

ORANGE GROVE ESTATES

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD AND WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JUNE - 1998

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON SHORES-WELLINGTON LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS ORANGE GROVE ESTATES, A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S02°39'45"W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 252.96 FEET; THENCE N87°20'15"W, A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING; THENCE S02°39'45"W ALONG A LINE 37.50 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 26, A DISTANCE OF 2400.17 FEET; THENCE N88°56'48"W, A DISTANCE OF 1534.50 FEET; THENCE N02°39'45"E, A DISTANCE OF 2674.88 FEET; THENCE S88°32'56"E, A DISTANCE OF 731.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT 120.00 FOOT WIDE RIGHT-OF-WAY FOR "LAKE WORTH ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 7361, PAGE 541 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S11°09'37"W, HAVING A RADIUS OF 2804.79 FEET, A CENTRAL ANGLE OF 171°3'18", AN ARC DISTANCE OF 843.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.978 ACRES, MORE OR LESS.

Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. STORM WATER MANAGEMENT TRACTS:

TRACTS "W", "W-1", "W-2" and "W-3" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON SHORES 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.

2. DRAINAGE AND LAKE MAINTENANCE EASEMENTS:

ACME IMPROVEMENT DISTRICT 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 WITH SAID DRAINAGE SYSTEM.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON SHORES 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 GROVE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON SHORES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, 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.

3. PRIVATE STREET:

TRACTS "R", "R-1" and "R-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON SHORES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. OVERHANG AND MAINTENANCE EASEMENTS:

OVERHANG AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS.

5. RECREATION AREAS:

TRACTS "F", "F-1" and "F-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON SHORES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

6. CIVIC SITE

TRACT "CS" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR CIVIC SITE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

7. OPEN SPACE/ BUFFER EASEMENTS:

TRACT "L" AND THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON SHORES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND/OR ENTRY FEATURES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

8. UTILITY EASEMENTS:

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.

9. ACME IMPROVEMENT DISTRICT EASEMENTS:

A WATER AND SEWER EASEMENT OVER ALL OF TRACTS "R", "R-1" and "R-2" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES.

10. WATER AND SEWER EASEMENTS:

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

11. LIFT STATION EASEMENT

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

12. LITTORAL ZONE/ PRESERVATION/CONSERVATION AREAS

TRACT "LZ", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON SHORES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

13. CANAL RIGHT-OF-WAY

TRACT "CRW" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES.

14. LIMITED ACCESS EASEMENTS:

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

IN WITNESS WHEREOF, WELLINGTON SHORES-WELLINGTON LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF August 1999.

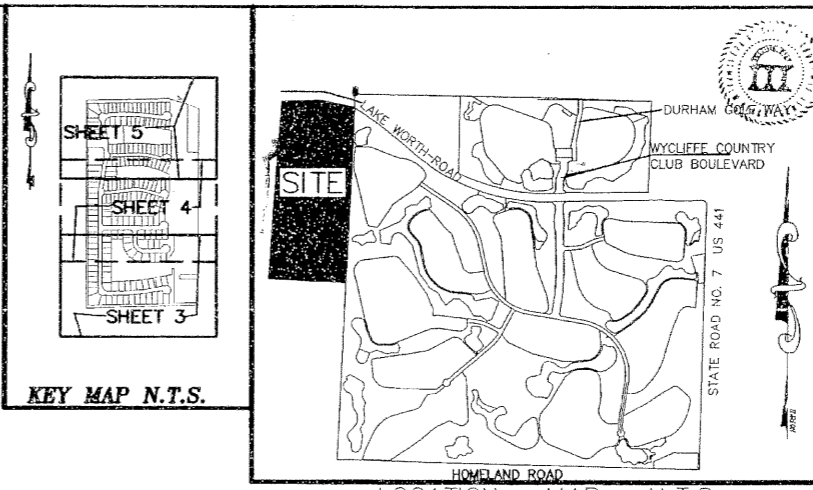
WITNESS: [Signature] BY: WELLINGTON SHORES-WELLINGTON LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

PRINT: [Signature] BY: FL MSII/SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

WITNESS: [Signature] BY: HEARTHSTONE, INC., A CALIFORNIA CORPORATION, ITS MANAGER

PRINT: [Signature] BY: JAMES K. GREEN, JR. ITS: SENIOR VICE PRESIDENT

OWNER: [Signature] OWNER NOTARY: [Signature] HOA: [Signature] HOA NOTARY: [Signature] VILLAGE OF WELLINGTON: [Signature] VILLAGE OF WELLINGTON NOTARY: [Signature] VILLAGE ENGINEER: [Signature]



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:56 P.M.
THIS 5 DAY OF November
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK 817 ON
PAGES 98 AND 102
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 5

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES NA BEARINGS SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000147
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ACME IMPROVEMENT DISTRICT ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 12th DAY OF October OF 1999.

ACME IMPROVEMENT DISTRICT,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: [Signature]
PRINT NAME: Carmine A. Priore, DDS
PRESIDENT
ATTEST: [Signature]
PRINT NAME: Mary M. Viator
SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Carmine A. Priore, DDS AND Mary M. Viator WHO ARE PERSONALLY KNOWN TO ME 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 OFFICERS 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 DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF October 1999.
MY COMMISSION EXPIRES: 8/25/2002

BY: [Signature]
PRINT NAME: Gwen E. Carlisle
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. C6730270

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ERIC A. SIMON, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WELLINGTON SHORES-WELLINGTON LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: August 18, 1999
BY: [Signature]
ERIC A. SIMON, P.A.
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT 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 PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), WILL BE SET UNDER THE 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, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8/25/99
BY: [Signature]
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591