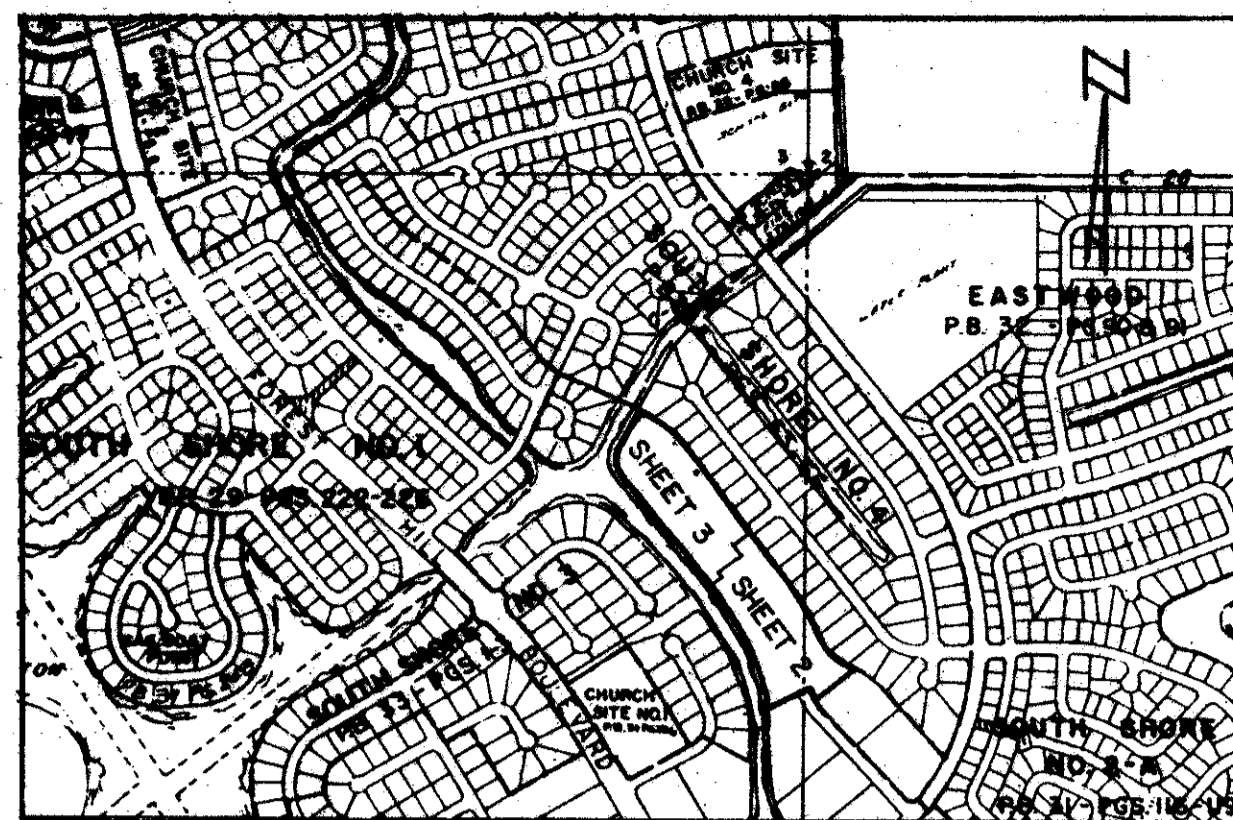


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 3:17 PM  
date 10<sup>th</sup> day of August  
1988, and duly recorded in Plat Book No.  
62 on page 116, 117 & 118  
JOHN B. DUNKLE, Clerk, Circuit Court  
Arthur C. Lind, D.C.



INDEX MAP

DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT COREPOINT CORP., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS WATERWAY COVE OF WELLINGTON - P.U.D., BEING A REPLAT OF PARCEL "C" AND A PORTION OF ACME IMPROVEMENT DISTRICT CANAL RIGHT OF WAY (CONVEYED BY QUIT CLAIM DEED, ACME IMPROVEMENT DISTRICT TO COREPOINT CORP., O.R.B. 5584, PG. 1407) OF SOUTH SHORE NO. 3 OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 33, PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 10 AND 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

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

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO THE WATERWAY COVE OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THE PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

TRACT "A", (HEMPSTEAD STREET, PART OF WATERWAY COVE DRIVE AS SHOWN AND ROYAL COVE WAY) IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN AND IS HEREBY DEDICATED TO THE WATERWAY COVE OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "B", (WATERWAY COVE DRIVE AND PALM COVE LANE), THE ACCESS TRACT, IS FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN AND IS HEREBY DEDICATED TO WATERWAY COVE OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "C", "D", "E", "F", "G", "H", "J" AND "K" AS SHOWN ARE FOR COMMON AREA AND DRAINAGE, UTILITY, WATER AND SEWER PURPOSES AND ARE HEREBY DEDICATED TO WATERWAY COVE OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENT AS SHOWN IS FOR THE MAINTENANCE OF CANALS AND IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

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

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9<sup>th</sup> DAY OF July, 1988.

ATTEST: George deGuardiola COREPOINT CORP., A FLORIDA CORPORATION  
BY: Alberto Vadia Jr. PRESIDENT  
GEORGE deGUARDIOLA, VICE PRESIDENT ALBERTO VADIA JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR. AND GEORGE deGUARDIOLA, PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY OF COREPOINT CORP., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 9<sup>th</sup> DAY OF July, 1988.

MY COMMISSION EXPIRES: June 1, 1991

John B. Dunkle  
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY 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.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: JUL 6, 1988 BY: Nick Miller

NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3888



THIS INSTRUMENT WAS PREPARED BY:  
NICK MILLER OF NICK MILLER, INC.  
SUITE 105, 2560 R.C.A. BLVD.  
PALM BEACH GARDENS, FLORIDA 33410

WATERWAY COVE  
OF WELLINGTON - P.U.D.

A REPLAT OF PARCEL C AND A PORTION OF ACME IMPROVEMENT DISTRICT CANAL RIGHT OF WAY  
OF SOUTH SHORE NO.3 OF WELLINGTON - P.U.D.  
PER PLAT BOOK 33, PAGES 1, 2 AND 3  
IN SECTIONS 10 AND 11, TWP. 44 S., RGE. 41 E.  
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS  
DECEMBER 1987

LAND USE

TRACT A ..... 0.508 ACRES  
TRACT B ..... 2.217 ACRES  
TRACTS C THROUGH H  
AND TRACT J ..... 0.397 ACRES  
PATIO HOME LOTS ..... 12.450 ACRES  
TOTAL ..... 15.572 ACRES

DENSITY (105 UNITS) 6.74 UNITS/ACRE

SURVEYOR'S NOTES

L.A.E. DENOTES LIMITED ACCESS EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
■ DENOTES PERMANENT REFERENCE MONUMENT  
⊙ DENOTES PERMANENT CONTROL POINT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE EAST LINE OF SECTION 10-44-41 IS ASSUMED TO BEAR NORTH 01°03'25" EAST.

BUILDING SETBACK LINES SHALL BE REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE EASEMENTS FOR MAINTENANCE, DRAINAGE, OR UTILITY EASEMENTS FOR WATER AND SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

DEDICATIONS TO WATERWAY COVE OF WELLINGTON HOMEOWNERS ASSOCIATION, INC. ARE NOT INTENDED TO CREATE ANY RIGHTS IN FAVOR OF THE GENERAL PUBLIC, EXCEPT AS NOT TO INTERFERE WITH PALM BEACH COUNTY'S DRAINAGE RIGHTS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

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

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9<sup>th</sup> DAY OF AUGUST, 1988.

BY: Carol Elmqvist  
CAROL ELMQUIST, CHAIR  
VICE-CHAIR

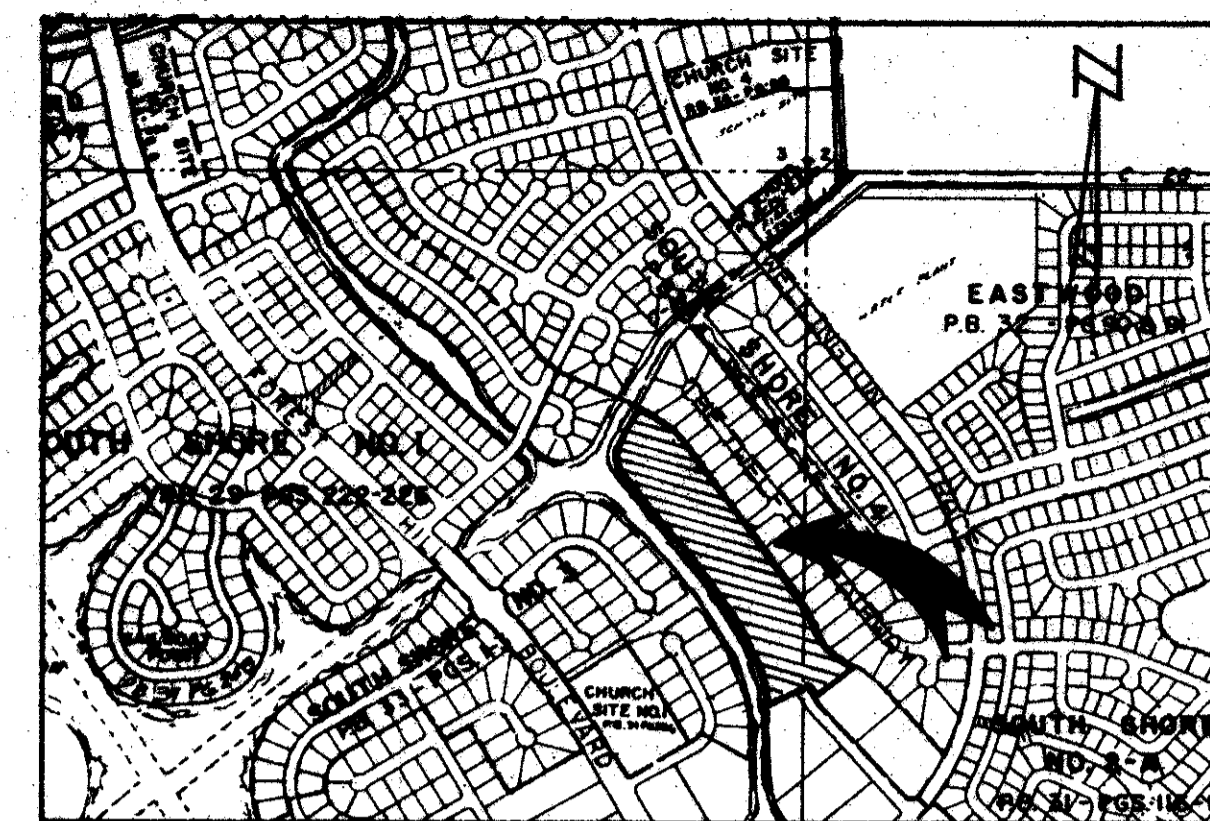
ATTEST: JOHN B. DUNKLE, CLERK

BY: John B. Dunkle  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9<sup>th</sup> DAY OF AUGUST, 1988.

BY: H.F. Kahlert  
H. F. KAHLERT, P.E. - COUNTY ENGINEER



LOCATION MAP

DESCRIPTION

PARCEL "C" OF SOUTH SHORE NO. 3 OF WELLINGTON, P.U.D., AS RECORDED IN PLAT BOOK 33, PAGES 1 THROUGH 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH:

THAT PORTION OF ACME IMPROVEMENT DISTRICT RIGHT OF WAY (CONVEYED BY QUIT CLAIM DEED, ACME IMPROVEMENT DISTRICT TO COREPOINT CORP., O.R.B. 5584, PG. 1407) LYING IN SAID PLAT OF SOUTH SHORE NO. 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF PARCEL "C" OF SOUTH SHORE NO. 3 OF WELLINGTON, P.U.D. AS RECORDED IN PLAT BOOK 33, PAGES 1 THROUGH 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 25°14'30" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 199.05 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID PARCEL "C" THROUGH A CENTRAL ANGLE OF 64°00'00", A DISTANCE OF 223.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°45'30" EAST, ALONG SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 821.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 644.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF PARCEL "C" THROUGH A CENTRAL ANGLE OF 20°37'22", A DISTANCE OF 231.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°08'08" EAST, ALONG SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 202.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 450.83 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID WESTERLY LINE OF PARCEL "C" THROUGH A CENTRAL ANGLE OF 18°25'26", A DISTANCE OF 144.96 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 282.50 FEET AND A RADIAL BEARING OF NORTH 89°42'42" WEST AT SAID INTERSECTION, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°02'35", A DISTANCE OF 148.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°45'08" WEST, A DISTANCE OF 95.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5436.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'34", A DISTANCE OF 918.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 440.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'00", A DISTANCE OF 180.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.42 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'12", A DISTANCE OF 185.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25°14'30" EAST, A DISTANCE OF 152.48 FEET TO THE POINT OF BEGINNING.

CONTAINING: 678,318 SQUARE FEET OR 15.572 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD

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 OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4447, PAGE 0032 AND MODIFIED IN OFFICIAL RECORD BOOK 5656, PAGE 1780 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1<sup>st</sup> DAY OF July, 1988.

ATTEST: Diane L. Ross SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION  
BY: Robert Arthur

Diane L. Ross  
DIANE L. ROSS, ASSISTANT VICE PRESIDENT

BY: Robert Arthur  
ROBERT ARTHUR, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ROBERT ARTHUR AND DIANE L. ROSS, 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 VICE PRESIDENT OF SOUTHEAST BANK, N.A., AN ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE ASSOCIATION SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 1<sup>st</sup> DAY OF July, 1988.

Clayton L. Stapp  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 10-19-90

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 COREPOINT CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT WE FIND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Glenda Bellamy 0332-064  
GLENDA BELLAMY VICE-PRESIDENT  
FIRST AMERICAN TITLE INSURANCE COMPANY  
LICENSED IN FLORIDA - DATE: 6-28-88

SCALE: NICK MILLER, INC. DRAWN BY:  
DATE: DEC. 1987 Land Surveying  
Planning & Development Consultants CLK  
WATERWAY COVE  
2560 RCA Blvd. Suite 105 DRAWING NUMBER  
Palm Beach Gardens, Florida 33410 (305) 627-5200 87-0048

60/116

TAZ 730

Subdivision: Wellington, P.U.D.  
Block 60  
Lots 60 & 62  
P.L. 88-33414  
P.L. 88-33414