

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 2:58
 P.M. this 18 day of October 1995
 and duly recorded in Plat Book No. 76
 on Page 16-19
 Dorothy Wilken, Clerk of the Circuit Court
 By *[Signature]* & *[Signature]* J.C.

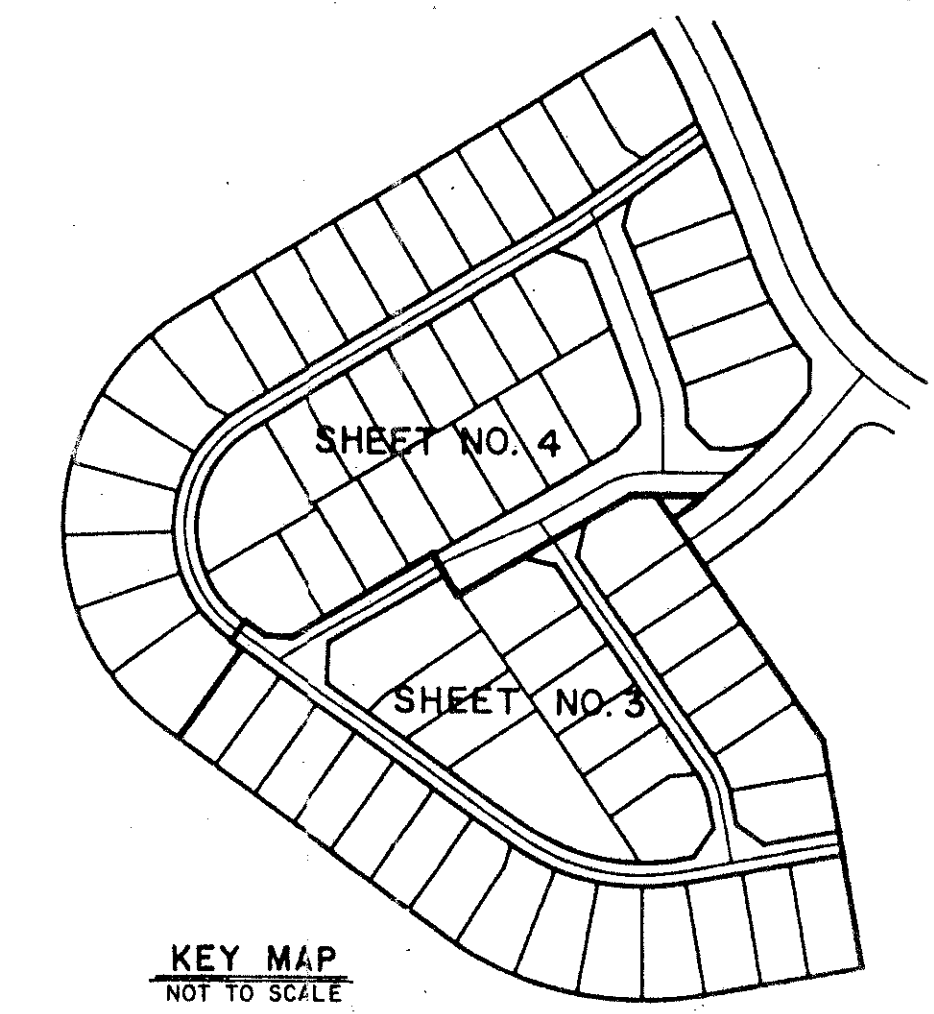


MONTAUK HARBOR REPLAT

A REPLAT OF ALL OF MONTAUK HARBOR AS RECORDED IN PLAT BOOK 73, PAGES 107 THRU 109
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING A PART OF
 WELLINGTON, A PLANNED UNIT DEVELOPMENT, LYING IN SECTION 10, TOWNSHIP 44
 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

JULY, 1995



KEY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, AMERICAN PIONEER, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO TRANSEASTERN WELLINGTON PROPERTIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 8-4-95 *[Signature]*
 JOHN T. KINSEY, P.A. (AGENT)

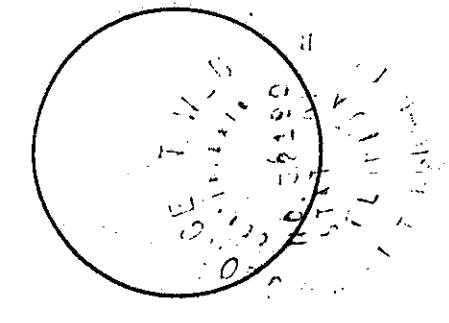
*PET. 86-32J
 CURRENT
 5/2/4/G*

COUNTY APPROVALS
 COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 18 DAY OF October 1995.

[Signature]
 GEORGE T. WEBB P.E. - COUNTY ENGINEER

COUNTY ENGINEER



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, 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.

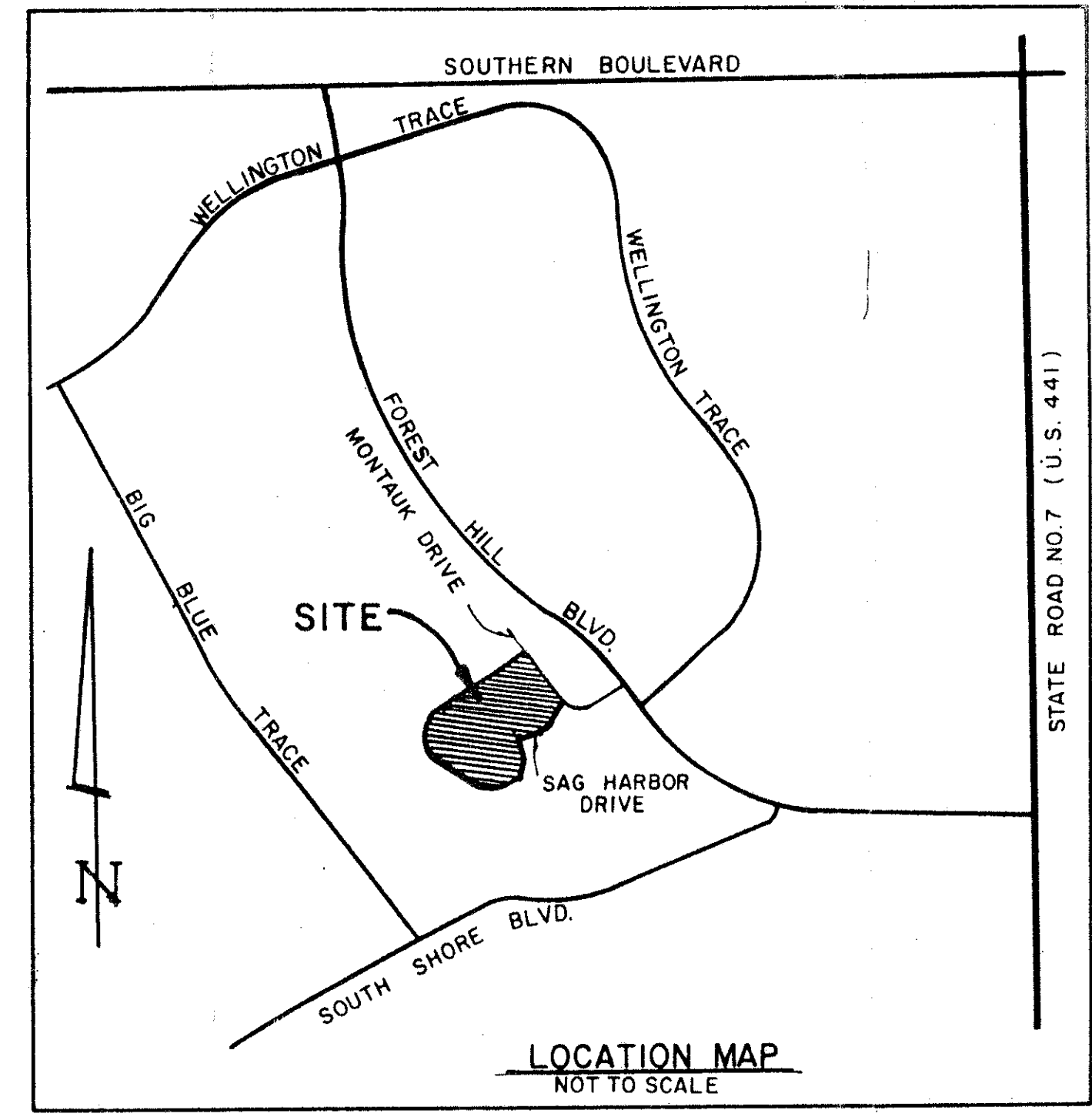
DATE: Aug 4, 1995 *[Signature]*
 CRAIG S. PUSEY, P.S.M.
 LICENSE NO. 5019
 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

76/16

0332-112

Landmark Surveying & Mapping Inc.
 1870 FOREST HILL BOULEVARD
 PH. (407) 433-5405 SUITE 100 W.P.B. FLORIDA
MONTAUK HARBOR REPLAT



LOCATION MAP
NOT TO SCALE

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, THAT TRANSEASTERN WELLINGTON PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF MONTAUK HARBOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 107 THRU 109, INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS MONTAUK HARBOR REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, OF SAID PLAT OF MONTAUK HARBOR; THENCE ALONG THE PLATTED PERIMETER OF SAID MONTAUK HARBOR FOR THE FOLLOWING DESCRIBED COURSES; THENCE SOUTH 79°59'05" WEST, A DISTANCE OF 169.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 45°33'11" AND A RADIUS OF 357.25 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°27'44" WEST, A DISTANCE OF 354.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 113°52'30" AND A RADIUS OF 260.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 517.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°24'46" EAST A DISTANCE OF 567.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONTAUK DRIVE AS SHOWN ON THE PLAT OF SOUTH SHORE NO. 1 OF WELLINGTON AS RECORDED IN PLAT BOOK 29, PAGES 222 - 226 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 08°43'08", A RADIUS OF 1,112.14 FEET AND A RADIAL BEARING OF SOUTH 60°42'05" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 169.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 20°34'47" EAST, A DISTANCE OF 91.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 19°44'06" AND A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 113.67 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 32.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAG HARBOR DRIVE AS SHOWN ON SAID PLAT OF SOUTH SHORE NO. 1 OF WELLINGTON; THENCE SOUTH 40°46'21" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 14°56'29" AND A RADIUS OF 646.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 168.62 FEET; THENCE SOUTH 34°17'10" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SAG HARBOR DRIVE AND THE SOUTHERLY PLAT LINE OF LAKE SHORE HEIGHTS, AS RECORDED IN PLAT BOOK 44, PAGES 94 & 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 280.54 FEET; THENCE SOUTH 10°00'55" EAST ALONG THE SOUTH LINE OF SAID LAKE SHORE HEIGHTS AND SAG HARBOR TRACE, AS RECORDED IN PLAT BOOK 54, PAGES 112 & 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 235.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 12.057 ACRES MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

THE DEDICATIONS AND RESERVATIONS CONTAINED IN THE REPLAT SHALL NOT AFFECT ANY RESERVATIONS ESTABLISHED PURSUANT TO THE PLAT OF MONTAUK HARBOR AS RECORDED IN PLAT BOOK 73, PAGES 107 THRU 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THE 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.
- THE OVERHANG EASEMENTS (O.E.), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "OO" AND "CC", AS SHOWN HEREON IS HEREBY RESERVED FOR MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACME IMPROVEMENT DISTRICT UTILITY EASEMENTS, AS SHOWN HEREON AS A.I.D.U.E., ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY; AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF July 19 95.

TRANSEASTERN WELLINGTON PROPERTIES, INC.
 A FLORIDA CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*
 PHILIP CUCCI, JR., SECRETARY ARTHUR J. FALCONE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH *Broward*

BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRANSEASTERN WELLINGTON PROPERTIES, INC., A CORPORATION, AND SEVERALLY 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 19th DAY OF July 19 95.

MY COMMISSION EXPIRES: *[Signature]*
 MAY 7th 1996 NOTARY PUBLIC

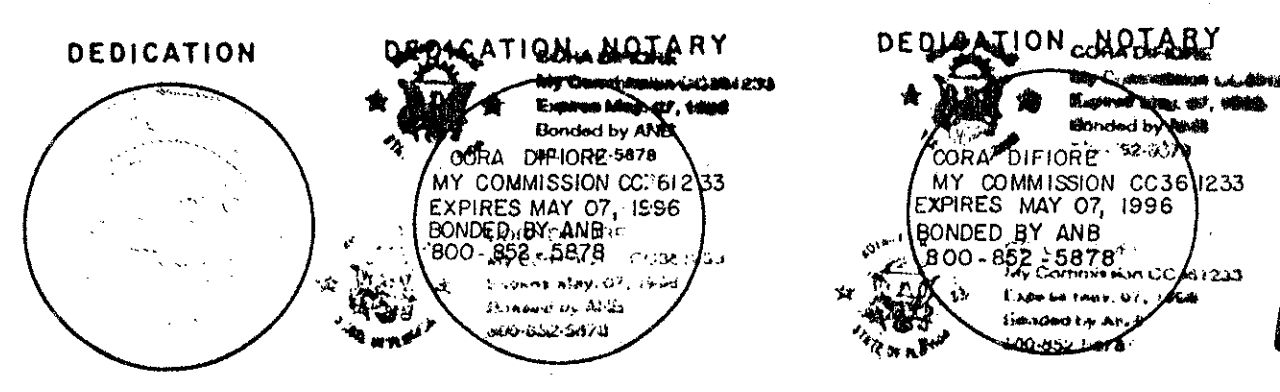
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH *Broward*

BEFORE ME PERSONALLY APPEARED PHILIP CUCCI, JR. WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY OF TRANSEASTERN WELLINGTON PROPERTIES, INC., A CORPORATION, AND SEVERALLY 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 19th DAY OF July 19 95.

MY COMMISSION EXPIRES: *[Signature]*
 MAY 7th 1996 NOTARY PUBLIC



HERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MONTAUK HARBOR REPLAT

SUBDIVISION Montauk Harbor Replat
 BOOK 76 PAGE 16
 FLOOD ZONE 8 FLOOD MAP #1008
 ZONING A R
 SE 86-32 ZIP CODE 33414
 PUB NAME 10/14/95

TAZ-730