LOCATION SKETCH SEC. 23 TWP. 44 S RGE. 41 E

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX LENNAR JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS ORANGE POINT - TRACT "C-1", BEING A REPLAT OF ALL OF TRACT "C-1" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23 AS RECORDED IN PLAT BOOK 79, PAGES 127, THROUGH 132, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF ALL OF TRACT "C-1" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23 AS RECORDED IN PLAT BOOK 79, PAGES 127 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 14.45 ACRES, MORE OR LESS.

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

- 1. TRACT "A". AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON AND WITHOUT RECOURSE TO THE ACME IMPROVEMENT DISTRICT.
- 2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA AND WITHOUT RECOURSE TO THE ACME IMPROVEMENT DISTRICT, THE VILLAGE OF WELLINGTON 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 LAKE WORTH ROAD, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, INCLUDING ACCESS THROUGH ANY PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 3. THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THI ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, 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.
- 4. 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.
- 5. THE FILING OF THIS PLAT EXTINGUISHES THOSE PORTIONS OF THE EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 9565, PAGE 1105, AND OFFICIAL RECORD BOOK 9090, PAGE 1348, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THIS PLAT.
- 6. A WATER AND SEWER EASEMENT OVER ALL OF TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSOR AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, CENTEX LENNAR JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THE MANAGING GENERAL PARTNER OF THE MANAGING JOINT VENTURER, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA. THIS 3rd DAY OF November, 1997.

CENTEX LENNAR JOINT VENTURE A FLORIDA JOINT VENTURE PARTNERSHIP

A NEVADA GENERAL PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA MANAGING JOINT VENTURER

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA IT'S MANAGING GENERAL PARTNER

WITNESS: LE HOMMOND ITS:

A PART OF THE ORANGE POINT P.U.D.

ORANGE POINT - TRACT "C-1"

BEING A REPLAT OF ALL OF TRACT "C-1" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23 AS RECORDED IN PLAT BOOK 79, PAGES 127 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST. VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MAY 1997

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED W. TRENT BASS, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, AND 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 30 DAY OF OCTOBER

February 19,1998

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 10th DAY OF February OF 1998

ACME IMPROVEMENT DISTRICT A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY:

PRINT NAME: Mary M. Viator SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE, ME PERSONALLY APPEARED Mary M. Victor WHO ARE PERSONALLY KNOWN TO ME 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 FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

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

MY COMMISSION EXPIRES:

PRINT NAME: Gwen E Brooks

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. (C 380637

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5TH DAY OF NOVEMBER, 1997.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TAMMY ANDERSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _______ AS IDENTIFICATION, AND W EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 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

Sept. 3, 1999

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC487220

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION 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 DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 13th DAY OF January OF 1997.8.

A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARY K. Foster AND WHO ARE PERSONALLY KNOWN TO ME 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 VILLAGE. AND THAT THE FOREGOING 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 DAY OF January, 1997.8.



PRINT NAME: GWENEBrooks NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. 6-5-98 CC380637

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE. METROPOLITAN TITLE & GUARANTY CO., A TITLE COMPANY, AS 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 TO CENTEX LENNAR JOINT VENTURE. A FLORIDA JOINT VENTURE PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID: AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE EMCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11-20-97

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177. FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

DATE: 11-25-97

EBRY C. WHITE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213 STATE OF FLORIDA



CENTEX REAL

CENTEX REAL

ESTATE CORPORATION

SURVEYOR

- ,

VILLAGE OF

WELLINGTON

ESTATE CORPORATION

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT "C-1" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23, PLAT BOOK 79, PAGE 127, WHICH BEARS NORTH 88°27'36" WEST (GRID), AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:

(N.R.) = NON-RADIAL(R.F.) = RADIAL TO FRONT LOT LINE

(R.R.) = RADIAL TO REAR LOT LINE

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

5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.

7) COORDINATES SHOWN ARE GRID COORDINATES: DATUM = NAD 83 (1990 ADJUSTMENT) = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000121 GRID BEARING IS THE SAME AS PLAT BEARING (NO ROTATION).

> 14000 GREENBRIAR BLVD. WELLINGTON, FLORIDA 33414 (561) 791-4000

SITE PLAN DATA

ZONING PETITION NO ..PDD84-98(B) TOTAL AREA... ..14.45 ACRES TOTAL DWELLING UNITS2.84 D.U./AC.

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

> VILLAGE OF 14000 GREENBRIAR &

> > (561) 791-4000



0284-009

WELLINGTON, FLORE AS

