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STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record at 10:49 AM, this 14 day of March, 1997 and duly recorded in Plat Book No. 77 on Pages 35 and 36.  
DOROTHY H. WILKEN, CLERK  
BY: *Liz A. Stanley* DC



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 14th DAY OF March, 1997.

ACME IMPROVEMENT DISTRICT,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Mary K Foster*  
PRINT NAME Mary K. Foster  
PRESIDENT  
ATTEST: *Mary Vistor*  
PRINT NAME Mary Vistor  
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Mary M. Vistor 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 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 14th DAY OF March, 1997.

MY COMMISSION EXPIRES: 6/5/98  
*Gwen E Brooks*  
PRINT NAME Gwen E Brooks  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC220637

TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LAURIE L. GILDAN 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 TO BE VESTED TO DORNUM HOLDINGS, N.V., A NETHERLAND ANTILLES CORPORATION; THAT CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: FEBRUARY 18, 1997 *Laurie L Gildan*  
PRINTED NAME LAURIE L. GILDAN

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, 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, FLORIDA.

DATED: DECEMBER 6, 1996 BY: *Michael D. Rose*  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

79/53

SURVEYOR'S PROJECT NO. 95-0279

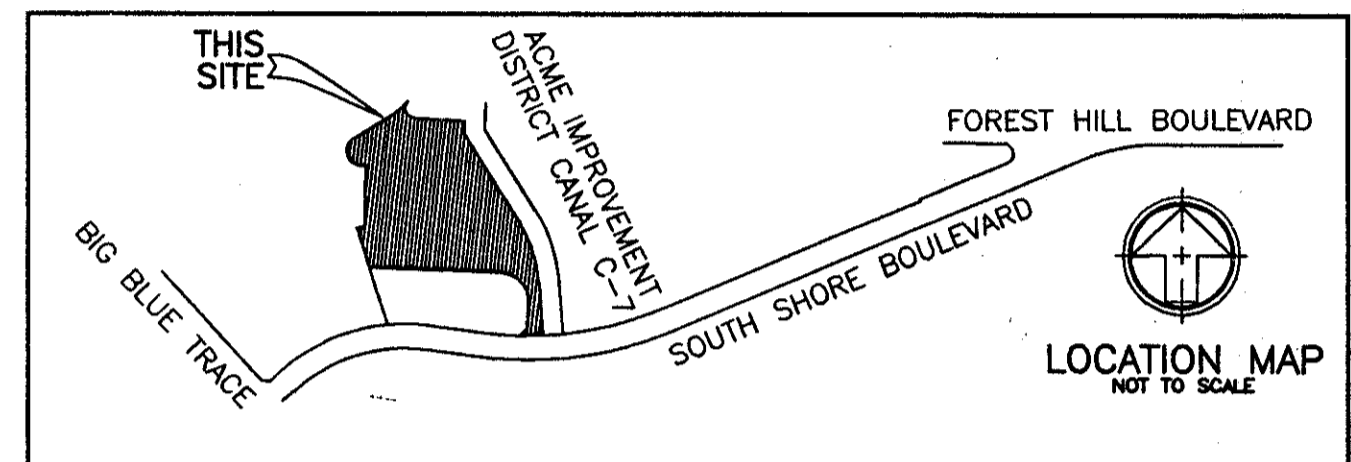
# VININGS AT WELLINGTON

A PARCEL OF LAND IN SECTION 10 AND SECTION 15,  
TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF  
WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PSM

**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING PLANNING  
4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7608

SEPTEMBER, 1996



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 14th DAY OF March, 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  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Anilda Rodriguez 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 OFFICIALS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1997.

MY COMMISSION EXPIRES: 6/5/98  
*Gwen Brooks*  
PRINT NAME Gwen E Brooks  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC220637

DEDICATION: NOT REGISTERED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA  
KNOW ALL MEN BY THESE PRESENTS: THAT DORNUM HOLDINGS, N.V., A NETHERLAND ANTILLES CORPORATION, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A PARCEL OF LAND IN SECTION 10 AND SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 42°44'25" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AND WESTERLY LIMITS OF THE RIGHT-OF-WAY FOR SOUTH SHORE BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 2439, PAGES 989 THROUGH 991, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 87°44'25" EAST, A DISTANCE OF 35.36 FEET;

THENCE NORTH 47°15'35" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 915.33 FEET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'37", A DISTANCE OF 800.78 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 82°36'48" EAST, A DISTANCE OF 265.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1803.81 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'11", A DISTANCE OF 206.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'17", A DISTANCE OF 104.56 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CANAL C-7;

THENCE NORTH 04°05'35" WEST A DISTANCE OF 257.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 655.40 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°04'06", A DISTANCE OF 321.07 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 32°09'40" WEST, A DISTANCE OF 477.12 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 15;

THENCE CONTINUE NORTH 32°09'40" WEST, A DISTANCE OF 35.26 FEET;

THENCE NORTH 02°30'00" EAST, A DISTANCE OF 63.06 FEET;

THENCE NORTH 85°58'10" WEST, A DISTANCE OF 252.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 126°39'28", A DISTANCE OF 110.53 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF TRACT 43 AND THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 360.00 FEET AND A RADIAL BEARING OF NORTH 49°18'42" WEST, OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 59, PAGES 68-71 OF SAID PUBLIC RECORDS,

THENCE SOUTHWESTERLY ALONG THE SAID BOUNDARY OF TRACT 43 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'42", A DISTANCE OF 115.05 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 59°00'00" WEST ALONG SAID BOUNDARY OF TRACT 43, A DISTANCE OF 207.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID BOUNDARY OF TRACT 43 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'10", A DISTANCE OF 15.84 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 15; AND A POINT ON THE EAST BOUNDARY OF TRACT 44 OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 67, PAGES 11-13 OF SAID PUBLIC RECORDS;

THENCE CONTINUE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE SAID BOUNDARY OF TRACT 44 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 147°23'50", A DISTANCE OF 192.94 FEET TO A NON-RADIAL INTERSECTION;

THENCE SOUTH 00°55'20" WEST, A DISTANCE OF 306.06 FEET;

THENCE SOUTH 79°30'00" WEST, A DISTANCE OF 35.97 FEET;

THENCE SOUTH 18°00'19" EAST, A DISTANCE OF 207.64 FEET;

THENCE SOUTH 88°09'37" EAST, A DISTANCE OF 646.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 165.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°00'56", A DISTANCE OF 152.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00", A DISTANCE OF 48.43 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 01°51'19" WEST, A DISTANCE OF 167.66 FEET;

THENCE SOUTH 46°20'10" WEST, A DISTANCE OF 35.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 12.667 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE VININGS AT WELLINGTON AND FURTHER DEDICATES AS FOLLOWS:

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS. MAINTENANCE OF WATER AND SEWER LATERALS AND SERVICES NOT CONTAINED IN EASEMENTS TO ACME SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THE OWNER OF THE RENTAL PROJECT.

THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.

WATER MANAGEMENT TRACTS "A", "B", "C" AND "D" ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

THE LAKE MAINTENANCE EASEMENT (L.M.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT FOR LAKE MAINTENANCE AND ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED DORNUM HOLDINGS, N.V., A NETHERLAND ANTILLES CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 6th DAY OF December, 1996.

WITNESS: *Laurie L. Gildan*  
(PRINTED NAME) LAURIE L. GILDAN  
BY: DORNUM HOLDINGS, N.V.  
A NETHERLANDS ANTILLES CORPORATION

WITNESS: *Robert A. Binkley*  
(PRINTED NAME)  
BY: *Alex N. Barbani*  
PRINT NAME Alex N. Barbani  
TITLE: Pres.

DEDICATION (CONTINUED):

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO DORNUM HOLDINGS, N.V., A NETHERLANDS ANTILLES CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DORNUM HOLDINGS, N.V., A NETHERLANDS ANTILLES CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

THE DRY RETENTION AREAS SHOWN HEREON ARE HEREBY RESERVED BY DORNUM HOLDINGS, N.V., A NETHERLANDS ANTILLES CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER RETENTION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DORNUM HOLDINGS, N.V., A NETHERLANDS ANTILLES CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Palm Beach SS

BEFORE ME PERSONALLY APPEARED Alex N. Barbani WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VP OF DORNUM HOLDINGS, N.V., A NETHERLAND ANTILLES CORPORATION, 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 6th DAY OF December, 1996.

MY COMMISSION EXPIRES:  
NOTARY PUBLIC:  
*Laurie L. Gildan*  
PRINTED NAME LAURIE L. GILDAN

VININGS AT WELLINGTON  
79/53  
3000 400 41000  
20-40 HR  
20 000 33414  
M.D. ROSE  
M.D. ROSE  
M.D. ROSE

DEDICATION DORNUM HOLDINGS, N.V. A NETHERLAND ANTILLES CORPORATION SEAL	ACKNOWLEDGEMENT (NOTARY) Gwen E Brooks My Commission CC220637 Expires Jan. 05, 1998 Notarized by ANS 888-882-8878	ACME IMPROVEMENT DISTRICT SEAL	ACKNOWLEDGEMENT (NOTARY) Gwen E Brooks My Commission CC220637 Expires Jan. 05, 1998 Notarized by ANS 888-882-8878	VILLAGE OF WELLINGTON SEAL	ACKNOWLEDGEMENT (NOTARY) Gwen E Brooks My Commission CC220637 Expires Jan. 05, 1998 Notarized by ANS 888-882-8878	SURVEYOR No. 3998 STATE OF FLORIDA
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