

# REPLAT OF TRACT 43 OF WELLINGTON P.U.D.

February, A.D., Nineteen Hundred Eighty Nine

(A PART OF WELLINGTON P.U.D.)

Sheet 1 Of 2

BEING A REPLAT OF LOTS 99 THROUGH 108, INCLUSIVE, AND LOTS 130 THROUGH 135, INCLUSIVE, TRACT 43 OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 68 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION AND COREPOINT CORP., A FLORIDA CORPORATION, JOINED BY ACME IMPROVEMENT DISTRICT, THE OWNERS OF THE LAND SHOWN HEREON, BEING IN PART OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT OF TRACT 43 OF WELLINGTON P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 99 THROUGH 108, INCLUSIVE, AND ALL OF LOTS 130 THROUGH 135, INCLUSIVE, TRACT 43 OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 68 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 2.17 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS AND DISTRICT HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE OFFICERS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 26 DAY OF July, 1989.

MEADOWLAND DEVELOPMENT CORP.  
A FLORIDA CORPORATION

ATTEST: *Donna Jean Milburn*  
DONNA JEAN MILBURN, SECRETARY

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

COREPOINT CORP., A FLORIDA CORPORATION

ATTEST: *George De Guarnida*  
GEORGE DE GUARNIDA, VICE PRESIDENT

BY: *Alberto Vadia, Jr.*  
ALBERTO VADIA, JR., PRESIDENT

ACME IMPROVEMENT DISTRICT

ATTEST: *Mary M. Vinator*  
MARY M. Vinator, SECRETARY

BY: *Ralph D. McCormack*  
RALPH D. MC CORMACK, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM R. SEACH AND DONNA JEAN MILBURN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION AND SEVERALLY 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 SEAL OF SAID DISTRICT, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 26<sup>th</sup> DAY OF July, 1989.

MY COMMISSION EXPIRES: 2-7-1991

*Maureen Mau*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA JR. AND GEORGE DE GUARNIDA, 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 OF COREPOINT CORP., A FLORIDA CORPORATION, AND SEVERALLY 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 26<sup>th</sup> DAY OF July, 1989.

MY COMMISSION EXPIRES: June 1, 1991

*E. Fay Sacchetti*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

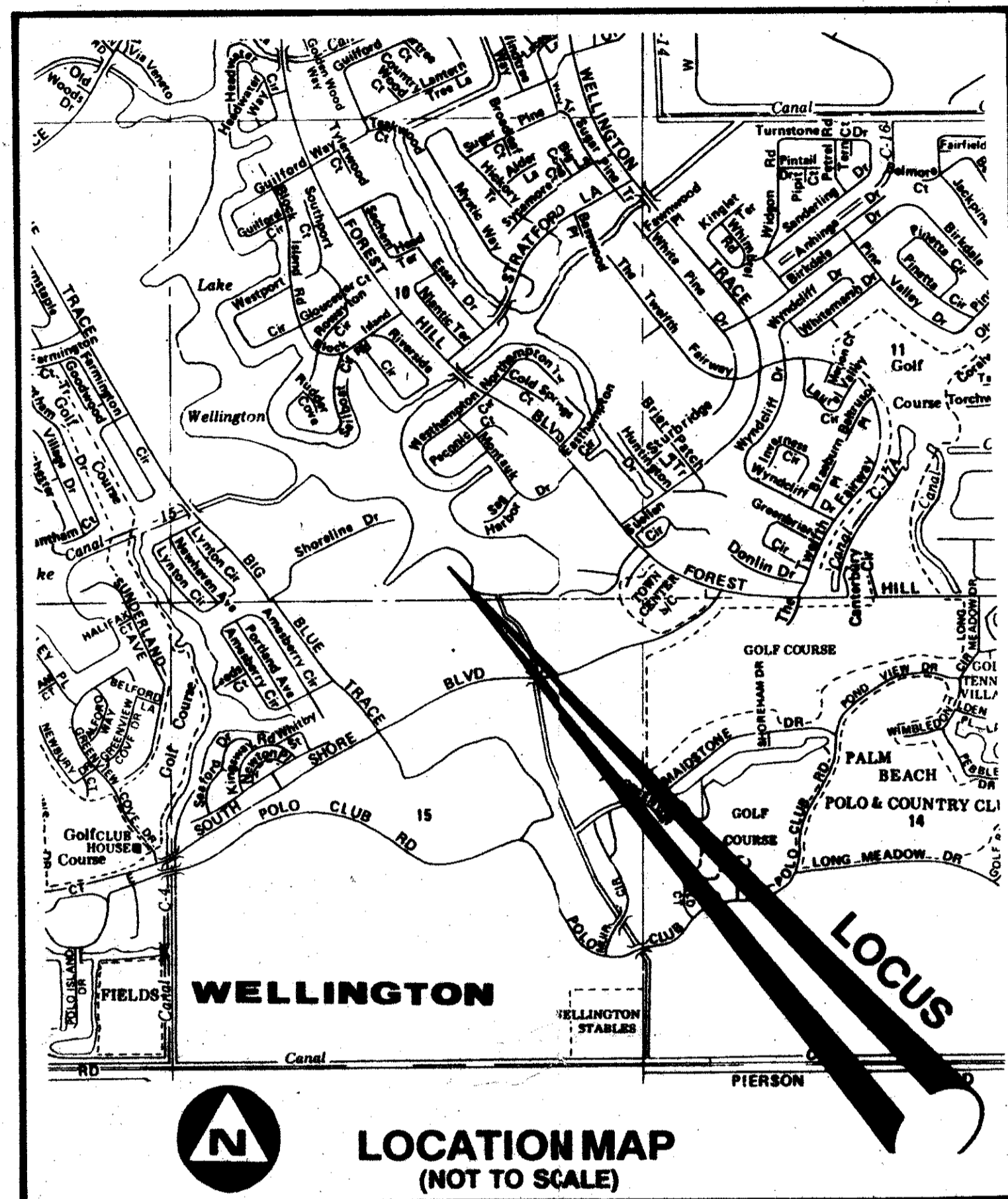
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RALPH D. MC CORMICK AND MARY M. Vinator, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 26<sup>th</sup> DAY OF July, 1989.

MY COMMISSION EXPIRES: February 13, 1993

*Rubena McVain*  
NOTARY PUBLIC



### TITLE CERTIFICATION:

I, ROBERT D. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, COREPOINT CORP., A FLORIDA CORPORATION, AND ACME IMPROVEMENT DISTRICT, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT I FIND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FUCHS AND JONES, P.A.

*Robert Jones*  
ROBERT D. JONES, ATTORNEY AT LAW  
FOR THE FIRM OF FUCHS AND JONES, P.A.

DATE: 7-26-89

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I HEREBY 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) WILL BE SET UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND FURTHER, THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY, SHOWN HEREON, IS IN COMPLIANCE WITH CHAPTER 21 HH-6, F.A.C.

BENCH MARK LAND SURVEYING AND MAPPING, INC.

*Wm. R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED LAND SURVEYOR NO. 2424

DATE: 7-14-89

### NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT.
- DENOTES FOUND PERMANENT CONTROL POINT.
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING OF N 31°00'00" W, ALONG THE CENTERLINE OF WHITE CORAL WAY, AS SHOWN ON THE PLAT OF TRACT 43 OF WELLINGTON P.U.D., P.B. 59, PAGES 68-71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- 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, DRAINAGE, OR WATER AND SEWER EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN MAINTENANCE OR DRAINAGE EASEMENTS, OR IN UTILITY EASEMENTS FOR WATER AND SEWER.
- LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22<sup>nd</sup> DAY OF August, 1989.

BY: *Carol Elmquist* CAROL ELMQUIST, CHAIRMAN ATTEST: *John B. Dunkle* JOHN B. DUNKLE, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22<sup>nd</sup> DAY OF August, 1989.

BY: *H. F. Kahler* H. F. KAHLER, P.E., COUNTY ENGINEER

### MORTGAGEE CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON LOTS 130 THROUGH 135, INCLUSIVE, DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6047, AT PAGE 1420, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25<sup>th</sup> DAY OF JULY, 1989.

SUN BANK/SOUTH FLORIDA, NATIONAL ASSOCIATION  
A NATIONAL BANKING ASSOCIATION

ATTEST: *Miguel S. Matos*  
MIGUEL S. MATOS

BY: *R. Ryan Colburn*  
R. RYAN COLBURN, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED R. RYAN COLBURN AND MIGUEL J. MATOS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF SUN BANK/SOUTH FLORIDA, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF July, 1989.

MY COMMISSION EXPIRES: March 2, 1993

*Carrolla Hattley*  
NOTARY PUBLIC

### LAND USE

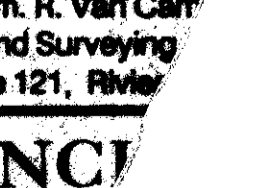
SINGLE FAMILY LOTS (13 UNITS)	1.17	ACRES
TOTAL	1.17	ACRES
DENSITY	1.00	D.U./ACRE

State of Florida )  
County of Palm Beach )

This Plat was filed for record at 2:58 PM on July 27, 1989, and duly recorded in Plat Book 63 on Page 123 and 124.

John B. Dunkle,  
Clerk of the Circuit Court.

By: *Lawn A. Carter*  
Deputy Clerk



Replat of Tract 43 of Wellington P.U.D. Subdivision # 123. FLOOD MAP # 100B. BOOK 63, PAGE 123. ZONING # R-80-32. ZIP CODE 33414. TAZ 727.

0332-084

Plat 86-32

63/123

This instrument was prepared by Wm. R. Van Camp and for the offices of Bench Mark Land Surveying 4152 W. Blue Heron Boulevard Suite 121, Riviera Beach, Florida.

**BENCH MARK LAND SURVEYING**

RECORD BY  
REPLAT OF TRACT 43 OF WELLINGTON P.U.D.

DATE: 7-26-89

SCALE: 1" = 40'

