

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

BY: Mary K. Foster
MAYOR

ATTEST: Anilda Rodriguez
VILLAGE CLERK

Pet. 86-32
5/2/4/G

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary K. Foster and Anilda Rodriguez, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A 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 SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF February 1998.

BY: Gwen E. Brooks
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 6/5/98

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BEVERLY J. MCREYNOLDS, PRESIDENT UNIVERSAL TITLE INSURORS, INC., 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 TITLE TO THE PROPERTY IS VESTED TO LENNAR LAND PARTNERS, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

UNIVERSAL TITLE INSURORS, INC.

BY: Beverly J. McReynolds
PRESIDENT
DATE: 2/5/98

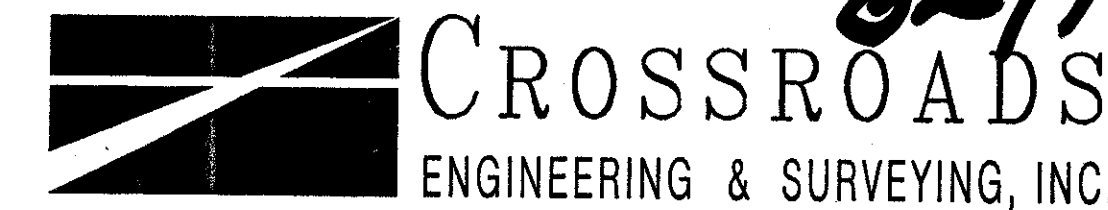
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: James F. Noth, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.



ACME IMPROVEMENT DISTRICT

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 4th DAY OF February 1998.

ACME IMPROVEMENT DISTRICT
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Mary K. Foster
PRESIDENT

ATTEST: Mary M. Victor
SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary K. Foster and Mary M. Victor, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

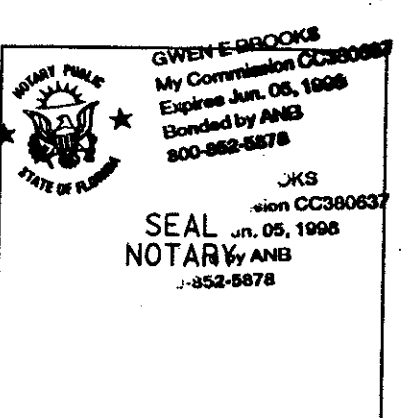
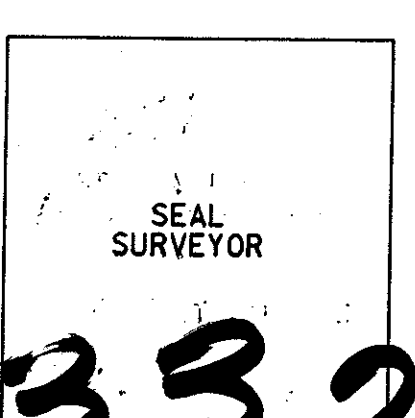
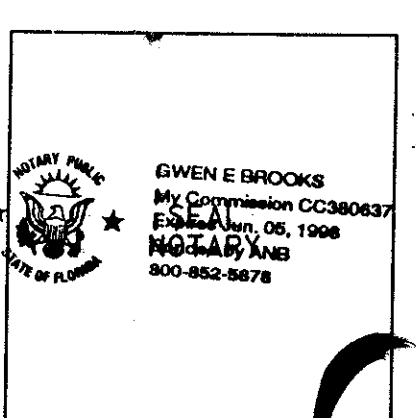
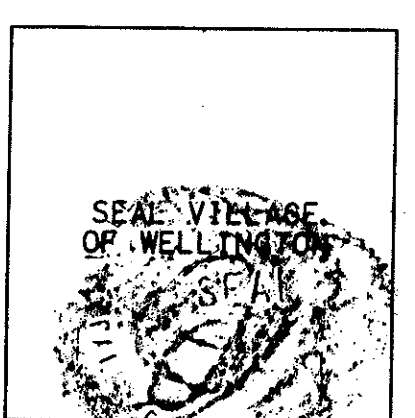
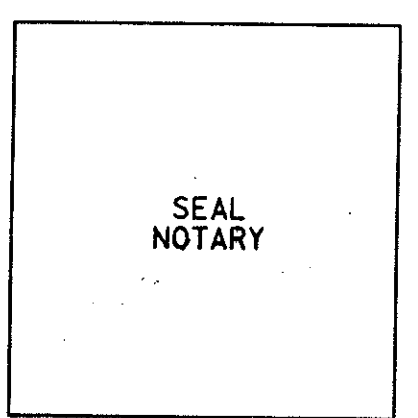
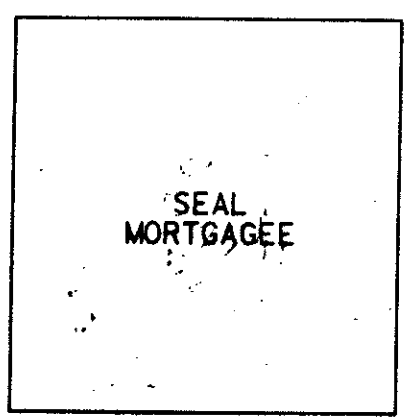
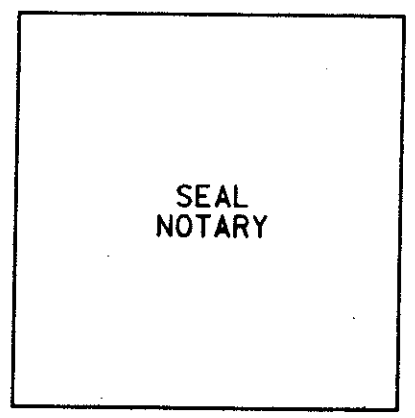
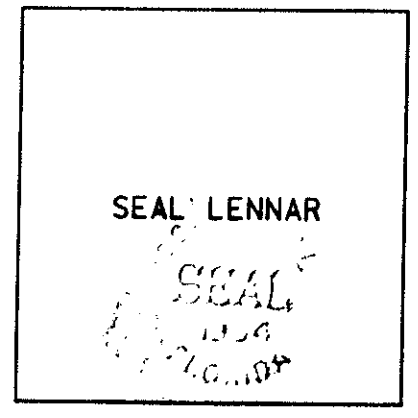
WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF February 1998.

BY: Gwen E. Brooks
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 6/5/98

VILLAGE OF WELLINGTON

14000 GREENBRIAR BLVD.
WELLINGTON, FLORIDA 33414
(661) 791-4000



0332-126

SUBDIVISION: Fairway Lakes at Greenview
BOOK: 31
PAGE: 10
FLOOD ZONE: B
FLOOD MAP: 1805
QUAD: 77
ZONING: AC
SE: 8032
ZIP CODE: 33414
PUD NAME: Fairway Lakes