

# ORANGE GROVE ESTATES

A PLANNED UNIT DEVELOPMENT  
A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD AND WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JUNE - 1998

**99**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 199 \_\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 2 OF 5**

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE WELLINGTON SHORES HOMEOWNERS ASSOCIATION, INC.  
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  
25TH DAY OF AUGUST, 1999.

WITNESS: [Signature]  
WITNESS: Rose Watson

WELLINGTON SHORES  
HOMEOWNERS ASSOCIATION, INC., A  
FLORIDA CORPORATION NOT FOR  
PROFIT  
By: Paul Asfahl  
PAUL ASFAHL  
PRESIDENT

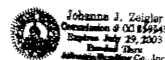
### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED PAUL ASFAHL WHO IS  
PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION, AND WHO EXECUTED THE  
FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON SHORES  
HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 25TH DAY OF  
AUGUST, 1999.

MY COMMISSION EXPIRES:

Johanna J. Zeigler  
NOTARY PUBLIC



### 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 AND 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 RECORDS BOOK 10914 AT  
PAGE 699 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 VICE PRESIDENT AND ITS  
CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF  
ITS BOARD OF DIRECTORS THIS 25TH DAY OF AUGUST,  
1999.

WITNESS: [Signature]  
WITNESS: [Signature]

ANSCA DEVELOPMENT GROUP-WYCLIFFE, INC.  
A FLORIDA CORPORATION  
By: Charles S. Scardina  
CHARLES S. SCARDINA  
PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS  
PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT  
AS PRESIDENT OF ANSCA DEVELOPMENT GROUP-WYCLIFFE, INC., A FLORIDA  
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 25TH DAY OF  
AUGUST, 1999.

MY COMMISSION EXPIRES:

Johanna J. Zeigler  
NOTARY PUBLIC



### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT BASED UPON THE EAST LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING S02° 39' 45" W.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- N/R - INDICATES RADIAL LINE.
- Lines intersecting curves are non radial unless shown otherwise.
- "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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- ⊙ - DENOTES PERMANENT CONTROL POINT
- OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- CL - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- LAE - LIMITED ACCESS EASEMENTS

