97-156201

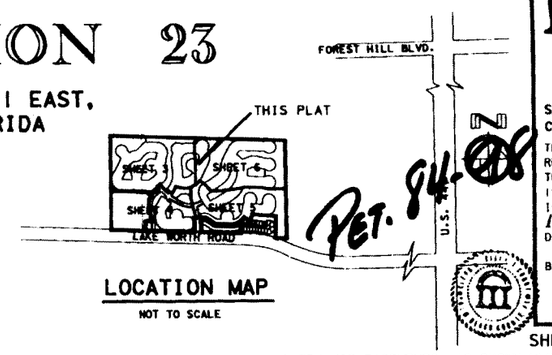
THIS INSTRUMENT WAS PREPARED BY:
RICKIE C. WEINBERG OF
CARLMAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

SEPTEMBER 1995 930903 JSH

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

ORANGE POINT SECTION 23

A PORTION OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

127

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:12 PM.
THIS 2nd DAY OF May
1997, AND DULY RECORDED IN PLAT BOOK 79 ON PAGES 122 AND 133.
DOROTHY H. WILKEN, CLERK
BY Leigh A. Standley DC

SHEET 1 OF 6 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ORANGE POINT SECTION 23, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'47" EAST, ALONG THE EASTERLY LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1548 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2605.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°18'47" EAST, ALONG SAID LINE, A DISTANCE OF 2661.02 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "LAKE WORTH ROAD", A 120.00 FOOT WIDE ROAD RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6320 AT PAGES 1622 THROUGH 1631 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°27'36" EAST, ALONG SAID RIGHT OF WAY LINE, BEING 170.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 2426.92 FEET TO THE SOUTHWEST CORNER OF "ORANGE POINT PHASE I", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79 AT PAGES 121 THROUGH 124 OF SAID PUBLIC RECORDS; THENCE NORTH 01°32'24" EAST, A DISTANCE OF 123.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 09°22'21", A DISTANCE OF 269.91 FEET; THENCE NORTH 82°10'03" EAST, ALONG A RADIAL LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 52°10'49" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 83°28'19" EAST, A DISTANCE OF 82.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 42°19'50", A DISTANCE OF 147.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'51" EAST, A DISTANCE OF 188.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 34°15'45", A DISTANCE OF 134.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°27'36" EAST, A DISTANCE OF 396.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 59°33'47", A DISTANCE OF 441.82 FEET; THENCE SOUTH 55°39'17" EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 146.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 01°05'30" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3155.50 FEET AND A CENTRAL ANGLE OF 00°43'45", A DISTANCE OF 40.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 59°22'46" WEST; THENCE NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 606.00 FEET AND A CENTRAL ANGLE OF 15°37'42", A DISTANCE OF 165.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 79°41'02", A DISTANCE OF 34.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°19'26" EAST, A DISTANCE OF 664.75 FEET; THENCE SOUTH 01°18'16" WEST, A DISTANCE OF 606.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 17°16'18" WEST (THE LAST SIXTEEN DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID "ORANGE POINT PHASE I"); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTHERLY RIGHT OF WAY LINE OF "LAKE WORTH ROAD", HAVING A RADIUS OF 2924.79 FEET AND A CENTRAL ANGLE OF 00°44'17", A DISTANCE OF 37.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL RIGHT OF WAY AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°27'36" EAST, ALONG SAID RIGHT OF WAY LINE, ALSO LYING 50.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF SECTION 23, A DISTANCE OF 282.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A 195.00 FOOT ACME DRAINAGE DISTRICT CANAL RIGHT OF WAY AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF SAID PUBLIC RECORDS; THENCE NORTH 00°33'30" WEST, ALONG SAID RIGHT OF WAY LINE, ALSO BEING 195.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTH ONE HALF OF SAID SECTION 23, A DISTANCE OF 2671.68 FEET; THENCE NORTH 02°15'44" EAST, ALONG SAID RIGHT OF WAY LINE, ALSO BEING 195.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTH ONE HALF OF SAID SECTION 23, A DISTANCE OF 91.14 FEET; THENCE NORTH 88°14'59" WEST, A DISTANCE OF 5071.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "G" OF SAID "ORANGE POINT PHASE I"; THENCE NORTH 01°32'24" EAST, A DISTANCE OF 238.35 FEET; THENCE NORTH 03°25'25" WEST, A DISTANCE OF 93.00 FEET; THENCE NORTH 83°28'19" EAST, A DISTANCE OF 47.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 42°19'50", A DISTANCE OF 166.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'51" EAST, A DISTANCE OF 129.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 34°15'45", A DISTANCE OF 164.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°27'36" EAST, A DISTANCE OF 396.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 35°29'31", A DISTANCE OF 294.24 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 01°07'03" WEST, A DISTANCE OF 268.26 FEET (THE LAST NINE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID "ORANGE POINT PHASE I"); THENCE NORTH 88°27'36" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF "LAKE WORTH ROAD", A DISTANCE OF 1133.17 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PORTION:

THE 100.00 FOOT WIDE ACME IMPROVEMENT DISTRICT CANAL RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 9628 AT PAGE 236 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULALY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "H" OF SAID PLAT OF "ORANGE POINT PHASE I"; THENCE NORTH 01°18'16" EAST, ALONG THE EAST LINE OF SAID TRACT "H", A DISTANCE OF 91.26 FEET; THENCE NORTH 76°46'28" EAST, A DISTANCE OF 22.04 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH THE RADIUS POINT BEARS SOUTH 23°06'34" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 24°34'09", A DISTANCE OF 235.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°32'25" EAST, A DISTANCE OF 63.61 FEET TO THE WEST LINE OF THE 195.00 FOOT ACME DRAINAGE DISTRICT CANAL RIGHT OF WAY AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°33'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 100.06 FEET; THENCE NORTH 88°32'25" WEST, A DISTANCE OF 67.13 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 19°16'34", A DISTANCE OF 151.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72°11'01" WEST, A DISTANCE OF 83.97 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS SOUTH 17°43'08" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH ROAD, A 120.00 FOOT ROAD RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6320 AT PAGES 1622 THROUGH 1631 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 2924.79 FEET AND A CENTRAL ANGLE OF 00°26'50", A DISTANCE OF 22.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 294.422 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

01. TRACTS "A", "B", "B-1", "B-2", "C", "C-1", "E" AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LAND SHOWN HEREON FOR FUTURE DEVELOPMENT PURPOSES. THE OWNERS OF THE LAND AS SHOWN HEREON RESERVE, ON BEHALF OF THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO REPLAT ALL OR PART OF TRACTS "A", "B", "B-1", "B-2", "C", "C-1", "E" AND "F", WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
02. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
03. TRACTS "G-1", "G-2", "H-1" AND "I-1", THE CONSERVATION TRACTS, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
04. TRACTS "J", "K", "L", "M", "N", "O", "O-5" AND "P", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
05. TRACTS "D-1", "Q", "R", "S", "T", "U", "V", "W", "X", AND "Y", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
06. TRACTS "E-1" AND "F-1", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LAND SHOWN HEREON FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
07. TRACT "Z", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
08. A WATER AND SEWER EASEMENT OVER ALL OF TRACT "Z", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
09. TRACTS "Z-1", "Z-2", AND "Z-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE FOR PUBLIC STREET, DRAINAGE AND UTILITY PURPOSES.
10. TRACTS "O-1", "O-2", "O-3", AND "O-4", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURSES MANAGEMENT.
11. TRACTS "O-7", "G", "H", "I" AND "S-1", 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 OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
12. TRACT "O-6", THE DRAINAGE TRACT, AS SHOWN HEREON, IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS HEREBY DEDICATED IN FEE SIMPLE TO ACME IMPROVEMENT DISTRICT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ACME IMPROVEMENT DISTRICT. ITS SUCCESSORS AND ASSIGNS.
13. DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR 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.
14. 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.
15. THE LIFT STATION EASEMENT AND LIFT STATION ACCESS EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS , FOR LIFT STATION ACCESS, CONSTUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.
16. THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. ARE 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.
17. THE LAKE ACCESS AND LAKE MAINTENANCE 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 AND DRAINAGE FACILITIES, AND 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.
18. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENT ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.
19. 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.
20. THE CONSERVATION BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
21. THE INGRESS EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LENNAR HOMES, INC., ITS SUCCESSORS AND ASSIGNS, SERVING ABUTTING TRACTS FOR INGRESS, EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION.
22. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT , AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF December, A.D., 1996.

LENNAR HOMES, INC.
A FLORIDA CORPORATION

BY: Doyle D. Dudley
DOYLE D. DUDLEY
VICE PRESIDENT

WITNESS Betty Tibbetts
PRINT NAME: Betty Tibbetts

WITNESS Nicholas P. O'Dell
PRINT NAME: Nicholas P. O'Dell

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (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 9 DAY OF December, 1996

MY COMMISSION EXPIRES:

NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO.

LENNAR HOMES, INC

SEAL 1956 FLORIDA

SUBDIVISION ◆ Orange Point Sec. 23
BOOK 79 PAGE 121-124
FLOOD ZONE AO FLOOD MAP ◆ 12099C
QUAD ◆ ZONING RE
SE 77-36 ZIP CODE 33414
PUD NAME Village of Wellington

0284-003

79/127

THIS INSTRUMENT WAS PREPARED BY:
RICKIE C. WEINBERG OF
CARLMAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

SEPTEMBER 1995 930903 JSH

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

ORANGE POINT SECTION 23

A PORTION OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

128

Pet. 84-98

P.U.D. STATISTICS

PETITION NO.	84-98
ACREAGE	294.422 AC.
UNITS	0
DENSITY	N/A
TYPE OF UNIT	N/A

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: 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 SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

THIS 23RD DAY OF DECEMBER, 1996.

RICKIE C. WEINBERG
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5273

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF Dade)
I, Morris D. Watson, A 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 IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

December 6, 1996
DATE

BY: _____
ATTORNEY AT LAW

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF January, 1997.

WITNESS _____
PRINT NAME: MAREN DEVER

WITNESS _____
PRINT NAME: REX WILLIAMS

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

BY: _____
TAMMY ANDERSON
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED TAMMY ANDERSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (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 22nd DAY OF January, 1997.

MY COMMISSION EXPIRES:

NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. CC457280
MY COMMISSION EXP. SEPT. 9, 1999

Sandi M. Cooper
PRINT NAME: Sandi M. Cooper
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO.

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS HEREBY ACCEPTS THE DEDICATIONS TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 29th DAY OF April, 1997.

ACME IMPROVEMENT DISTRICT
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: _____
PRINT NAME: Mary K. Foster
PRESIDENT

ATTEST: _____
PRINT NAME: Mary Victor
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Mary M. Victor, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, 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 29th DAY OF April, 1997.

MY COMMISSION EXPIRES: 6/5/98

Gwen E. Brooks
PRINT NAME: Gwen E. Brooks
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION OF: CC 380637

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS - 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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 29th DAY OF April, 1997.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: _____
PRINT NAME: Mary K. Foster
MAYOR

ATTEST: _____
PRINT NAME: Awilda Rodriguez
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Awilda Rodriguez WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, 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 DISTRICT, AND THAT THE 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 29th DAY OF April, 1997.

MY COMMISSION EXPIRES: 6/5/98

Gwen E. Brooks
PRINT NAME: Gwen E. Brooks
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. CC 380637

NOTES:

01. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTH ONE HALF OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING NORTH 00°33'30" WEST, ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTIONS, WITH THE NAD 83 1990 ADJUSTMENT.
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER USES SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
05. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
07. THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
08. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
THE SCALE FACTOR USED IS 1.0000121
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
09. NO BEARING ROTATION (PLAT TO GRID) IS NECESSARY.
10. LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE INDICATED.

TRACT ACREAGE STATISTICS

COMMON ELEMENTS	
OPEN SPACE AREA	17.747 AC.
CONSERVATION AREA	14.271 AC.
WATER MANAGEMENT AREA	61.483 AC.
BUFFERS AREA	16.362 AC.
LITTORAL ZONE AREA	6.511 AC.
SUBTOTAL AREA	116.374 AC.
RECREATION AREA	1.787 AC.

SUBDIVISION # 84-98
BOOK 77 PAGE 102
FLOOD ZONE AO FLOOD MAP 0/1/96
QUAD # 5 ZONING RE
SE 79-33 ZIP CODE 33414
PUD NAME VILLAGE OF WELLINGTON

0284-003

79/128

SURVEYOR | ACME IMPROVEMENT DISTRICT | VILLAGE OF WELLINGTON | GRAND ISLES MASTER HOMEOWNERS ASSOC., INC.

THIS INSTRUMENT WAS PREPARED BY:

RICKIE C. WEINBERG OF
CARLLMAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063

NOVEMBER 1995 930903A JSH

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

ORANGE POINT SECTION 23

A PORTION OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

130

Plat 84-98

SHEET 4 OF 6 SHEETS

LEGEND:

- ⊙ ------- DENOTES SET PERMANENT REFERENCE MONUMENT P.L.S. NO. 5273 (UNLESS OTHERWISE INDICATED)
- ∘ ------- DENOTES PERMANENT CONTROL POINT
- ℄ ------- DENOTES CENTERLINE
- A ------- DENOTES ARC LENGTH
- Δ ------- DENOTES DELTA (CENTRAL ANGLE)
- D.B. ---- DENOTES DEED BOOK
- D.E. ---- DENOTES DRAINAGE EASEMENT
- L.A.E. -- DENOTES LIMITED ACCESS EASEMENT
- L.W.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. -- DENOTES LAKE MAINTENANCE EASEMENT
- N.R. ---- DENOTES NON-RADIAL
- O.R.B. -- DENOTES OFFICIAL RECORDS BOOK
- P.A.E. -- DENOTES PEDESTRIAN ACCESS EASEMENT
- P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
- P.B. ---- DENOTES PLAT BOOK
- PG. ---- DENOTES PAGE
- P.O.B. -- DENOTES POINT OF BEGINNING
- P.O.C. -- DENOTES POINT OF COMMENCEMENT
- P.U.D. -- DENOTES PLANNED UNIT DEVELOPMENT
- R ------- DENOTES RADIUS
- SF ------ DENOTES SQUARE FEET
- (TYP.) -- DENOTES TYPICAL
- U.E. ---- DENOTES UTILITY EASEMENT
- W.BS.E. - DENOTES WATER AND SEWER EASEMENT

KEY MAP
NOT TO SCALE

SCALE: 1"=100'

DETAIL•1
NOT TO SCALE

DETAIL•2
NOT TO SCALE

SEE SHEET 3 OF 6 MATCH LINE

SEE SHEET 5 OF 6 MATCH LINE

TRACT "A" 90184 SF

TRACT "B" 77862 SF

TRACT "C" 14658 SF

TRACT "C-1" 629497 SF

TRACT "D" 5990 SF

TRACT "D-1" 25873 SF

TRACT "E" (SCHOOL SITE) 1178231 SF

TRACT "E-1" 63337 SF

TRACT "F" 39968 SF

TRACT "F-1" 3606 SF

TRACT "G" 14658 SF

TRACT "H" 143658 SF

TRACT "J" (WATER MANAGEMENT TRACT TO BE MAINTAINED BY THE GRAND ISLES MASTER HOME-OWNERS ASSOCIATION, INC.) 228415 SF

TRACT "K" 9558 SF

TRACT "Z" 20823 SF

TRACT "Z-1" 3432 SF

TRACT "Z-2" 20231 SF

LAKE WORTH ROAD
(O.R.B.6320, PGS.1622-1631, P.B.C.R.)

100.00' ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY (D.B.1037, PGS.686-692, P.B.C.R.)

75.00' ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY (O.R.B.1548, PG.388, P.B.C.R.)

100.00' ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAS (D.B. 1037, PGS.686-692, P.B.C.R.)

UNPLATTED SECTION 22-44-41

SOUTH LINE SECTION 23-44-41

WEST LINE SECTION 23-44-41

S.W. CORNER SECTION 23-44-41 FALLS IN CANAL (0.53' S. & 2.37' W. OF PALM BEACH COUNTY COORDINATE POSITION)

SUBDIVISION • ORANGE POINT
BOOK 79 PAGE 1 & 2
FLOOD ZONE X FLOOD MAP # 12099C
QUAD • 25 ZONING RE
SE TP-RGE ZIP CODE 33414
PUD NAME Wellington Mobile Home Community

ORANGE POINT PHASE 1 (P.B. 79, PGS. 121-124, P.B.C.R.)

0884-003

79/130