KEY MAP

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

S EET 1 OF 5

SEPTEMBER, 1996



COUNTY OF PALM BEACH) STATE OF FLORIDA This Plat was filed for record at 🖳 this ___day of ____ and duly recorded in Plat Book No. on page 193 - 197

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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". BEING A REPLAT OF ALL OF TRACT "C" 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" 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 THE PALM BEACH COUNTY, FLORIDA.

CONTAINING 28.10 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 PERPETUÄL 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 ACME IMPROVEMENT DISTRICT.
- THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE 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
- 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. TRACTS "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 6 THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA AND WITHOUT RECOURSE TO ACME IMPROVEMENT
- 7. THE FILING OF THIS PLAT EXTINGUISHES THOSE PORTIONS OF THE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 9565 AT PAGE 1105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THIS PLAT.
- 8. A WATER AND SEWER EASEMENT OVER ALL OF TRACT "A", AS SHOWN HEREON, S 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF 1997.

CENTEX LENNAR JOINT VENTURE A FLORIDA JOINT VENTURE PARTNERSHIP

MANAGING JOINT VENTURER

A NEVADA GENERAL PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA

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

LOCATION SKETCH

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER A. TILLEY, WHO IS <u>PERSONALLY KNOWN TO ME</u> OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-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 16 DAY OF MAY

February 19, 1997

PRINT NAME: IVY M. Seitman COMMISSION NO. 348905

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE

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

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF June, 1997.

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC 38063

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 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 RIFE DAY OF

MARY LOU JANSEN COMMISSION NUMBER CC485026 PRINT NAME: MARY LOU LANSEN NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO.

<u>APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION</u>

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 24th DAY OF Quee OF 1997.

VILLAGE OF WELLINGTON,

PRINT NAME: Awilda Rodriguez

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

FHE 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21th DAY OF June, 1997.

WEN Brooks
NOTARY PUBLIC
PRINT NAME: Gwen F. Brooks
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 380 637

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.

EXECUTIVE VICE PRESIDENT

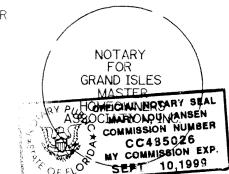
SURVEYOR'S CERTIFICATE

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: 5/23/97

ROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213

STATE OF FLORIDA



NOTARY

CENTEX REAL ESTATE CORPORATION /

SURVEYOR/

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT "C" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23, PLAT BOOK 79, PAGE 129, WHICH BEARS SOUTH 88°14'59" EAST (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.

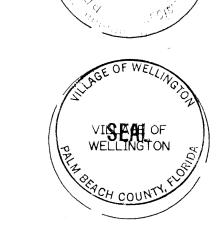
6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.

7) COORDINATES SHOWN ARE GRID COORDINATES: DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = 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).



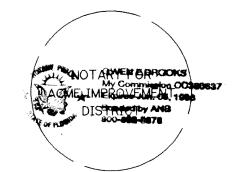
SITE PLAN DATA

ZONING PETITION NO.. ..PDD84-98(B) TOTAL AREA28.10 ACRES OPEN SPACE TRACTS.. ...0.28 ACRES TOTAL DWELLING UNITS120 D.U. .4.27 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







SHEET 1 OF 5

