



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

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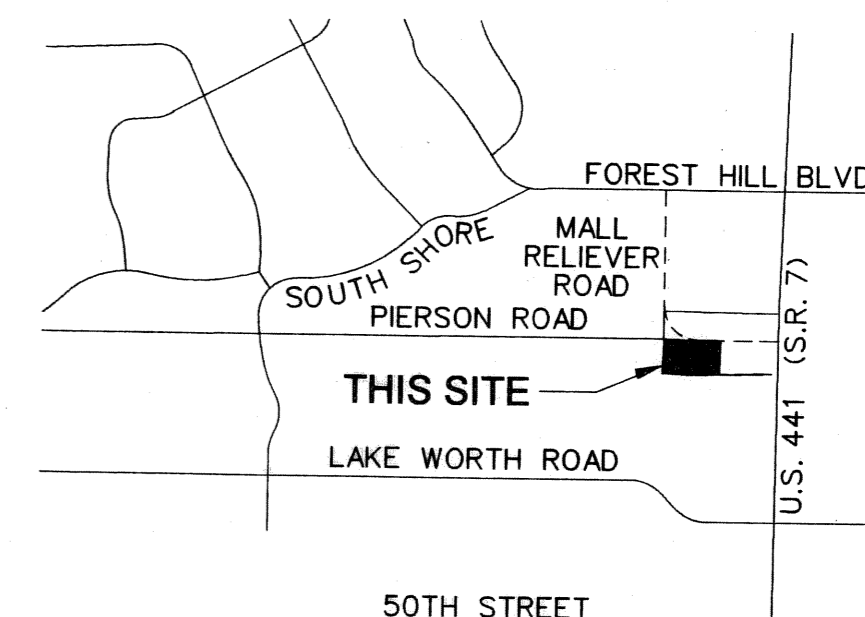
JUNE 2005

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DCW

OAKMONT ESTATES P.U.D.

A PORTION OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, INCLUDING A REPLAT OF A PORTION OF TRACTS 5 THROUGH 8 INCLUSIVE IN BLOCK 26, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT AM
THIS 6 DAY OF SEPT.
2005, AND DULY RECORDED
IN PLAT BOOK 106 ON PAGES
2 THRU 9
SHARON R. BOCK, CLERK AND
COMPTROLLER

SHEET 1 OF 8

DESCRIPTION AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS "OAKMONT ESTATES P.U.D.", A REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, INCLUDING A REPLAT OF A PORTION OF TRACTS 5 THROUGH 8 INCLUSIVE IN BLOCK 26, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 88° 09' 55" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 1761.51 FEET; THENCE SOUTH 86° 53' 32" E, A DISTANCE OF 880.92 FEET TO A POINT LYING 19.57 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24 AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SAID SECTION 24; THENCE SOUTH 01° 24' 43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 1472.84 FEET; THENCE SOUTH 85° 05' 57" EAST, A DISTANCE OF 25.05 FEET; THENCE NORTH 88° 52' 02" EAST, ALONG A LINE 86 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 5 THROUGH 8, A DISTANCE OF 2367.55 FEET; THENCE SOUTH 01° 53' 40" WEST, ALONG THE WEST LINE OF STATE ROAD NO. 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 9261, PAGE 607, OF SAID PUBLIC RECORDS, A DISTANCE OF 66.09 FEET; THENCE SOUTH 88° 52' 02" WEST, ALONG A LINE 20 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF TRACTS 5 THROUGH 8, A DISTANCE OF 2366.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE NORTH 85° 05' 57" WEST, A DISTANCE OF 25.05 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 24 LYING 1558.50 FEET SOUTH OF SAID NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, AS MEASURED ALONG SAID EAST LINE; THENCE SOUTH 89° 08' 55" WEST, A DISTANCE OF 1334.10 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF SAID NORTHWEST ONE-QUARTER OF SECTION 24; THENCE NORTH 88° 09' 55" WEST, ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 24, A DISTANCE OF 1333.05 FEET; THENCE NORTH 02° 15' 48" EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1621.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 101.234 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. TRACT A (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. TRACT B (BUFFER TRACT) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

3. TRACT C (PUBLIC RECREATION/CIVIC SITE) AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE FOR PARKS AND RECREATION AND CIVIC PURPOSES.

4. TRACTS L-1, L-2 AND L-3 (THE LITTORAL ZONE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

5. TRACTS O-1 AND O-2 (OPEN SPACE TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

6. TRACTS R-1, R-2, R-3, R-4 AND R-5 (RECREATION AREAS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKMONT ESTATES 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.

7. TRACTS W-1 AND W-2 (THE WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKMONT ESTATES 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.

8. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL FACILITIES LOCATED THEREIN. THE PERPETUAL MAINTENANCE OBLIGATION OF THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

9. THE VILLAGE OF WELLINGTON, 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKMONT ESTATES 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.

11. THE LIMITED ACCESS EASEMENTS (L.A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

12. THE LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AND THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OAKMONT ESTATES 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.

13. THE LIFT STATION ACCESS EASEMENT (L.S.A.E.) AND LIFT STATION EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA AND ACME IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE, AND RELATED PURPOSES.

14. THE UTILITY EASEMENTS (U.E.), 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 FACILITIES.

15. THE DRAINAGE, WATER AND SEWER EASEMENTS (D.W.&S.E.), AS SHOWN HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA AND ACME IMPROVEMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES AND DRAINAGE BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, FLORIDA, AND THE ACME IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND ASSIGNS.

16. THE WATER AND SEWER EASEMENTS (W.&S.E.), AS SHOWN HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA AND ACME IMPROVEMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, FLORIDA, AND THE ACME IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND ASSIGNS.

17. A WATER AND SEWER EASEMENT OVER ALL OF TRACT A (PRIVATE STREET TRACT) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, AND ACME IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12TH DAY OF August, 2005.

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING GENERAL PARTNER

WITNESS: David H. Abrams BY: David H. Abrams
PRINT NAME: DAVID ABRAMS
SE FL DIVISION PRESIDENT

WITNESS: Clifford E. Tobias Jr.
PRINT NAME: CLIFFORD E. TOBIAS JR.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED David H. Abrams AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SE FL DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AS MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 August, 2005.

MY COMMISSION EXPIRES: June 23, 2009

COMMISSION NO: DD 444091

Bonnie Siera
PRINT NAME: Bonnie Siera
NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12TH DAY OF August, 2005.

OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Clifford E. Tobias Jr.
PRINT NAME: CLIFFORD E. TOBIAS JR.

BY: Lewis Braham
PRINT NAME: LEWIS BRAHAM
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Lewis Braham WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 August, 2005.

MY COMMISSION EXPIRES: June 13th, 2009
COMMISSION NO: DD 444097

Bonnie Siera
PRINT NAME: Bonnie Siera
NOTARY PUBLIC - STATE OF FLORIDA

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 23 DAY OF August, 2005.

BY: Thomas M. Wenham
THOMAS M. WENHAM
MAYOR

ATTEST: Awilda Rodriguez
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGEMENT

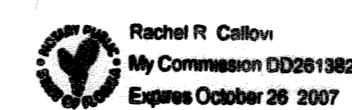
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, 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 VILLAGE, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 2005.

MY COMMISSION EXPIRES: 10/26/07
COMMISSION NO: DD 2011353

Rachel R. Carroll
PRINT NAME: RACHEL R. CARROLL
NOTARY PUBLIC-STATE OF FLORIDA



VILLAGE OF WELLINGTON ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 23RD DAY OF August, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC.177.08(1), F.S.

BY: Gary R. Clough, E. 8-23-05
GARY R. CLOUGH, E.
VILLAGE ENGINEER

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|--------------------------------|---|--------------------------------|--------------------------------|
| CENTEX REAL ESTATE CORPORATION | OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC. | VILLAGE OF WELLINGTON ENGINEER | VILLAGE OF WELLINGTON SURVEYOR |
| | | | |

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF)

WE, METROPOLITAN TITLE AND GUARANTY COMPANY D/B/A COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Janet D. Minton 8-10-05
DATE

TITLE: Custom Site Production Manager

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING AN ASSUMED BEARING OF SOUTH 88° 09' 55" WEST.
- 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 OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENT ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENT OVERLAP.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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.
- 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.10(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LANDS. THE FOLLOWING IS STATED AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3: "... THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORDS SHALL UPON RECORDEMENT OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT".

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 ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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 VILLAGE OF WELLINGTON.

Donna C. West 8-9-05
DATE
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4290
CARNAHAN PROCTOR CROSS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB2936
6101 W. ATLANTIC BLVD.
MARGATE, FL 33063