



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

SHEET 1 OF 5 SEPTEMBER, 1996

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COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 1996
this 1 day of 2/14 1996
and duly recorded in Plat Book No. 79
on page 193-197
DOROTHY W. WILKEY, Clerk of Circuit Court
by *[Signature]*



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:

- 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.
- 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 DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- 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.
- 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.
- 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 DISTRICT.
- THE FILING OF THIS PLAT EXTINGUISHES THOSE PORTIONS OF THE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 9665 AT PAGE 1105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THIS PLAT.
- 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF MAY, 1997.

CENTEX LENNAR JOINT VENTURE
A FLORIDA JOINT VENTURE PARTNERSHIP
BY: CENTEX HOMES
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: *[Signature]* BY: *[Signature]*
WALTER A. TILLEY
VICE-PRESIDENT

WITNESS: *[Signature]* BY: *[Signature]*
ELINE P. KAPLAN
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER A. TILLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* 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, 1997.

February 19, 1997
MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC
PRINT NAME: *Ivy M. Seitzman*
NOTARY PUBLIC STATE OF FLORIDA
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 DEDICATION TO SAID ACME IMPROVEMENT DISTRICT, AS STATED AND SHOWN HEREON DATED THIS 24th DAY OF June, 1997.

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

BY: *[Signature]*
PRINT NAME: *Mary K. Foster*
PRESIDENT

ATTEST: *[Signature]*
PRINT NAME: *Mary Viator*
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Mary K. Foster* AND *Mary M. Viator* 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 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.

June 5, 1998
MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC
PRINT NAME: *Gwen E. Brooks*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 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 24th DAY OF MAY, 1997.

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

WITNESS: *[Signature]* *[Signature]*
TAMMY McDONALD
PRESIDENT

WITNESS: *[Signature]*
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO 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 21st DAY OF May, 1997.

May 19, 1997
MY COMMISSION EXPIRES:
[Signature]
OFFICIAL NOTARY SEAL
MARY LOU JANSEN
COMMISSION NUMBER
CC485026
MY COMMISSION EXP.
SEPT 10, 1999
NOTARY PUBLIC
PRINT NAME: *Mary Lou Jansen*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.

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 24th DAY OF June, 1997.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
PRINT NAME: *Mary K. Foster*
MAYOR

ATTEST: *[Signature]*
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 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 24th DAY OF June, 1997.

[Signature]
NOTARY PUBLIC
PRINT NAME: *Gwen E. Brooks*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 380637

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 ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 19, 1997
BY: *[Signature]*
REBECCA WINTERS
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

[Signature]
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 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.
- 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.
- 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
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.
- 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. PD084-96(B)
TOTAL AREA = 28.10 ACRES
OPEN SPACE TRACTS = 0.28 ACRES
TOTAL DWELLING UNITS = 120 D.U.
DENSITY = 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

