

ORANGE POINT SECTION 23

A PORTION OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

PET. 84-98

THIS INSTRUMENT WAS PREPARED BY: RICKIE C. WEINBERG OF CARNAHAN-PROCTOR AND ASSOCIATES, INC. CONSULTING ENGINEERS SURVEYORS ENGINEERS PLANNERS 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063 SEPTEMBER 1995 930903 JSH

P.U.D. STATISTICS

PETITION NO. 84-98 ACREAGE 294.422 AC. UNITS 0 DENSITY N/A TYPE OF UNIT N/A

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: 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 SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

THIS 23rd DAY OF DECEMBER, 1996. RICKIE C. WEINBERG PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 5273

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF Ocala ) I, Morris J. Watley, 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 LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

December 8, 1996 DATE BY: M. J. Watley ATTORNEY AT LAW

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF January, 1997.

WITNESS Karen Deaver PRINT NAME: Karen Deaver WITNESS Tammy Anderson PRINT NAME: Tammy Anderson TAMMY ANDERSON PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS BEFORE ME PERSONALLY APPEARED TAMMY ANDERSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) 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 22nd DAY OF January, 1997.

MY COMMISSION EXPIRES: Sandi M. Cooper PRINT NAME: Sandi M. Cooper NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NO.



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS HEREBY ACCEPTS THE DEDICATIONS TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 29th DAY OF April, 1997.

ACME IMPROVEMENT DISTRICT A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Mary K. Foster PRINT NAME: Mary K. Foster PRESIDENT

ATTEST: Mary Viator PRINT NAME: Mary Viator SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Mary M. Viator, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, 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 DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF April, 1997.

MY COMMISSION EXPIRES: 6/5/98 Gwen E. Brooks PRINT NAME: Gwen E. Brooks NOTARY PUBLIC - STATE OF FLORIDA COMMISSION OF: CC 380637

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS - VILLAGE OF WELLINGTON

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 29th DAY OF April, 1997.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Mary K. Foster PRINT NAME: Mary K. Foster MAYOR

ATTEST: Anilda Rodriguez PRINT NAME: Anilda Rodriguez VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Anilda Rodriguez, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, 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 DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE. WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF April, 1997.

MY COMMISSION EXPIRES: 6/5/98 Gwen E. Brooks PRINT NAME: Gwen E. Brooks NOTARY PUBLIC - STATE OF FLORIDA COMMISSION NO. CC 380637

NOTES:

- 01. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTH ONE HALF OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING NORTH 00°33'30" WEST, ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTIONS, WITH THE NAD 83 1990 ADJUSTMENT.
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER USES SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
05. NOTICE: 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.
06. THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
07. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000121 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
08. NO BEARING ROTATION (PLAT TO GRID) IS NECESSARY.
09. LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE INDICATED.

TRACT ACREAGE STATISTICS

Table with 2 columns: COMMON ELEMENTS and ACREAGE. Rows include OPEN SPACE AREA (17.747 AC), CONSERVATION AREA (14.271 AC), WATER MANAGEMENT AREA (61.483 AC), BUFFERS AREA (16.362 AC), LITTORAL ZONE AREA (6.511 AC), SUBTOTAL AREA (116.374 AC), RECREATION AREA (1.787 AC).

SUBDIVISION Orange Point BOOK 77 PAGE 122 FLOOD MAP 6116 FLOOD ZONE A0 ZONING RE SE 79-220 PUD NAME VILLAGE OF WELLINGTON

Notary seals for SURVEYOR RICKIE C. WEINBERG, ACME IMPROVEMENT DISTRICT, VILLAGE OF WELLINGTON, and GRAND ISLES MASTER HOMEOWNERS ASSOC., INC. Includes commission expiration dates and dates.

0284-003