

KEY MAP

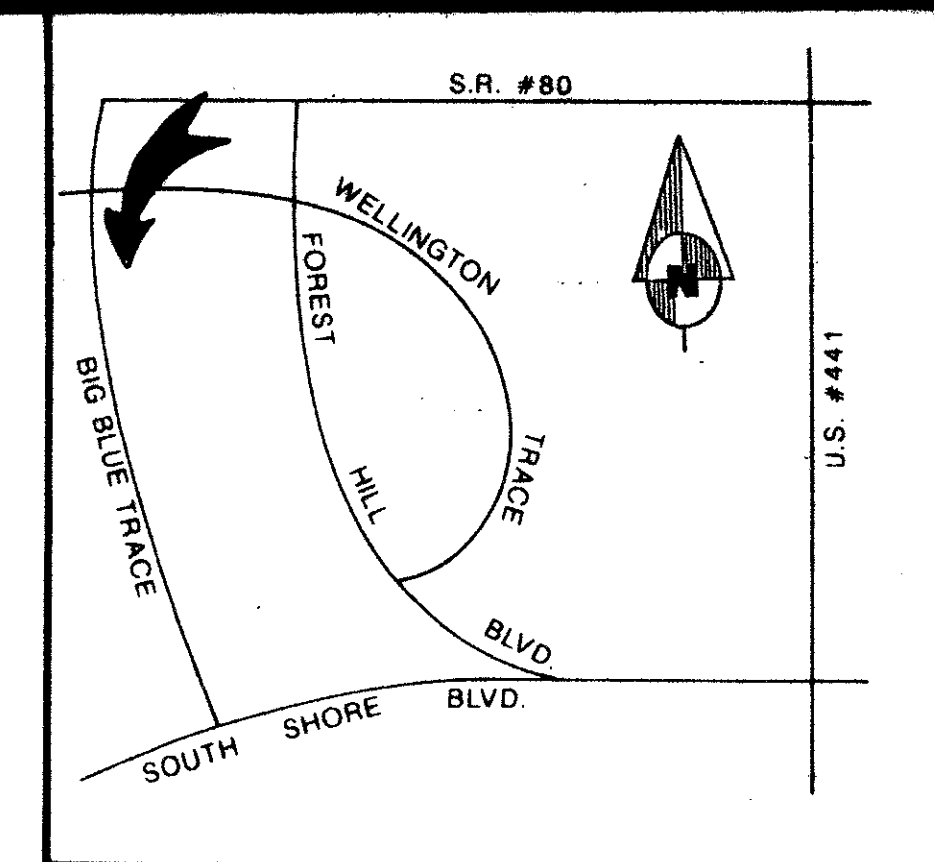
EMERALD FOREST PLAT NO. 3 OF WELLINGTON - P. U. D.

BEING A REPLAT OF LOTS 1, 2, 9 THROUGH 20, BLOCK 5; LOTS 2 THROUGH 4, BLOCK 6 AND LOTS 1 THROUGH 3, BLOCK 8 OF EMERALD FOREST OF WELLINGTON - P. U. D. AS RECORDED IN PLAT BOOK 56, PAGES 177-181, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND OTHER LANDS.

LYING IN PART OF SECTIONS 4 AND 9 TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS
FEBRUARY 1991

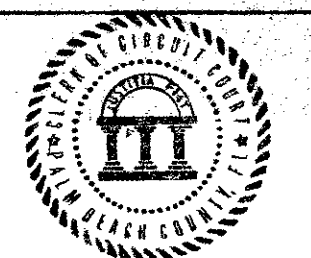
- BLK. = BLOCK
- B/M. = BOUNDARY MARK
- P.C. = POINT OF CURVATURE
- P.B.C. = PALM BEACH COUNTY
- NO. = NUMBER
- P.U.D. = PLANNED UNIT DEVELOPMENT
- ± = MORE OR LESS
- Δ = ARC LENGTH
- ∠ = CENTRAL ANGLE
- R. = RADIUS
- C.L. = CENTERLINE
- D.U. = DWELLING UNIT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.C.P. = POINT OF COMMENCEMENT
- S.E.M. = SURVEYOR'S EASEMENT MEASUREMENT
- P.O.B. = POINT OF BEGINNING



LOCATION MAP

169

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:38 A.M.
this 11th day of April
1991, and duly recorded in Plat Book 169
67 on page 169-171
JOHN B. DUNKLE, Clerk Circuit Court
By Barbara G. Mast D.C.



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 EMERALD FOREST PLAT NO. 3 OF WELLINGTON - P.U.D., BEING A REPLAT OF LOTS 1, 2, 9 THROUGH 20, BLOCK 5; LOTS 2 THROUGH 4, BLOCK 6 AND LOTS 1 THROUGH 3, BLOCK 8 OF EMERALD FOREST OF WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 56, PAGES 177-181, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON.

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 5TH DAY OF MARCH, 1991.

MEADOWLAND DEVELOPMENT CORP.,
A FLORIDA CORPORATION

ATTEST:
David R. Seach
DAVID R. SEACH, VICE PRESIDENT

BY: William R. Seach
WILLIAM R. SEACH, PRESIDENT

LAND USE:

PETITION NO. 86-32H

TOWNHOUSE LOTS (0)..... 4.041 ACRES ±

DENSITY..... 9.90 UNITS/ACRES

NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENT (P.L.S. 4728)
- EASEMENTS AS SHOWN HEREON ARE EXISTING EASEMENTS PER THE PARENT PLAT.
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 19 DEGREES 39 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST AS SHOWN ON SAID PLAT OF EMERALD FOREST OF 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 UTILITY EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER UNLESS OTHERWISE NOTED.
- 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.
- LOT LINES INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

DESCRIPTION:

A PARCEL OF LAND LYING IN PART OF SECTIONS 4 AND 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING LOTS 1, 2, 9 THROUGH 20, BLOCK 5; TOGETHER WITH LOTS 2 THROUGH 4, BLOCK 6 AND TOGETHER WITH LOTS 1 THROUGH 3, BLOCK 8 OF THE PLAT OF EMERALD FOREST OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 56, PAGES 177 THROUGH 181, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY 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 IN MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO ENCUMBRANCES OF RECORD.

Alma Bellamy
GLENDA BELLAMY, VICE PRESIDENT
FIRST AMERICAN TITLE INSURANCE COMPANY
LICENSED IN FLORIDA - DATE: 3-6-91

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM R. SEACH AND DAVID R. SEACH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, AND WHO SEVERALLY ACKNOWLEDGED TO 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 FOREGOING 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 5th DAY OF March, 1991.

MY COMMISSION EXPIRES: 2-7-95

Matthew
NOTARY PUBLIC, STATE OF FLORIDA

APPROVALS:

PALM BEACH COUNTY BOARD OF COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF April, 1991.

BY: Karen T. Marcus
KAREN T. MARCUS - CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
BY: Mary Ann Clark
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF April, 1991.

BY: George T. Weis
GEORGE T. WEIS, RE. ACTING COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

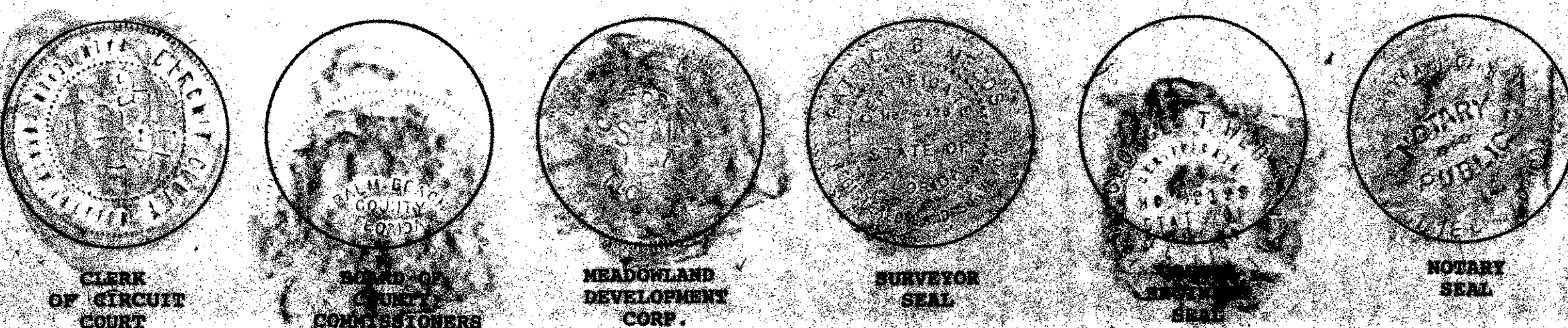
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES AS AMENDED, THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21HR-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: March 4, 1991

Patrick B. Meeds
PATRICK B. MEEDS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4728

THIS INSTRUMENT WAS PREPARED BY:
PATRICK B. MEEDS OF DAILEY-FOTORNY, INC.
5050 TENTH AVENUE NORTH
LAKE WORTH, FLORIDA 33463



SUPERVISION - EMERALD FOREST PLAT 3
 BOOK 67 PAGE 164
 FLOOD ZONE B FLOOD MAP # 1006
 ZONING A.R.
 QUAD # 17
 ZIP CODE 33411
 MEADOWLAND DEVELOPMENT CORP.

TAZ 727

EMERALD FOREST PLAT No. 3

67/169

Dailey-Fotorny, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite 8 - Lake Worth, Florida 33463 2602
Phone 407/965-8787