

MONTEREY ON THE LAKE

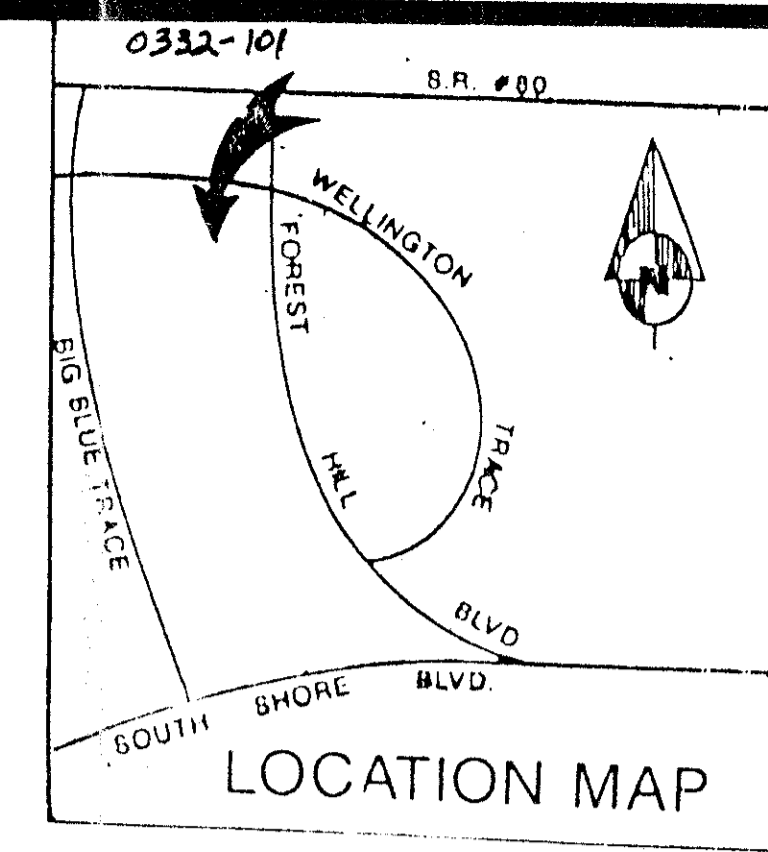
WELLINGTON - P. U. D.

BEING A REPLAT OF LAKE WELLINGTON ESTATES, P. U. D.: WELLINGTON - P. U. D. AS RECORDED IN PLAT BOOK 63, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN PART OF SECTIONS 3 AND 4
TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

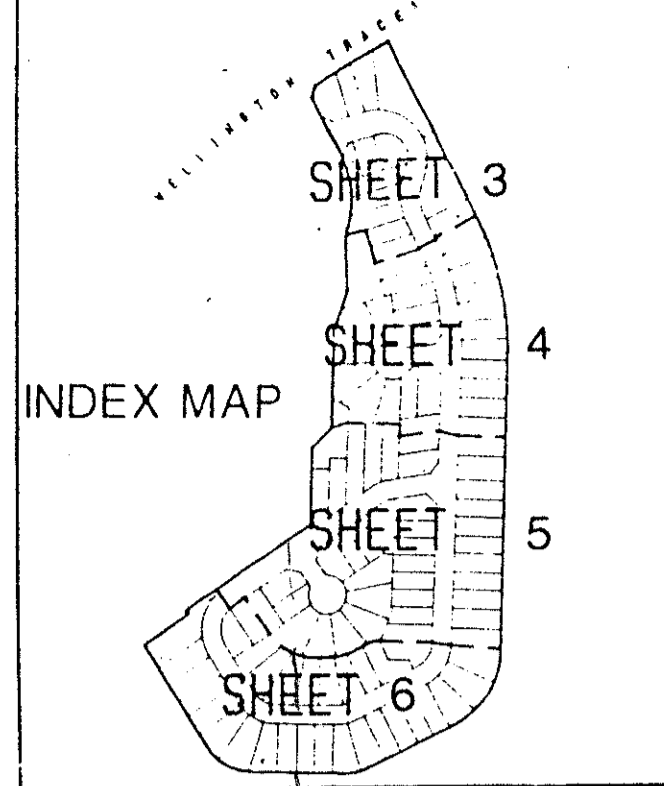
AUGUST 1992

SHEET 1 OF 6 SHEETS



14

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:05 AM,
this 24th day of JANUARY, 1992,
and duly recorded in Plat Book No. 79,
on page 14-19
DOROTHY H. WILKEN, Clerk of Circuit Court
by Deborah W. Platt D.C.



- LEGEND**
- O.R.B. = OFFICIAL RECORD BOOK
 - R/M = RIGHT-OF-WAY
 - P.B. = PLAT BOOK
 - FGS. = PAGES
 - MAINT. EASE. = MAINTENANCE EASEMENT
 - P.U.D. = PLANNED UNIT DEVELOPMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - A = ARC LENGTH
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - C = CENTERLINE
 - D.U. = DWELLING UNIT
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R.E.E. = ROOF ENCROACHMENT EASEMENT
 - 0 = DENOTES ZERO LOT LINE
 - P.C.C. = DENOTES POINT OF COMPOUND CURVATURE
 - P.R.C. = DENOTES POINT OF REVERSE CURVATURE
 - A.I.D. = ACME IMPROVEMENT DISTRICT

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS MONTEREY ON THE LAKE, WELLINGTON - P. U. D., BEING A REPLAT OF LAKE WELLINGTON ESTATES, P. U. D.; WELLINGTON - P. U. D., AS RECORDED IN PLAT BOOK 63, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LAKE WELLINGTON DRIVE, SHERIDAN TERRACE AND KINGSDALE LANE AS SHOWN HEREON ARE FOR PRIVATE STREET PURPOSES AND ARE HEREBY RESERVED TO THE LAKE WELLINGTON ESTATES HOMEOWNER ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER, ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN THE WATER AND SEWER UTILITIES WITHIN SAID PRIVATE STREETS.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE OPEN SPACE PARCELS "A", "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED TO MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY RESERVED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE FOR THE MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY RESERVED TO THE LAKE WELLINGTON ESTATES HOMEOWNER ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF COUNTY MAINTAINED ROADS.

LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO ACME IMPROVEMENT DISTRICT IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF CANALS AND LAKES.

MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE LAKE WELLINGTON ESTATES HOMEOWNER ASSOCIATION, INC. IN PERPETUITY FOR MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SERVICE FACILITIES, AND FURTHER, NON-EXCLUSIVE RIGHTS TO SAID EASEMENT ARE HEREBY GRANTED INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF BUILDING OVERHANG, ACCESS AND MAINTENANCE OF IMPROVEMENTS WITHIN AND ADJACENT TO SAID EASEMENT.

THE INGRESS-EGRESS EASEMENTS AS SHOWN HEREON ARE FOR INGRESS-EGRESS PURPOSES TO OPEN SPACE PARCELS "A", "B" & "C" AS SHOWN HEREON AND ARE HEREBY RESERVED TO MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, THE OWNER, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, AS OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO 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 OCTOBER, 1992.

MEADOWLAND DEVELOPMENT CORP.,
A FLORIDA CORPORATION

ATTEST:
William R. Seach
WILLIAM R. SEACH, VICE PRESIDENT

BY: David R. Seach
DAVID R. SEACH, PRESIDENT

LAND USE:

PETITION NO. 86-32H

OPEN SPACE / PARCELS A, B, C & D	0.714	ACRES ±
PRIVATE STREETS	4.209	ACRES ±
PATIO HOME LOTS (105)	15.389	ACRES ±
SINGLE FAMILY LOTS (3)	1.019	ACRES ±
TOTAL	21.331	ACRES ±
DENSITY	5.06	UNITS/ACRES

DESCRIPTION:

A PARCEL OF LAND LYING IN PART OF SECTIONS 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF THE PLAT OF LAKE WELLINGTON ESTATES, P. U. D.; WELLINGTON P. U. D., AS RECORDED IN PLAT BOOK 63, PAGES 18 AND 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES:

- DENOTES PERMANENT CONTROL POINT (P.C.P. 4113)
- * DENOTES EXISTING EASEMENT PER PARENT PLAT PLAT BOOK 63, PAGE 18
- ** DENOTES EXISTING EASEMENT PER FOREST CLUB OF WELLINGTON PLAT BOOK 52, PAGES 130 - 132
- *** DENOTES EASEMENT PER THIS PLAT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01 DEGREES 10 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST AS SHOWN ON SAID PLAT OF LAKE WELLINGTON ESTATES, P. U. D., WELLINGTON - P. U. D.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE OR WATER AND SEWER EASEMENTS. NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USES, WATER AND SEWER EASEMENTS OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN PRIVATE STREETS AS SHOWN HEREON.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY OR WATER AND SEWER EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

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.

LOTS 4, 5 & 48 ARE SINGLE FAMILY LOTS.
ALL LOT LINES ARE NOT RADIAL UNLESS NOTED.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID R. SEACH AND WILLIAM R. SEACH, PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO THE 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 9th DAY OF October 1992.

MY COMMISSION EXPIRES: 12-31-93
Deborah W. Platt
NOTARY PUBLIC, STATE OF FLORIDA

APPROVALS:

PALM BEACH COUNTY BOARD OF COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF JAN, 1992

BY: May McCarry
May McCarry CHAIR

ATTEST:
Deborah W. Platt CLERK
BY: William Rowland
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF JAN, 1992

BY: George T. Webb
GEORGE T. WEBB, P.E. COUNTY ENGINEER

0332-101

PET. 86-32H
COLLECT

TRACT 38
PAR. B & C
WELLINGTON PUD

MO/14

MONTEREY ON THE LAKE

Osiley-Fotorny, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite A - Lake Worth, Florida 33463-2602
Phone 407-965-8787

BOOK 70
PAGE 14
FLOOD ZONE B
FLOOD MAP # 1006
QUAD # 02, 77
SE
ZIP CODE 33414
PUD NAME Wellington, PUD

TAZ = 727

