

INDEX MAP

# EMERALD FOREST PLAT NO. 2 OF WELLINGTON - P. U. D.

BEING A REPLAT OF PART 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 7 SHEETS  
JANUARY 1991

- LEGEND**
- BLK. = BLOCK
  - R/W = RIGHT-OF-WAY
  - 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 = CENTERLINE
  - D.U. = DWELLING UNIT
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.O.B. = POINT OF BEGINNING
  - ★ = ZERO LOT LINE

## 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. 2 OF WELLINGTON - P. U. D., BEING A REPLAT OF A PART 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 BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LAKE BREEZE DRIVE, MOONSTONE TERRACE, OPAL LANE, BLUE DIAMOND PLACE AND EMERALD VIEW COURT AS SHOWN HEREON ARE FOR RESIDENTIAL ACCESS STREET PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND ARE HEREBY DEDICATED TO THE EMERALD FOREST ROAD ASSOCIATION 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 RESIDENTIAL ACCESS STREETS.

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

THE OPEN SPACE PARCEL "A", AS SHOWN, IS FOR COMMON AREA, DRAINAGE, UTILITY, WATER, AND SEWER PURPOSES AND IS HEREBY DEDICATED TO THE EMERALD FOREST ROAD ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

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

THE DRAINAGE EASEMENTS, AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND WATER MANAGEMENT FACILITIES AND ARE HEREBY DEDICATED TO THE EMERALD FOREST ROAD ASSOCIATION 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.

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 17TH DAY OF MAY, 1991.

MEADOWLAND DEVELOPMENT CORP.,  
A FLORIDA CORPORATION

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

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

## 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 17TH DAY OF MAY, 1991.

MY COMMISSION EXPIRES: \_\_\_\_\_

Notary Public, State of Florida  
George T. Febo, Jr.

## LAND USE:

LAND USE	PETITION NO.	86-32H
OPEN SPACE/PARCEL "A".....	0.047	ACRES ±
RESIDENTIAL ACCESS STREETS.....	1.886	ACRES ±
PATIO HOME LOTS (91).....	13.191	ACRES ±
TOTAL.....	15.124	ACRES ±
DENSITY.....	6.02	UNITS/ACRES

## NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. 4728)
- DENOTES PERMANENT CONTROL POINT (P.C.P. 4728)

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89 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 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 RESIDENTIAL ACCESS 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.

EXISTING EASEMENTS PER THE PARENT PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D. HAVE BEEN ABANDONED IN OFFICIAL RECORD BOOK 6712, PAGES 1961 THROUGH 1964, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

## APPROVALS:

PALM BEACH COUNTY BOARD OF COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF July 1991.

BY: Karen T. Marcus - CHAIR

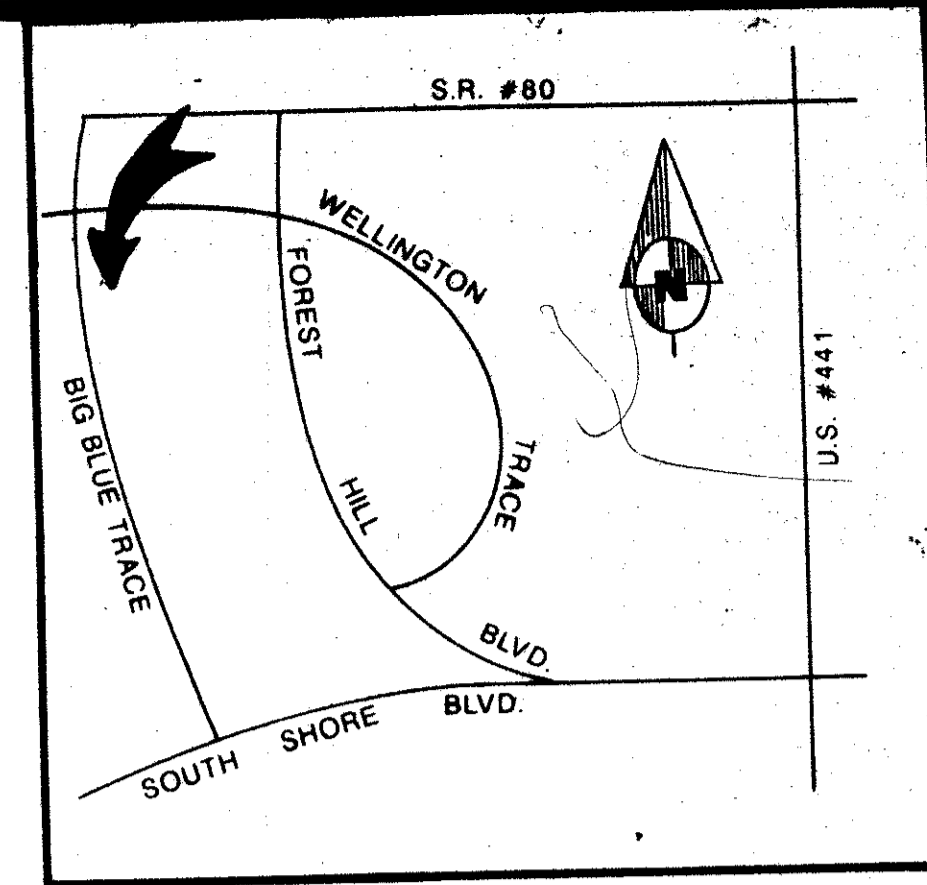
ATTEST:  
John B. Dunkle, CLERK

BY: George T. Febo, Jr. DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF July 1991.

BY: George T. Febo, Jr. ACTING COUNTY ENGINEER



LOCATION MAP

## DESCRIPTION:

A PARCEL OF LAND LYING IN PART OF SECTIONS 4 AND 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PART 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; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE WITH THE FILLET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WELLINGTON TRACE, ALSO BEING THE POINT OF BEGINNING OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D.; THENCE NORTH 15 DEGREES 25 MINUTES 20 SECONDS EAST ALONG THE NORTHEASTERLY LOT LINE OF LOT 16, BLOCK 17 OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D., ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WELLINGTON TRACE, A DISTANCE OF 35.36 FEET; THENCE NORTH 60 DEGREES 25 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY PLAT LIMITS OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D., A DISTANCE OF 35.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1953.01 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY PLAT LIMITS OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D. AND ARC OF WAY LINE THROUGH A CENTRAL ANGLE OF 13 DEGREES 05 MINUTES 40 SECONDS, A DISTANCE OF 446.34 FEET TO THE SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 05 MINUTES 40 SECONDS, A DISTANCE OF 25.41 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 45 DEGREES 06 MINUTES 59 SECONDS EAST, A DISTANCE OF 140.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58 DEGREES 10 MINUTES 27 SECONDS, A DISTANCE OF 25.38 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 38 MINUTES 09 SECONDS, A DISTANCE OF 89.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29 DEGREES 34 MINUTES 40 SECONDS EAST, A DISTANCE OF 1101.43 FEET; THENCE SOUTH 24 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 40.36 FEET; TO AN INTERSECTION WITH A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 990.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 11 DEGREES 56 MINUTES 50 SECONDS WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE 30 MINUTES 07 SECONDS, A DISTANCE OF 10.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 33 MINUTES 17 SECONDS WEST, A DISTANCE OF 60.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 12 MINUTES 25 SECONDS, A DISTANCE OF 87.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 20 MINUTES 52 SECONDS WEST, A DISTANCE OF 65.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 58 SECONDS, A DISTANCE OF 92.54 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING A RADIUS OF 212.92 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 58 SECONDS, A DISTANCE OF 70.29 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 15 SECONDS WEST, A DISTANCE OF 35.28 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AND THE WESTERLY LIMITS OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D.; SAID INTERSECTION BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18065.34 FEET AND WHOSE RADIUS POINT BEARS SOUTH 61 DEGREES 06 MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WESTERLY PLAT LIMITS OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D. AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 41 MINUTES 17 SECONDS, A DISTANCE OF 216.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29 DEGREES 34 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WESTERLY PLAT LIMITS OF SAID PLAT OF EMERALD FOREST OF WELLINGTON - P. U. D., A DISTANCE OF 1007.62 FEET; TO THE POINT OF BEGINNING.

## 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 MY DIRECTION AND SUPERVISION; THAT SAID SURVEY HAS BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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 21H-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

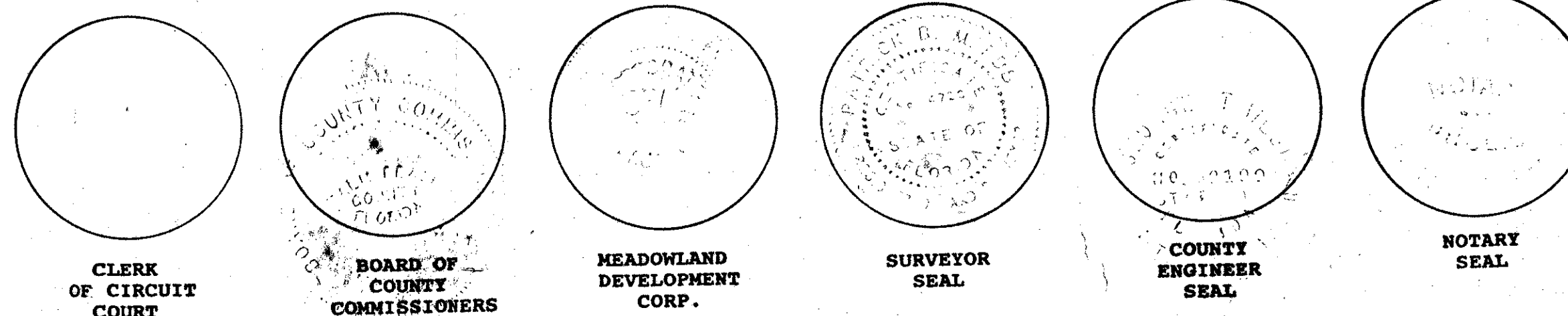
DATE: Aug 7, 1991

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

**EMERALD FOREST  
PLAT No 2 0332-096**

**Dailey-Fotorny, inc.**  
land surveyors, planners, engineers  
5050 10th Avenue North, Suite B - Lake Worth, Florida 33463 2602  
Phone 407/985-8787



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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 1:27 PM  
on the 26th day of July  
1991, and duly recorded in Plat Book No.  
68 on page 47-53  
JOHN B. DUNKLE, Clerk, Circuit Court  
By: Barbara A. Platt, D.C.



TAZ 727

68/47

EMERALD FOREST PLAT 2  
BOOK 68 PAGE 47  
FLOOR ZONE B  
QUAD 77  
S.E.  
ZIP CODE 33414  
49/4/91