KEY MAP

LOCATION SKETCH

SEC. 23 TWP. 44 S RGE. 41 E

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

ORANGE POINT - TRACT "A"

BEING A REPLAT OF ALL OF TRACT "A" 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

NOVEMBER, 1996

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 "A". BEING A REPLAT OF ALL OF TRACT "A" 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 "A" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23 AS RECORDED IN PLAT BOOK 79, PAGES 127, THROUGHT 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 42.75 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, FLORIDA OR 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 CONSTRUCTION, OPERATION, 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
- 3. 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. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6. TRACTS "B","C","D", "E", "F", "G", "H", "I", "J", "K" AND "L" 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.
- 7. 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.
- 8. 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.
- 9. THE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS 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

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

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

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER A. TILLEY, WHO IS PERSONALLY KNOWN TO ME 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 MALY

February 19,1998

COUNTY OF PALM BEACH

PRINT NAME: IVY M. Seitman

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT STATE OF FLORIDA

THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON DATED THIS DAY OF Our OF 1997.

A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

Mary K. Foster **SECRETARY**

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

Mary K. Foster BEFORE ME PERSONALLY APPEARED

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 CORPORATE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS

June 05, 1998

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 21 DAY OF May 1997.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME OR HAS EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE 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 2 DAY OF

NOTARY PUBLIC STATE OF FLORIDA

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 Que OF 1997.

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

PRINT NAME: Awilda Radriguez
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARY 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 THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS

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

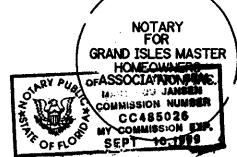
SURVEYOR'S CERTIFICATE

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



LICENSE NO. 4213 STATE OF FLORIDA



CENTEX REAL CONTESTATE CORPORATION

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT "A", PLAT BOOK 79, PAGE 129, WHICH BEARS SOUTH 88°27'36" EAST (GRID) ALL OTHER BEARING 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

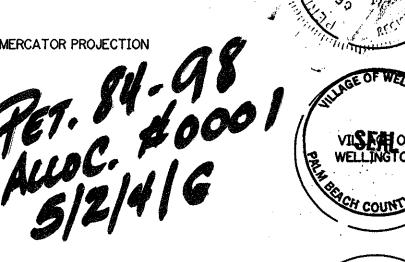
BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

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 SUBORDINATED TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS

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

7) COORDINATES SHOWN ARE GRID COORDINATES = NAD 83 (1990 ADJUSTMEN) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.000002575 PLAT BEARING = GRID BEARING (NO ROTATION)



SITE PLAN DATA

ZONING PETITION No ...42.75 ACRES TOTAL AREA.... OPEN SPACE TRACTS.. ...1.52 ACRES TOTAL DWELLING UNITS. ..4.28 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 WELLINGTON

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0284-005

