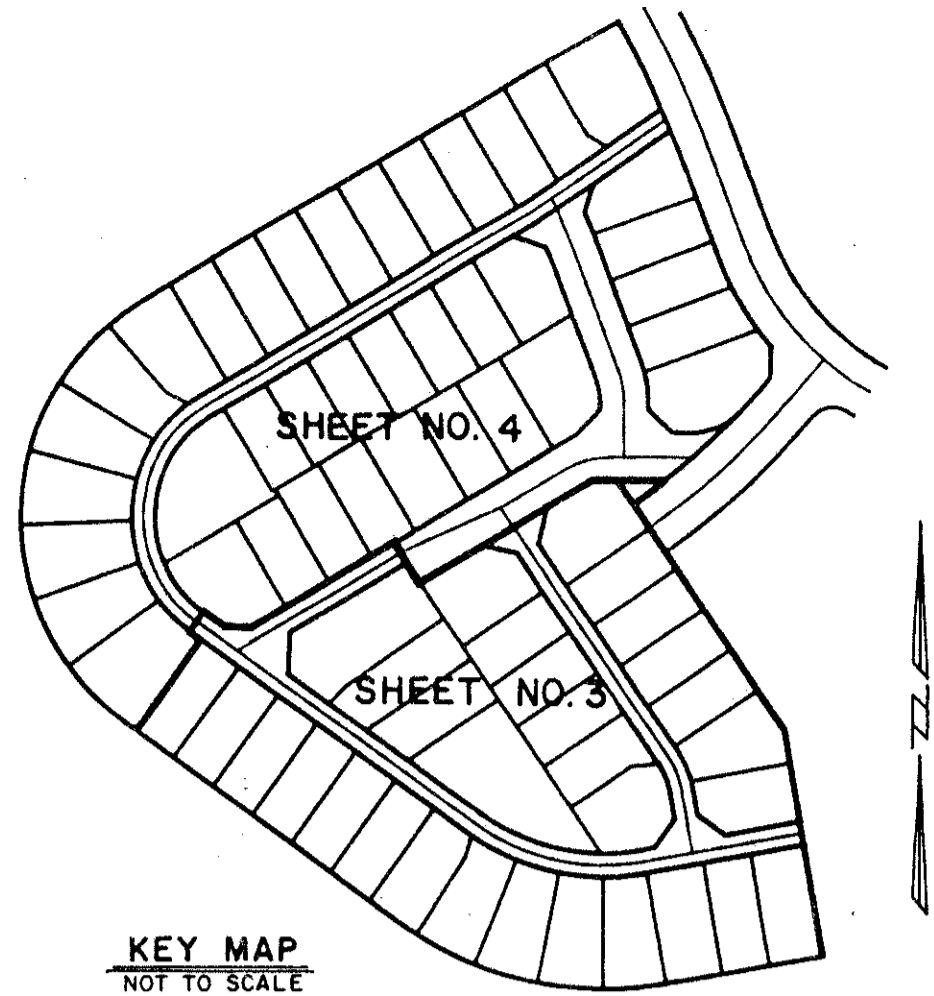


# MONTAUK HARBOR REPLAT

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 2 OF 4  
JULY, 1995



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_  
M. this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
and duly recorded in Plat Book No. \_\_\_\_\_  
on Page \_\_\_\_\_  
Dorothy H. Wilken, Clerk of the Circuit Court  
By \_\_\_\_\_ D.C.

PET. 86-325  
CURRENT  
5/2/4/G

### AREA TABULATION

TRACT "RR"	= 0.308 Ac.
ROADS TRACT "A"	= 0.684 Ac.
ROADS TRACT "B"	= 1.197 Ac.
TRACT "OO"	= 0.012 Ac.
TRACT "CC"	= 0.007 Ac.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8655 AT PAGE 963 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Devin V. President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF August, 1995.

WITNESS: Jane Lavin  
Dorothy H. Wilken  
BY: Bonnie Lansaw-Lopez  
LOYOLA MORTGAGE CORPORATION OF SOUTH FLORIDA, INC.  
SR. VICE PRESIDENT

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF JULY, 1995.

BY ITS EXECUTION HEREOF, THE MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT (THE "ASSOCIATION"), DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO TRANSEASTERN WELLINGTON PROPERTIES, INC., A FLORIDA CORPORATION ("TRANSEASTERN"), ITS SUCCESSORS AND ASSIGNS, ALL OF THE ASSOCIATION'S RIGHT, TITLE AND INTEREST IN AND TO THE DEDICATIONS CONTAINED IN PARAGRAPHS 3 AND 4 OF THE DEDICATIONS CONTAINED ON THE FIRST PAGE OF THE PLAT OF MONTAUK HARBOR, AS RECORDED IN PLAT BOOK 73, PAGES 107 THRU 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "PLAT"). THE ASSOCIATION DOES FURTHER HEREBY ACCEPT THE NEW DEDICATIONS REFLECTED ON THE FIRST PAGE OF THIS REPLAT CALLED "MONTAUK HARBOR REPLAT" AND DENOMINATED AS TRACT "RR" (CONTAINED IN DEDICATION #1) AND TRACT "OO" AND TRACT "CC" (CONTAINED IN DEDICATION #4).

WITNESS: Michael Belcher BY: Larry Nicholson  
MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
LARRY NICHOLSON  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BONNIE LANSAW-LOPEZ WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRES. OF LOYOLA MORTGAGE CORPORATION OF SOUTH FLORIDA, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 FEE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF August, 1995.

MY COMMISSION EXPIRES: Nov 30, 1998  
Jane Lavin  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY NICHOLSON WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MONTAUK HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 28th DAY OF JULY, 1995.

MY COMMISSION EXPIRES: Dec. 13th 1996  
Kathleen M. Harris  
NOTARY PUBLIC

### SURVEYOR'S NOTES:

- DENOTES FOUND PERMANENT REFERENCE MONUMENTS (P.R.M.'s #2424) UNLESS OTHERWISE NOTED.
- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019)
- DENOTES FOUND PERMANENT CONTROL POINTS (P.C.P.'s #2424)
- 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF LOTS 1, 2, AND 3 OF MONTAUK HARBOR, AS RECORDED IN PLAT BOOK 73, PAGES 107 THRU 109, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF SOUTH 79°59'05" WEST (ASSUMED) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- O.E. DENOTES OVERHANG EASEMENT  
R.W. DENOTES RIGHT-OF-WAY  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
P.B. DENOTES PLAT BOOK  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
R DENOTES RADIUS  
P.O.B. DENOTES POINT OF BEGINNING  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT  
L DENOTES ARC LENGTH  
Δ DENOTES DELTA ANGLE  
C DENOTES CENTERLINE  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
R.L. DENOTES RADIAL LINE  
A.I.D.E. DENOTES ACME IMPROVEMENT DISTRICT EASEMENT  
N DENOTES NORTHING  
E DENOTES EASTING  
A.I.D.U.E. DENOTES ACME IMPROVEMENT DISTRICT UTILITY EASEMENT
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R L)
- THE 12' DRAINAGE EASEMENTS LYING WITHIN LOTS 2, 3 & 14, 15 OF THE PARENT PLAT OF MONTAUK HARBOR AS RECORDED IN PLAT BOOK 73, PAGES 107 THRU 109, ARE ABANDONED PER OFFICIAL RECORD BOOK 8907 PAGE 455 - 460

Pt. TR 6A  
WELLINGTON PUD

SUBDIVISION # Montauk Harbor Replat  
BOOK 76 PAGE 17  
FLOOD ZONE B FLOOD MAP # 100B  
QUAD # 602 ZONING AR  
SE 86-325  
PUD NAME 10/44/41

T42-730

0332-112 76/17

MORTGAGEE  
MORTGAGEE NOTARY  
JANE LAVIN  
My Commission Expires Nov 30, 1998  
Notary Public  
Expire 11/30/98  
800-422-1985

MONTAUK HARBOR HOMEOWNERS ASSO. INC.  
NOTARY

# MONTAUK HARBOR REPLAT

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

MONTAUK HARBOR REPLAT