

OAK TREE ESTATES

OF PALM BEACH POLO AND COUNTRY CLUB
WELLINGTON P.U.D.

IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS

APRIL, 1987

SHEET 2

SURVEYOR'S NOTES

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON P.U.D. THE EAST LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 00°53'14" EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE UTILITY AND MAINTENANCE EASEMENTS.

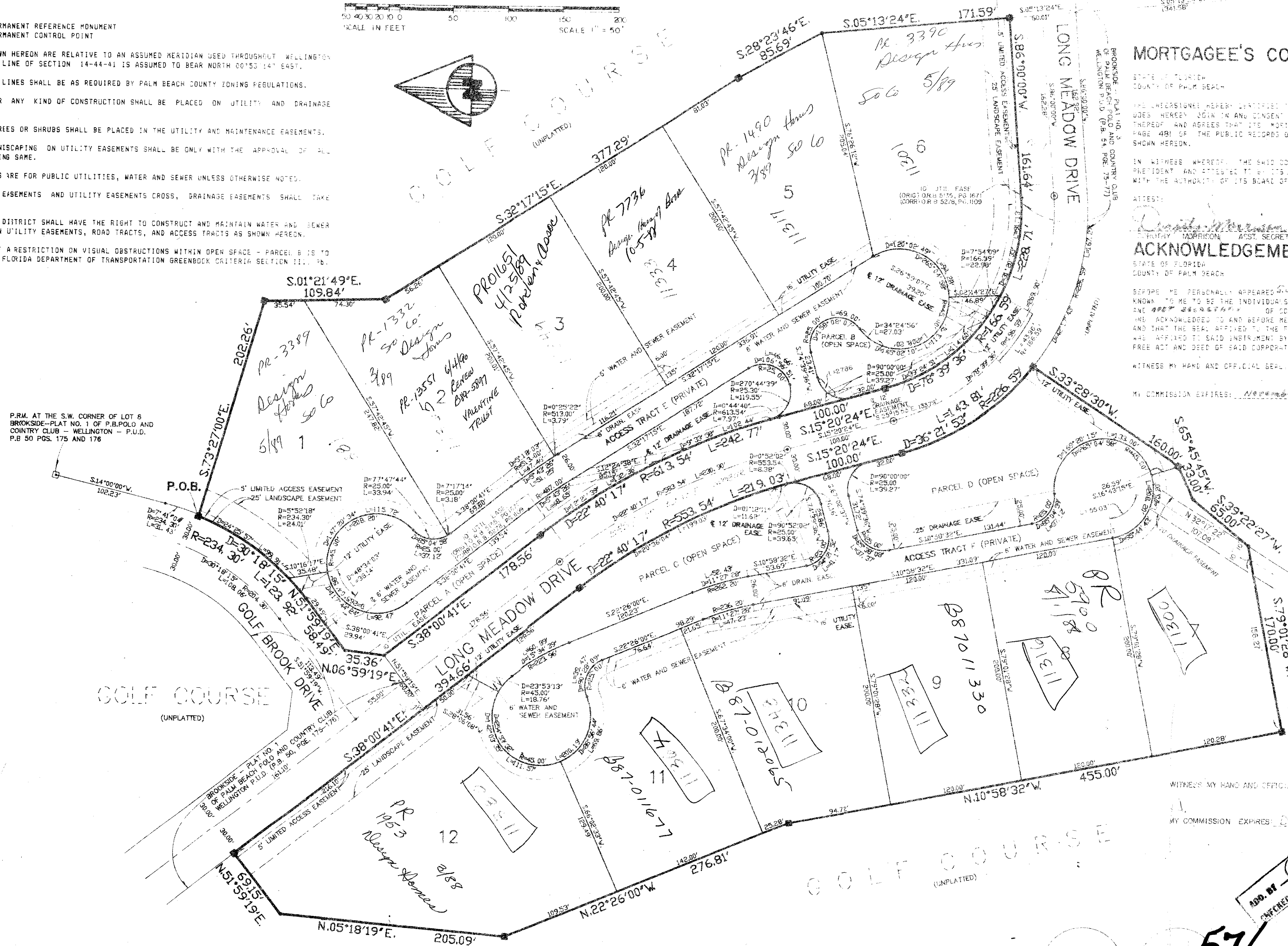
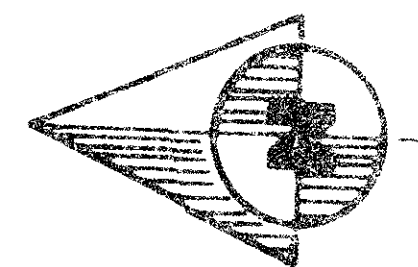
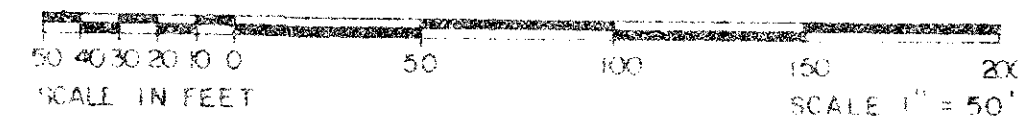
APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS, ROAD TRACTS, AND ACCESS TRACTS AS SHOWN HEREON.

ESTABLISHMENT OF A RESTRICTION ON VISUAL OBSTRUCTIONS WITHIN OPEN SPACE - PARCEL B IS TO BE PROVIDED, PER FLORIDA DEPARTMENT OF TRANSPORTATION GREENBOOK CRITERIA SECTION III.7.10.



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND I HEREBY AGREE IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE OF ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5336, PAGE 481 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASST. SECRETARY, THIS 22nd DAY OF APRIL, 1987.

ATTEST:
CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION
STEPHEN GARGIULO VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

SCOTTY ME PERSONALLY APPEARED AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A FLORIDA CORPORATION, AND I ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 22nd DAY OF APRIL, 1987.

MY COMMISSION EXPIRES: November 12, 1988
Notary Public, State of Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

(AS TO DEDICATION BY DESIGN HOMES OF BOCA RATON, INC.)

BEFORE ME PERSONALLY APPEARED ANTHONY J. BUTTE AND JOHN T. BUTTE, 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 DESIGN HOMES OF BOCA RATON, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 22nd DAY OF July, 1987.

MY COMMISSION EXPIRES: Dec. 21, 1990
Notary Public, State of Florida

SUBDIVISION - Oak Tree Estates
BOOK 57
FLOOD ZONE B
QUAD 62
SE
PUD NAME P.B.P.C.C.

THIS INSTRUMENT PREPARED BY:
PAUL J. FOTONY OF DAILEY-FOTONY, INC.
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Oak Tree Estates

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IMPACT FEE
Per. 86-32
CURRENT
COLLECT

DESIGN CLUSTERS 0332-060
TR-57-C P.B. PUD
CC Wellington PUD
Per. 86-32

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