

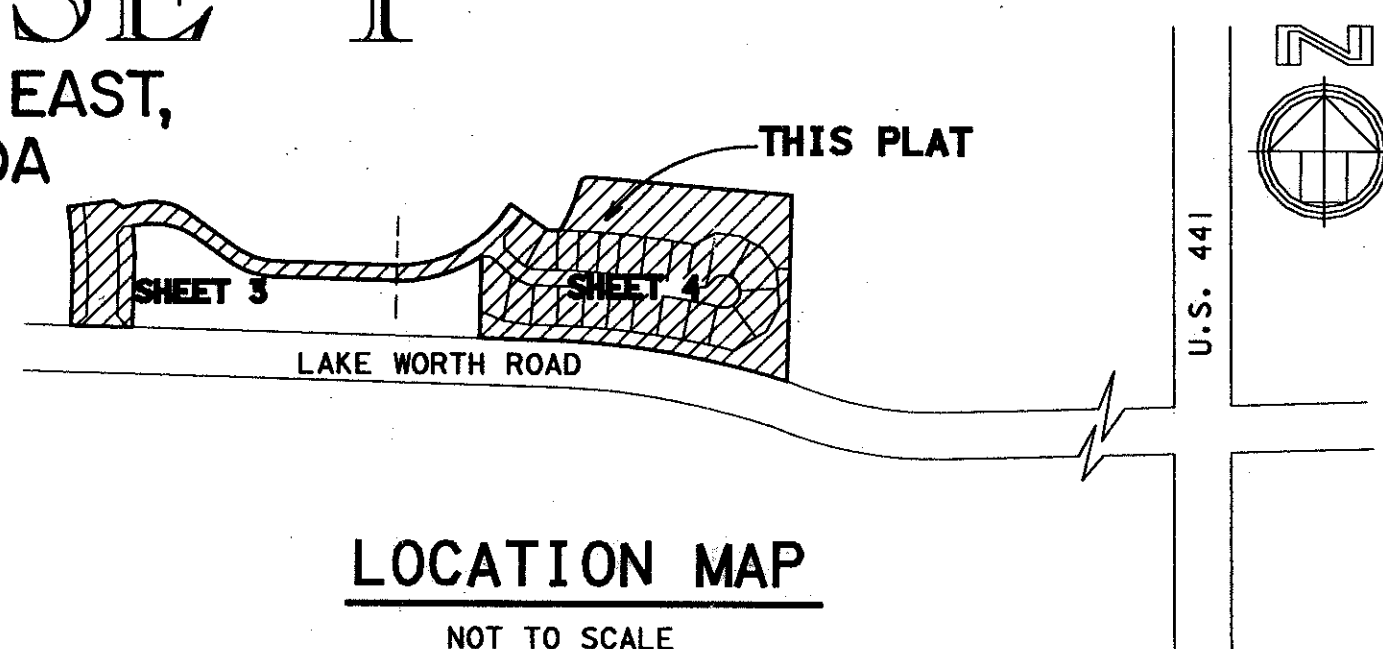
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:07 P.M.
THIS 20th DAY OF MAY
1997, AND DULY RECORDED
IN PLAT BOOK 79 ON PAGES
121 AND 122.
DOROTHY H. WILKEN, CLERK
BY *Luigi A. Staudley*

SHEET 1 OF 4 SHEETS

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

ORANGE POINT PHASE 1

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



THIS INSTRUMENT WAS PREPARED BY:
RICKIE C. WEINBERG OF
CARMAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
SEPTEMBER 1995 930903 JSH

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 PHASE I, 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 5266.42 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 POINT OF BEGINNING; 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 LINE RADIAL TO THE LAST DESCRIBED CURVE, 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 LINE NON-RADIAL TO THE LAST DESCRIBED CURVE, 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 TO THE WEST LINE OF A 180.00 FOOT FLORIDA POWER AND LIGHT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1813 AT PAGE 1723 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°18'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 606.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 17°16'18" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID "LAKE WORTH ROAD", HAVING A RADIUS OF 2924.79 FEET AND A CENTRAL ANGLE OF 15°43'53", A DISTANCE OF 803.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°27'36" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALSO LYING 170.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 210.55 FEET; THENCE NORTH 01°07'03" EAST, A DISTANCE OF 268.26 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 33°57'06" WEST; THENCE SOUTHWESTERLY, AND WESTERLY 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 TANGENCY; THENCE NORTH 88°27'36" WEST, A DISTANCE OF 396.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, AND NORTHWESTERLY 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 NORTH 54°11'51" WEST, A DISTANCE OF 129.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, AND WESTERLY 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 83°28'19" WEST, A DISTANCE OF 47.10 FEET; THENCE SOUTH 03°25'25" EAST, A DISTANCE OF 93.00 FEET; THENCE SOUTH 01°32'24" WEST, A DISTANCE OF 238.35 FEET; THENCE NORTH 88°27'36" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF "LAKE WORTH ROAD", A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15.000 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. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO GRAND ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA
- 02. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 03. TRACTS "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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.
- 04. TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS AS A RESIDENTIAL TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 05. TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

- 06. TRACT "H", THE DRAINAGE TRACT AS SHOWN 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.
- 07. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORANGE POINT MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 08. THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN FEE SIMPLE 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.
- 09. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES 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.
- 10. THE VILLAGE OF WELLINGTON 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 VILLAGE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, INCLUDING ACCESS THROUGH ANY PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 11. 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.
- 12. THE WATER AND SEWER EASEMENT AS SHOWN HEREON ARE 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.
- 13. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 9090 AT PAGE 1348-1352 AND OFFICIAL RECORDS BOOK 2951, AT PAGE 1956-1961 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

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 12TH DAY OF JULY, A.D., 1996

LENNAR HOMES, INC.
A FLORIDA CORPORATION
BY: *Doyle D. Dudley*
DOYLE D. DUDLEY
VICE PRESIDENT

WITNESS *Betty T. Roberts*
PRINT NAME: Betty T. Roberts
WITNESS *Michael R. O'Neil*
PRINT NAME: Michael R. O'Neil

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED U/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 12TH DAY OF JULY, 1996.

MY COMMISSION EXPIRES:

Grace Laporte
PRINT NAME: Grace Laporte
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO.

VILLAGE OF
WELLINGTON
14000 GREENBRIAR BLVD.
WELLINGTON, FLORIDA 33414
(561) 791-4000

P.U.D. STATISTICS

PETITION NO.	84-98
ACREAGE	15.000 AC.
UNITS	18
DENSITY	1.2 D.U./AC.
TYPE OF UNIT	SINGLE FAMILY

0284-002

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, FLORIDA 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 61017, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

THIS 22ND DAY OF FEB, 1996

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

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)
I, GERALD L. KNIGHT, 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 MORTGAGE OF RECORD; AND THAT THERE ARE ENCUMBRANCES

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

2/21/96
DATE: 7/4/96
UPDATE: 1-13-97
BY: *Gerald L. Knight*
GERALD L. KNIGHT
ATTORNEY AT LAW

NOTES:

- 01. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING NORTH 88°35'16" 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 ORDINANCES.
- 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 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. 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.

LENNAR HOMES, INC.	NOTARY	SURVEYOR
		79/121

SUBDIVISION: Orange Point
BOOK: 74
PAGE: 121
FLOOD ZONE: FLOOD MAP # 101C
ZONING RE: ZONING RE
QUAD: SE 79-283
ZIP CODE: 33411
PUB NAME: U.S. 441

PET. 84-98
AUG. 1000
5/10/16

TRACT B PHASE I
ORANGE POINT PUD