

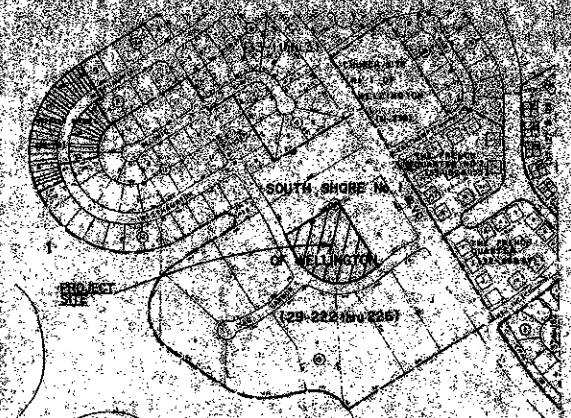
43/41

MONTAUK VILLAGE NO 1

BEING A PORTION OF WELLINGTON, A PLAT
A PARCEL OF LAND SITUATE IN SECTION 10, TOWNSHIP 44
SOUTH RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, BLOCK
14, SOUTH SHORE NO. 1 OF WELLINGTON, A PUD, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
29 AT PAGE 225 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.

JUNE, 1981

SEE WELLINGTON FILE SHEET 1 OF 2
FOR R.P.D.



41

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:55 AM
ON THE 10 DAY OF SEPTEMBER 1981
IN PLAT BOOK 29 PAGE 225
BY JOHN E. DUNKLE, CLERK
CIRCUIT COURT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MONTAUK VILLAGE, INC., A CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON SITUATE IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MONTAUK VILLAGE PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 14, "SOUTH SHORE NO. 1 OF WELLINGTON" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29-68 PAGES 222 THROUGH 226 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE S 20°34'47"E, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 76.77 FEET TO THE POINT OF BEGINNING. THENCE:

N 59°24'50"E A DISTANCE OF 331.51 FEET; THENCE S 30°35'10"E A DISTANCE OF 323.48 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MONTAUK (A RIGHT-OF-WAY 60 FEET IN WIDTH) AND A POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 1255.75 FEET, FROM WHICH A RADIAL LINE BEARS S 40°10'45"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 00°53'00", A DISTANCE OF 19.36 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE HAVING A RADIUS OF 270.00 FEET, FROM WHICH A RADIAL LINE BEARS N 41°03'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 110°28'58", A DISTANCE OF 520.64 FEET TO THE END OF SAID CURVE; THENCE N 20°34'47"W A DISTANCE OF 14.61 FEET TO THE POINT OF BEGINNING.

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

- TRACT "A" AS SHOWN HEREON IS HERBY DEDICATED AS A PRIVATE EASEMENT WAY FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF MONTAUK VILLAGE NO. 1 AND SUCH OTHER PERSONS AS MAY OBTAIN THE USE AND BENEFIT THEREOF BY DECLARATIONS OF COVENANTS AND RESTRICTIONS OR OF EASEMENTS EXECUTED BY THE OWNER, OR OWNERS, OF TITLE TO THE EASEMENT WAY, AND RECORDED AMONG THE PUBLIC RECORDS OF AFORESAID PALM BEACH COUNTY. THESE EASEMENT WAYS, OF INGRESS AND EGRESS, MAY ALSO BE USED FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AS MAY BE PROVIDED FOR OR ALLOWED IN SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS OR EASEMENTS. THE OBLIGATION FOR MAINTENANCE OF THE INGRESS AND EGRESS EASEMENT WAY (TRACT A) SHALL BE AS PROVIDED FOR IN SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS OR EASEMENTS, AND IN THE ABSENCE OF A PROVISION FOR MAINTENANCE, MAINTENANCE SHALL BE THE OBLIGATION OF THE MONTAUK VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS AS SHOWN HEREON, ARE SUBSURFACE ONLY UNLESS OTHERWISE NOTED HEREON, AND ARE HEREBY DEDICATED IN PERPETUITY FOR THE USE OF FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
- THE DRAINAGE EASEMENTS (SUBSURFACE) AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE OBLIGATION FOR MAINTENANCE OF TRACT "B" SHALL BE AS PROVIDED FOR BY THE DECLARATION OF COVENANTS AND RESTRICTIONS OR BY EASEMENTS EXECUTED BY THE OWNER OR OWNERS, OF TITLE TO THE EASEMENT WAY AND RECORDED AMONG THE PUBLIC RECORDS OF AFORESAID PALM BEACH COUNTY, AND IN THE ABSENCE OF A PROVISION FOR MAINTENANCE, THE SAME SHALL BE THE OBLIGATION OF THE MONTAUK VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- THE OBLIGATION FOR MAINTENANCE OF TRACT "C" SHALL BE AS PROVIDED FOR BY DECLARATIONS OF COVENANTS AND RESTRICTIONS, DECLARATIONS OF CONDOMINIUM OR DECLARATIONS OF EASEMENTS EXECUTED BY THE OWNER OR OWNERS OF TRACT "C" AND RECORDED AMONG THE PUBLIC RECORDS OF AFORESAID PALM BEACH COUNTY, AND IN THE ABSENCE OF A PROVISION FOR MAINTENANCE, THE SAME SHALL BE THE OBLIGATION OF THE OWNER OR OWNERS OF TRACT "C", THEIR SUCCESSORS AND ASSIGNS.
- PORTIONS OF THIS PLAT CONTAINING OPEN SPACES, AFTER IMPROVEMENT OF THE PROPERTY, MAY NOT BE VACATED IN WHOLE OR IN PART UNLESS THE ENTIRE PLAT IS VACATED, EXCEPT AS PERMITTED BY AFORESAID PALM BEACH COUNTY. IN ACCORDANCE WITH ITS LAWS, RULES, ORDINANCES AND RESOLUTIONS AS EVIDENCED BY THE SIGNATURE OF A DULY AUTHORIZED COUNTY OFFICIAL.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF AUGUST, 1981.

MONTAUK VILLAGE, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: John J. Glickman
JOHN GLICKMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. J. GLICKMAN AND John J. Glickman TO ME WELL KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND John J. Glickman OF THE MONTAUK VILLAGE, INC., A 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 THE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF August, 1981.

MY COMMISSION EXPIRES:

10th Day of June, State of Florida at Large
My Commission Expires Mar. 25, 1983
Signed by: John J. Glickman
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 259 AT PAGE 339 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I DAVID SHAW DO HEREUNTO SET MY HAND AND SEAL THIS 6th DAY OF August, 1981.

David Shaw
DAVID SHAW, Trustee
Trustee and not
Chairman
WITNESS:
Mark Thomas

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED DAVID SHAW TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August, 1981.

MY COMMISSION EXPIRES:

7-21-85

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, ALAN J. WERKMAN, ESQUIRE, 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 TO MONTAUK VILLAGE, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENGLISHED BY THE MORTGAGE SHOWN HEREON, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

THIS 7th DAY OF August, 1981.

Alan J. Werkman
ALAN J. WERKMAN, ESQUIRE

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF Sept, 1981

BY: John A. Foster, Jr.
JOHN A. FOSTER, JR., CHAIRMAN
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Sept, 1981

BY: Herbert F. Banlett
HERBERT F. BANLETT, COUNTY ENGINEER

ATTEST:

JOHN E. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: John T. Tully
JOHN T. TULLY, DEPUTY CLERK

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 (P. B. M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P. C. P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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.

16th DAY OF August, 1981

Wesley Hanks
WESLEY HANKS
REGISTERED LAND SURVEYOR NO. 3708
STATE OF FLORIDA

NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P. B. M.'S) DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P. C. P.'S) DESIGNATED THUS:
- U. E. DENOTES UTILITY EASEMENT.
- D. E. DENOTES DRAINAGE EASEMENT.
- L. A. E. DENOTES LIMITED ACCESS EASEMENT.
- ALL BEARINGS AS SHOWN HEREON REFER TO THE BEARING DATA OF "SOUTH SHORE NO. 1 OF WELLINGTON" P. B. M. 225 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

0332-344

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE. WEST PALM BEACH, FLORIDA.

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DATE: JUNE 1981	PROJECT: MONTAUK VILLAGE NO. 1
BY: [Signature]	SCALE: [Blank]
NO. [Blank]	RD-P-055