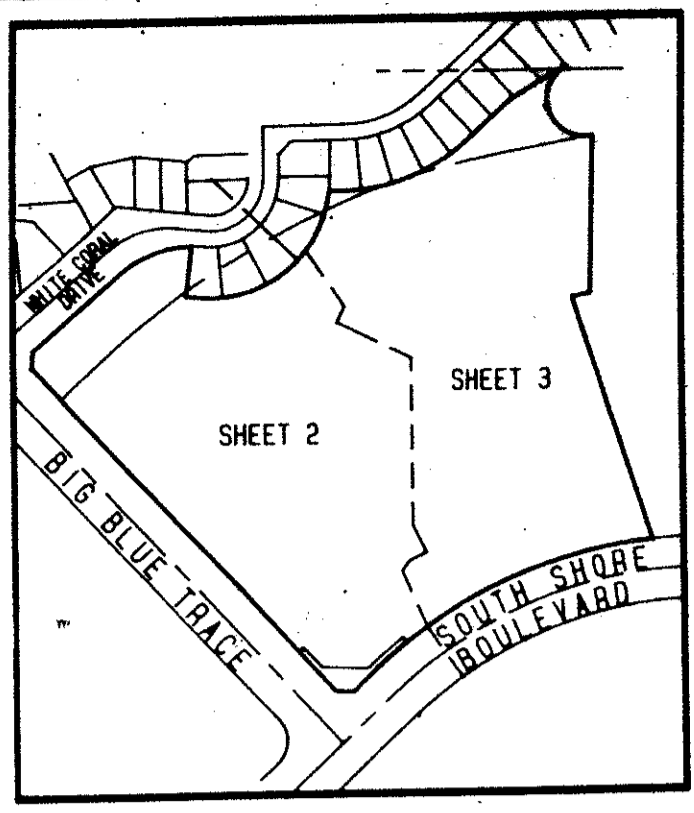


TRACT 44 OF WELLINGTON, P. U. D.

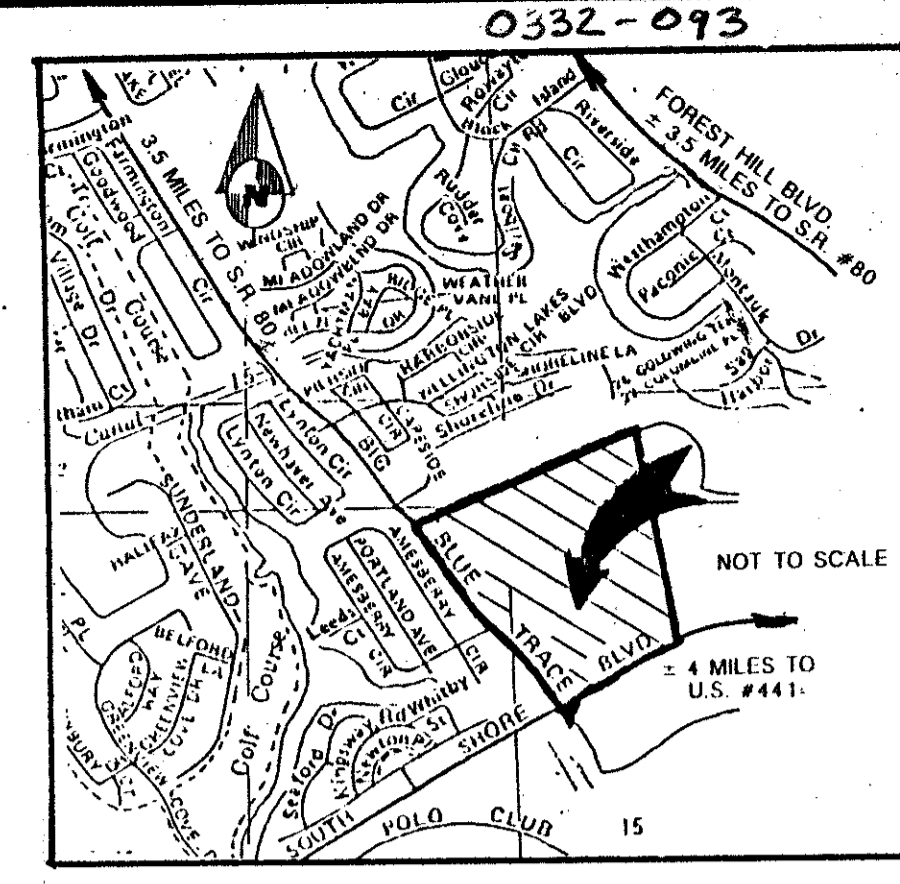
BEING A REPLAT OF A PART OF TRACT 43 WELLINGTON P. U. D. AS RECORDED IN PLAT BOOK 44, PAGE 61, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND OTHER LANDS

IN PART OF SECTIONS 10 AND 15 TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 3 SHEETS
OCTOBER 1990



INDEX MAP



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 3:44 PM
this 27th day of Nov
1990 and duly recorded in Plat Book No.
67 on pages 11 thru 13
JOHN B. DUNKLE, Clerk Circuit Court
By Paula A. Bellamy D.C.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, THAT MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, THE OWNER OF A PORTION OF THE LAND SHOWN HEREON, JOINED BY ACME IMPROVEMENT DISTRICT AND OWNER OF A PORTION OF A PORTION OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PART OF TRACT 43 WELLINGTON P. U. D., THE LAND SHOWN HEREON AS TRACT 44 OF WELLINGTON, P. U. D. BEING A REPLAT OF A PART OF TRACT 43 WELLINGTON P. U. D., AS RECORDED IN PLAT BOOK 44 PAGE 61, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND OTHER LANDS IN PART OF SECTIONS 10 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
TRACT 44, LESS AND EXCEPTING PARCELS A, B, & C, AS SHOWN HEREON IS HEREBY RESERVED UNTO MEADOWLAND DEVELOPMENT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS FOR RESIDENTIAL HOUSING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MEADOWLAND DEVELOPMENT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIFT STATION EASEMENT, AS SHOWN, IS FOR THE CONSTRUCTION AND MAINTENANCE OF A LIFT STATION FACILITY AND IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

PARCEL A, AS SHOWN HEREON, IS FOR LANDSCAPING, SIGNAGE AND OTHER PURPOSES, AND IS HEREBY RESERVED UNTO ACME IMPROVEMENT DISTRICT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCELS B AND C, AS SHOWN HEREON, ARE FOR PUBLIC ROAD PURPOSES AND ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, FLORIDA.

THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION AND DISTRICT HAVE CAUSED THEIR CORPORATE SEALS THESE PRESENTS TO BE SIGNED AND ATTESTED BY THEIR RESPECTIVE OFFICERS AND HAVE CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 17th DAY OF OCTOBER, 1990.

ATTEST:
David R. Seach
DAVID R. SEACH, VICE PRESIDENT

BY: William R. Seach
WILLIAM R. SEACH, PRESIDENT

ATTEST:
Madison F. Pacetti
MADISON F. PACETTI, ASSISTANT SECRETARY

BY: Ralph D. McCormack
RALPH D. MCCORMACK, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM R. SEACH AND DAVID R. SEACH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND WHO SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 17th DAY OF OCTOBER, 1990.
MY COMMISSION EXPIRES NOVEMBER 2, 1990
Kerry L. Solana
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MADISON F. PACETTI AND RALPH D. MCCORMACK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, OF ACME IMPROVEMENT DISTRICT AND WHO SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED HERETO IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED HERETO 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 21st DAY OF November, 1990.
MY COMMISSION EXPIRES AT COMMISSION EXPIRES MAY 26, 1992
Joann Sarr
NOTARY PUBLIC, STATE OF FLORIDA

LAND USE:

NOTES: PETITION NO. 86-32H

RESIDENTIAL AREA.....	17.131	ACRES ±
PARCEL A.....	0.118	ACRES ±
PARCEL B & C.....	0.080	ACRES ±
TOTAL ACREAGE.....	17.329	ACRES ±
DENSITY (320 UNITS).....	18.590	UNITS/ACRES

■ DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. 2297)
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 89 DEGREES 45 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE OR WATER AND SEWER EASEMENTS.

NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USES, WATER AND SEWER EASEMENTS OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AS SHOWN HEREON.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY OR WATER AND SEWER EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Nov, 1990.
BY: Mark Marini
MARK MARINI - CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BY: Della Conway
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Nov, 1990.
BY: Herbert F. Kahler
HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

LEGEND

- ± = MORE OR LESS
- Δ = CENTRAL ANGLE
- ⊙ = CENTERLINE
- A = ARC LENGTH
- COR. = CORNER
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PGS. = PAGES
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SEC. = SECTION

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10 AND THE NORTH ONE-HALF OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 45 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1362.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AS SHOWN ON SHEET NO. 10, GREENVIEW SHORES NO. 2 OF WELLINGTON - P. U. D., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 42 DEGREES 44 MINUTES 25 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 781.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 13 MINUTES 04 SECONDS EAST, A DISTANCE OF 35.94 FEET; THENCE NORTH 49 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 231.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 41 DEGREES 32 MINUTES 31 SECONDS, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 145.01 FEET, A TANGENT BEARS SOUTH 89 DEGREES 05 MINUTES 21 SECONDS EAST AT THIS POINT; THENCE SOUTH 06 DEGREES 25 MINUTES 56 SECONDS WEST, A DISTANCE OF 99.03 FEET THENCE SOUTH 83 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 23.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 37 MINUTES 14 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 359.76 FEET, A RADIAL BEARS NORTH 83 DEGREES 11 MINUTES 45 SECONDS WEST AT THIS POINT; THENCE NORTH 89 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 32.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 23 MINUTES 31 SECONDS; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING THE TANGENT OF SAID CURVE, A DISTANCE OF 42.17 FEET; THENCE NORTH 59 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.21 FEET TO A POINT OF CURVE ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 159 DEGREES 30 MINUTES 00 SECONDS, A RADIAL BEARS SOUTH 31 DEGREES 00 MINUTES 00 SECONDS EAST AT THIS POINT; THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS WEST FROM THIS POINT; THENCE A DISTANCE OF 208.78 FEET, A RADIAL BEARS NORTH 18 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 306.06 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.97 FEET; THENCE SOUTH 18 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 497.04 FEET TO A POINT ON A CURVE AND THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD; A TANGENT BEARS NORTH 84 DEGREES 51 MINUTES 58 SECONDS EAST AT THIS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (AND THE NORTH RIGHT-OF-WAY LINE OF SAID BOULEVARD) CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 915.33 FEET AND A CENTRAL ANGLE OF 37 DEGREES 36 MINUTES 28 SECONDS, A DISTANCE OF 600.80 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 47 DEGREES 15 MINUTES 35 SECONDS WEST ON A TANGENT OF SAID CURVE, A DISTANCE OF 65.00 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY LINE OF SAID BIG BLUE TRACE; THENCE NORTH 42 DEGREES 44 MINUTES 25 SECONDS WEST ALONG THE EASTERLY LINE OF SAID BIG BLUE TRACE, A DISTANCE OF 857.11 FEET TO THE POINT OF BEGINNING.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, THE FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, 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 MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND ACME IMPROVEMENT DISTRICT, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO ENCUMBRANCES OF RECORD.
Glenda Bellamy
GLENDA BELLAMY, VICE PRESIDENT
FIRST AMERICAN TITLE INSURANCE COMPANY
LICENSED IN FLORIDA, DATE: 11-21-90

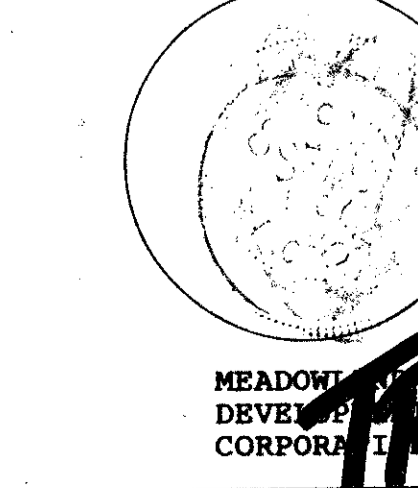
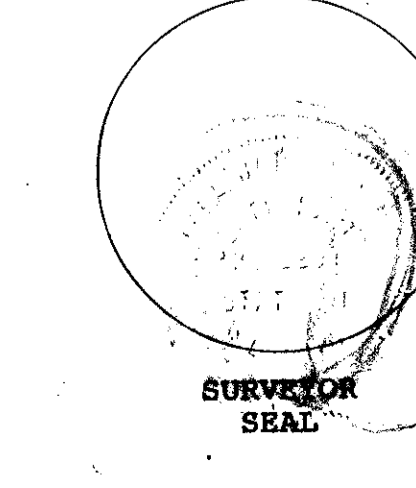
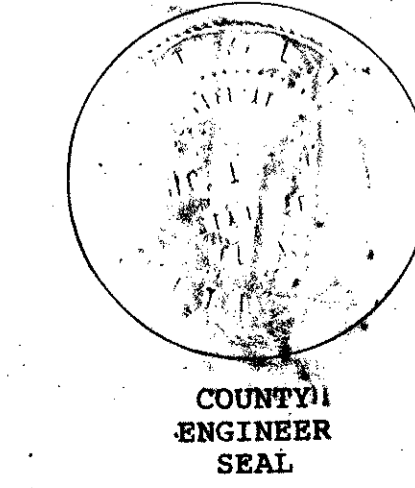
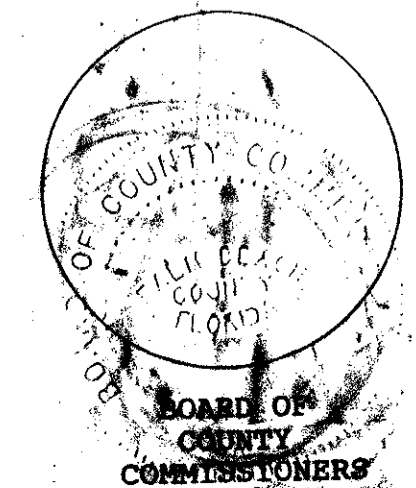
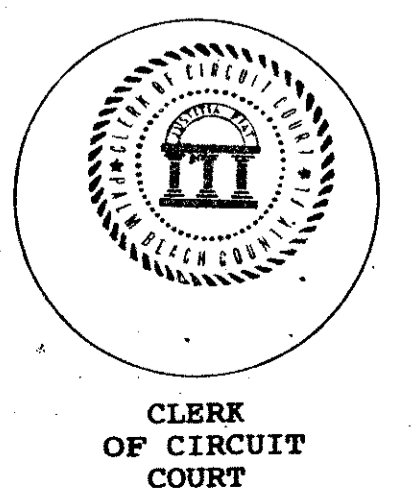
SURVEYOR'S CERTIFICATION:

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 DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES AS AMENDED, THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21HB-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 10-18-90
Paul J. Potorny
PAUL J. POTORNY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. POTORNY OF DAILEY-POTORNY, INC.
5050 TENTH AVENUE NORTH
LAKE WORTH, FLORIDA 33463

TAZ 792

TRACT 44 OF WELLINGTON P.U.D.
PAGE 11
FLOOD MAP # 1000
ZONING # AK
CALL # 67
SEE 86-32
PUB. RECORDS - WELLINGTON P.U.D.



Dailey-Potorny, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite B - Lake Worth, Florida 33463-2602
Phone 407-965-8787

TRACT 44 OF WELLINGTON 10/11