

THE SHORES AT WELLINGTON - P.U.D. PARTIAL REPLAT

BEING A REPLAT OF A PORTION OF THE SHORES AT WELLINGTON - P.U.D., RECORDED IN PLAT BOOK 42, PAGE 172, PUBLIC RECORDS, AND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE PLAT OF THE SHORES AT WELLINGTON-P.U.D., RECORDED IN PLAT BOOK 42, PAGE 172, AND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE SHORES AT WELLINGTON PARTIAL REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF THE SHORES AT WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 42, PAGE 172, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PLAT; SAID NORTHEASTERLY CORNER BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 455.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°52'43" WEST, THENCE, SOUTHWESTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 47°07'18", A DISTANCE OF 374.20 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 39°00'00" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 257.57 FEET; THENCE, NORTH 16°08'17" WEST, DEPARTING SAID BOUNDARY, A DISTANCE OF 158.02 FEET; THENCE, NORTH 28°47'44" WEST, A DISTANCE OF 37.54 FEET; THENCE, NORTH 77°02'07" WEST, A DISTANCE OF 91.63 FEET; THENCE, SOUTH 15°01'49" WEST, A DISTANCE OF 195.81 FEET; THENCE, NORTH 59°59'30" WEST, A DISTANCE OF 74.45 FEET; THENCE, SOUTH 30°00'30" WEST, A DISTANCE OF 125.64 FEET; THENCE, NORTH 59°59'30" WEST, A DISTANCE OF 18.00 FEET; THENCE, SOUTH 30°00'30" WEST, A DISTANCE OF 63.00 FEET; THENCE, SOUTH 59°59'30" EAST, A DISTANCE OF 18.00 FEET; THENCE, SOUTH 30°00'30" WEST, A DISTANCE OF 27.00 FEET; THENCE, SOUTH 59°59'30" EAST, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 02°42'42" WEST, A DISTANCE OF 65.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°15'26", A DISTANCE OF 25.42 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 60°58'08" WEST, A DISTANCE OF 12.50 FEET; THENCE, NORTH 29°01'52" WEST, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 60°58'08" WEST, A DISTANCE OF 32.00 FEET; THENCE, NORTH 29°01'52" WEST, A DISTANCE OF 10.20 FEET; THENCE, SOUTH 60°58'08" WEST, A DISTANCE OF 59.68 FEET; THENCE, NORTH 29°01'52" WEST, A DISTANCE OF 286.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SHORELINE DRIVE AS SHOWN ON SAID PLAT; THENCE, NORTH 60°58'08" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND ITS NORTHEASTERLY PROLONGATION, A DISTANCE OF 427.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 137.15 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°18'31", A DISTANCE OF 41.43 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 79°53'12" WEST; SAID POINT BEING A POINT ON THE CUL-DE-SAC RIGHT-OF-WAY OF SAID SHORELINE DRIVE; THENCE, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE AND ALONG SAID CUL-DE-SAC RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 108°55'04", A DISTANCE OF 95.05 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PLAT; THENCE, NORTH 60°58'08" EAST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 617.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.94 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A" AND LOTS 1 THROUGH 10, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ROYAL PROFESSIONAL BUILDERS, A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RESIDENTIAL PURPOSES, AND ALL OTHER LEGAL AND LAWFUL PURPOSES ASSOCIATED THEREWITH.
2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
3. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE SHORES AT WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
4. THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND/OR ASSIGNS.
5. A WATER AND SEWER EASEMENT OVER ALL OF TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE WATER AND SEWER FACILITIES.
6. TRACTS "O-1" AND "O-2" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SHORES AT WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
7. TRACT "R" (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SHORES AT WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
8. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND MAINTENANCE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA 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 7th DAY OF June, 2002.

ROYAL PROFESSIONAL BUILDERS, INC.
A FLORIDA CORPORATION

ATTEST: Kenneth A. Treadwell, SECRETARY BY: Wallace D. Sanger, PRESIDENT

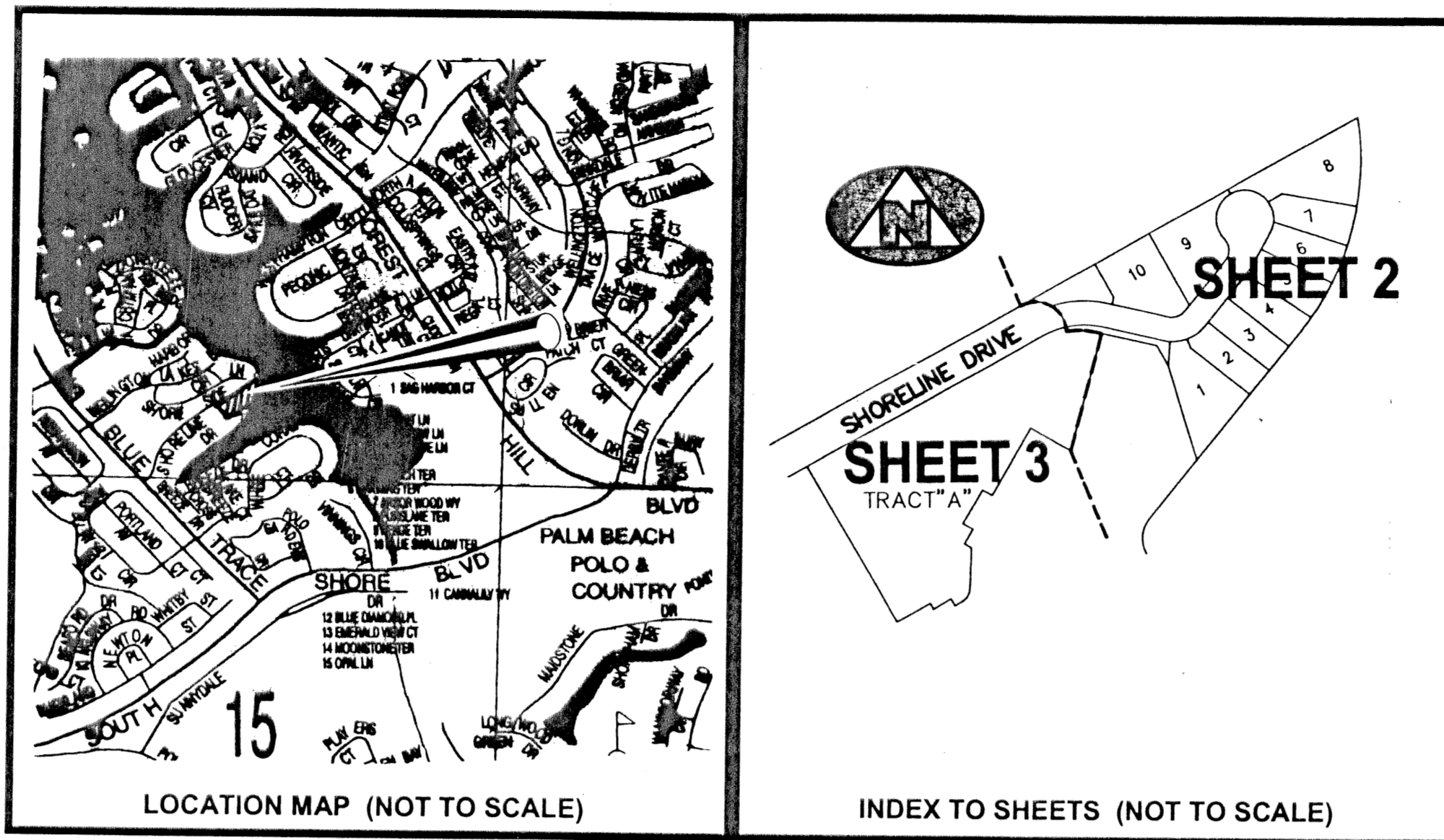
ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND KENNETH TREADWELL WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ROYAL PROFESSIONAL BUILDERS, A FLORIDA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF June, 2002.

2/16/05 BY: Notary Public SEAL: NOTARY LICENSE NO. CC1000022



AREA SUMMARY

Table with 2 columns: Tract Name and Area. Rows include TRACT "A" (2.20 ACRES), TRACT "O-1" (0.05 ACRES), TRACT "O-2" (0.10 ACRES), TRACT "R" (0.49 ACRES), LOTS (10) (2.10 ACRES), and TOTAL AREA (4.94 ACRES).

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON, AND ARE RELATIVE TO, THE BEARING OF NORTH 60°58'08" EAST, ALONG THE NORTHERLY LINE OF THE PLAT OF THE SHORES AT WELLINGTON - P.U.D., RECORDED IN PLAT BOOK 42, PAGE 172.
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF WELLINGTON ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. WITH THE EXCEPTION OF THE 20 FOOT MAINTENANCE & UTILITY EASEMENT RECORDED IN PLAT BOOK 42, PAGE 172, ALL OTHER UNDERLYING PLATTED EASEMENTS ARE BEING VACATED AND ANNULLED BY THIS PLAT.

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE SHORES AT WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF June, 2002.

THE SHORES AT WELLINGTON PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Kenneth A. Treadwell, SECRETARY BY: Wallace D. Sanger, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER, AND KENNETH TREADWELL WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE SHORES AT WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 7th DAY OF June, 2002.

2/16/05 BY: Notary Public SEAL: NOTARY LICENSE NO. CC1000022

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, ROBERT 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 ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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.

DATE: 6/7/02 NAME: Robert Jones, ATTORNEY-AT-LAW MEMBER OF THE FLORIDA BAR

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS:

VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 25 DAY OF JUNE, 2002.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham, VILLAGE MAYOR BY: Awilda Rodriguez, VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND SEAL THIS 25th DAY OF June, 2002

MY COMMISSION EXPIRES: COMMISSION NUMBER: NOTARY PUBLIC STATE OF FLORIDA

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF JUNE, 2002 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATION:

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) AND MONUMENTS ACCORDING TO SECTION 177.091(9), CHAPTER 177, FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF WELLINGTON, FLORIDA, 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 THE VILLAGE OF WELLINGTON.

BY: Wm. R. Van Campen, DATED THIS 5th DAY OF JUNE, 2002

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404. PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm