

# **FDOT Transportation Alternatives Set-Aside Program**

### **FUNDING APPLICATION**

**Submittal Date:** 

### APPLICANT INFORMATION

Agency/Organization Name:			
Agency Contact Name:	Title:		
Mailing Address:	City:	State: FL	Zip Code:
County:	MPO/TPO (if applicable):		
Telephone:	Email Address:		

### CERTIFICATION OF PROJECT SPONSOR/IMPLEMENTING AGENCY SUPPORT:

Certification of project sponsor/implementing agency support is attached.

□ Yes (Required)

### PROJECT TYPE:

FDOT requires locally administered infrastructure projects be implemented by a LAP certified agency; Non-infrastructure projects do not require LAP certification. If the project applicant intends to administer the project but is not LAP certified at the time of application submittal, they may seek project-specific certification prior to project authorization if their application is selected, or they may partner with a LAP certified agency or with FDOT to serve as the project sponsor and implementing agency. Non-profit organizations are not eligible for LAP certification.

### FOR INFRASTRUCTURE PROJECTS ONLY - APPLICANT'S LOCAL AGENCY PROGRAM (LAP) CERTIFICATION STATUS

- Currently fully LAP Certified / Year of Certification:
- □ Not LAP Certified but will seek project-specific certification
- □ Not LAP Certified but project will be administered by the FDOT District
- □ Not LAP Certified but have secured a LAP Sponsor/Implementing Agency as identified below:

LAP Sponsor/Implementing Agency Name:		
LAP Sponsor/Implementing Agency Contact Name:	Title:	
Mailing Address:	City:	State: FL Zip Code:
Telephone:	Email A <del>d</del> dress:	

jreinsvold@wellingtonfl.gov

TA Funding Application, Last Revised April 2021.

Please contact your FDOT district for district-specific application requirements.

### PROJECT NAME/TITLE:

### ELIGIBLE TRANSPORTATION ALTERNATIVES PROJECT CATEGORY:

Please check the one Transportation Alternatives eligible project category that the proposed project will address. Checking more than one category does not ensure or increase eligibility. Additional guidance on eligible project activities is included in Appendix B of the <u>FDOT TA Program Guidance</u>.

- 1. Construction, planning and design of on and off-road facilities for bicyclists, pedestrians, and other forms of nonmotorized transportation (pedestrian and bicycle facilities)
- 2. Construction, planning and design of infrastructure-related projects/systems to provide safe routes for nondrivers including children, older adults, individuals with disabilities (safe routes for non-drivers)
- 3. Conversion and use of abandoned railroad corridors for non-motorized use
- 4. Construction of turnouts, overlooks, and viewing areas
- 5. Inventory, control or removal of outdoor advertising
- 6. Historic preservation and rehabilitation of historic transportation facilities
- 7. Uvgetation management practices in transportation rights of way
- 8. Archaeological activities related to impacts from transportation projects
- 9. Denvironmental mitigation activities
- 10. 
  □ Safe Routes to School

**\*NOTE:** Safe Routes to School (SRTS) funding under Transportation Alternatives is separate from the FDOT SRTS Program; however, if FDOT SRTS Program funds are to be used on any phase of the project then the project will need to comply with the Florida SRTS program requirements. For more information, visit <u>https://www.fdot.gov/safety/2A-Programs/Safe-Routes.shtm</u>.

### **PROJECT LOCATION:**

Roadway name:*		
On-State System Road	Off-State System Road	Roadway number:
(State Roadway)	(Local Roadway)	(i.e. US, SR, CR, etc., if applicable)
*NOTE: For off-road /trail prov	iects please indicate adjacent roadway	

**\*NOTE:** For off-road/trail projects please indicate adjacent roadway

### **PROJECT LIMITS:**

*If project has various locations (e.g. city-wide), include attachments specifying each termini and project length.* 

South or West Termini:	North or East Termini:			
Street Name/Mile Post/Other	Street Name/Mile Post/Other			
Project Length (in miles):				
Attachment included?  Yes No				
A location map with aerial view is attached to this application. Label important features, roadways, etc. to clearly locate and show the boundaries of the project.				

**Brief Description (1,000 character limit)** (e.g. planning, design and construction of a sidewalk along Sample Road)

### Detailed Scope of Work:

### A detailed scope of work is attached. Clearly describe the existing conditions and the proposed project in detail, including specifics on the major items of work (e.g. width of sidewalks or trails, materials to be used, etc.), the purpose and need for this project, and the desired improvements.

Conceptual or design plans are attached.	🛛 Yes	🛛 No
Typical Section drawings are attached.	🛛 Yes	🗖 No
Other attachment (e.g. studies, documentation to support the project).	🗖 Yes	🛛 No
If yes, please describe (250 character limit):		

### PUBLIC INVOLVEMENT(500 character limit for each question below):

Has the applicant received input from stakeholders? Briefly explain:	🖵 Yes	🛛 No
--	-------	------

Have public information or community meetings been held?If YesIf yes, please provide a brief description and attach supporting documentation:If Yes

Describe public and private support for the project (e.g. petitions, endorsements, resolutions, letters of support):

Is environmental permitting required? If Yes, specify and provide documentation:

Provide any additional project specific information that should be considered:

🛛 Yes 🛛 No

### PROJECT IMPLEMENTATION

### Please indicate the project phases included in this funding request:

- Planning activities
- □ Project Development and Environment Study (PD&E)
- □ Preliminary Engineering/Final Design
- □ Right-of-Way (ROW)
- Construction
- □ Construction Engineering and Inspection activities (CEI)

### Please indicate who will execute the project phases identified for this project:\*

Planning	PD&E	Preliminary	ROW	Construction	CEI
		Engineering/			
		Final Design			
Implementing	N/A	Implementing	N/A	Implementing	Implementing
agency staff	N/A	agency staff	N/A	agency staff	agency staff
Consultant	Consultant	Consultant	Consultant	Consultant	Consultant
G FDOT	Generation FDOT	General Fdot	Generation FDOT	General FDOT	General Fdot
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

\*NOTE: Local agencies are not eligible to be certified in PD&E and/or ROW (Refer to FDOT LAP Manual Chapters 11 and 12).

TA Funding Application, Last Revised April 2021. Please contact your FDOT district for district-specific application requirements. Is this project related to other FDOT funded phases that are complete, underway, or in FDOT's 5-year Work Program?

🛛 Yes 🛛 No

If Yes, please describe. If previous phases of this project were constructed as LAP projects, please provide the associated FDOT Project Number (i.e. FPID/FMN numbers) (500 character limit):

**Is there a proposed maintenance plan for when the project is complete?** U Yes U No If yes, please provide a brief description and attach supporting documentation as appropriate (500 character limit):

### PROJECT RIGHT-OF-WAY / EASEMENT REQUIREMENTS

### Is right-of-way acquisition proposed? Yes No

If yes, describe existing right-of-way (ROW) ownerships along the project, including when the ROW was obtained and how ownership is documented (i.e., plats, deeds, prescriptions, easements) (500 character limit). Attach ROW documentation as appropriate.

Also describe proposed acquisition including timeline, expected fund source, limitations on fund use or availability, and who will acquire and retain ownership of proposed right-of-way (500 character limit):

Will temporary construction easements be required? Yes No If Yes, please describe (500 character limit):

### PROJECT COST ESTIMATE AND FUNDING REQUEST

### ESTIMATED PROJECT COST:

A detailed project cost estimate is attached.

□ Yes (Required)

Provide a summary of the estimated cost for the work being proposed, indicating local fund allocation as appropriate.

Project Phase	TA funds	Local funds	Total Cost
Planning Activities	\$	\$	\$
Project Development & Environmental Study (PD&E)	\$	\$	\$
Design Costs/Plan Preparation	\$	\$	\$
Environmental Assessment (s) associated with the design phase	\$	\$	\$
Permits associated with the design phase (including application fees, mitigation and permit acquisition work)	\$	\$	\$
Right-of-Way	\$	\$	\$
Construction	\$	\$	\$
Construction Engineering and Inspection Activities (CEI)	\$	\$	\$
Other costs* (please describe)	\$	\$	\$
TOTAL ESTIMATED PROJECT COST	\$	\$	\$
PERCENT OF TOTAL PROJECT COST			100%

\*FDOT does not allow programming for contingency costs. Any contingency costs should be accounted for using local funds.

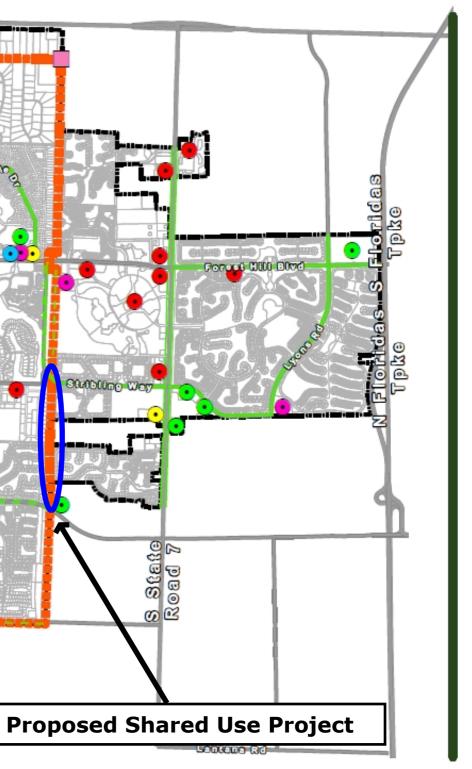


# **Exhibit A**

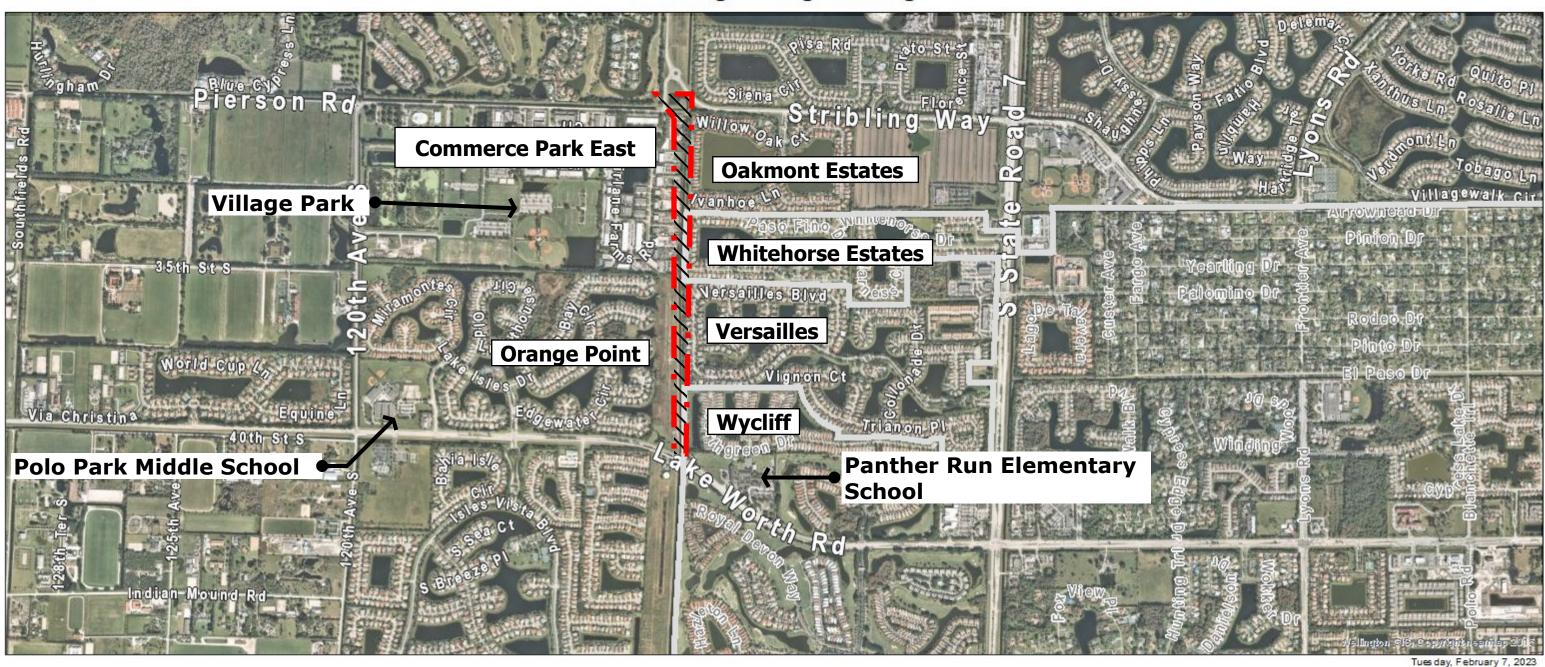
State Southern Road 80 Blvc Comes 10000 Conceptor Bird South Shoro 0 Opreco Rd Stutbling Wo Legend Proposed Multi-Modal Pathway Crossing Existing Multi-Modal Pathway Proposed Multi-Modal Pathway Lobo Worth Rd Village Loop Trail Local Destinations Commercial Center ۲ Government Facility Community Park School 50eh so Venue  $\overline{\bullet}$ Worship 1 Miles 0.5

> Goals, Objectives, & Policies (M-6) Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414 561.791.4000 • www.wellingtonfl.gov

# Wellington Comprehensive Plan 2021 **Mobility Element Multi-Modal Pathways**



### **Planning Zoning Building**



### **Project Location** 111/1

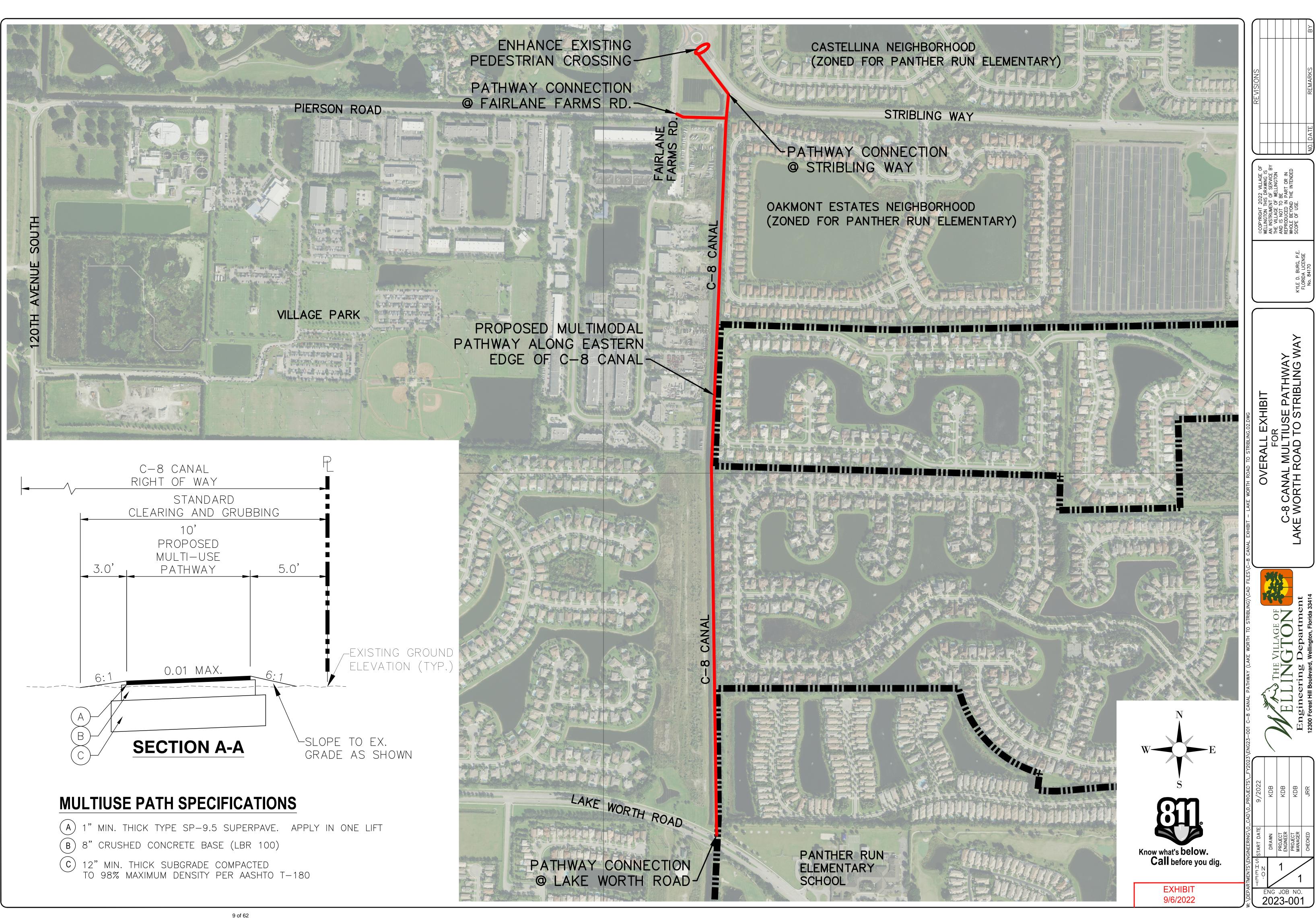


**Neighboring Properties** 

 Wellington 0.35 0.7 mi 1 inch = 1,733 feet

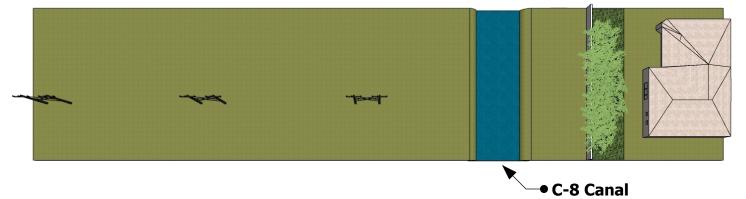
Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • Fax: 561.791.4045 • gis@wellingtonfl.gov • www.wellingtonfl.gov



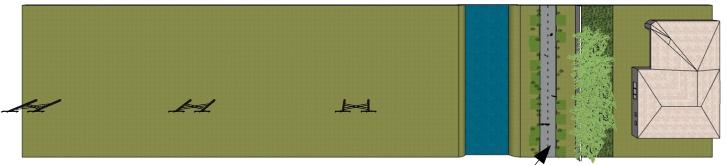


### **Versailles Neighborhood Section**

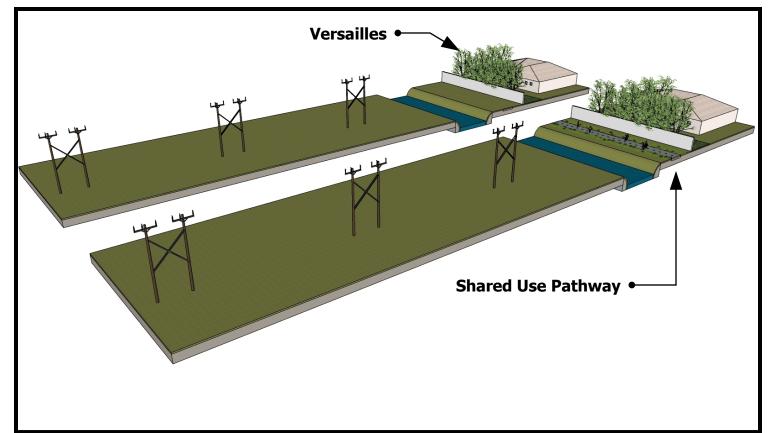
### **Existing Conditions**



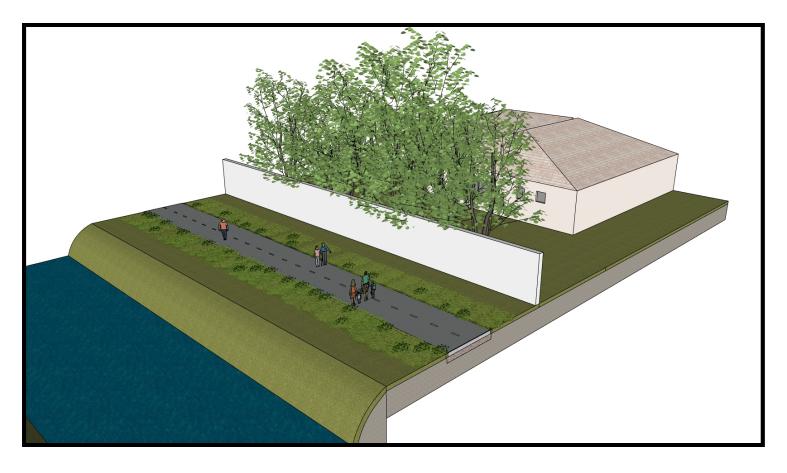
### **Proposed Improvements**



### Shared Use Pathway •

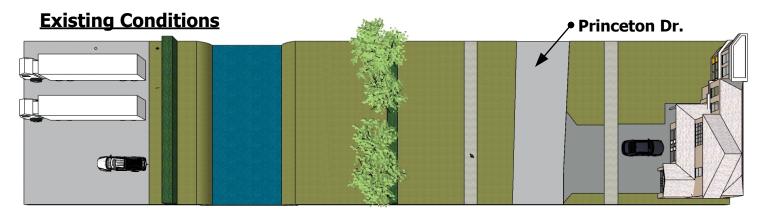


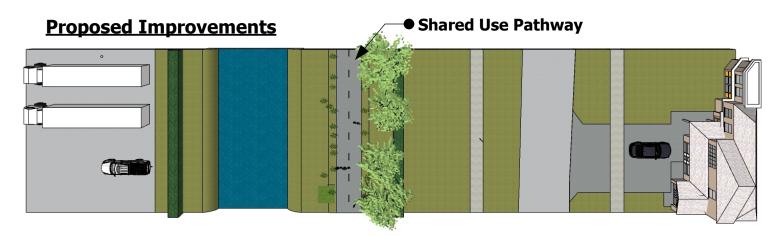
Versailles Neighborhood Section

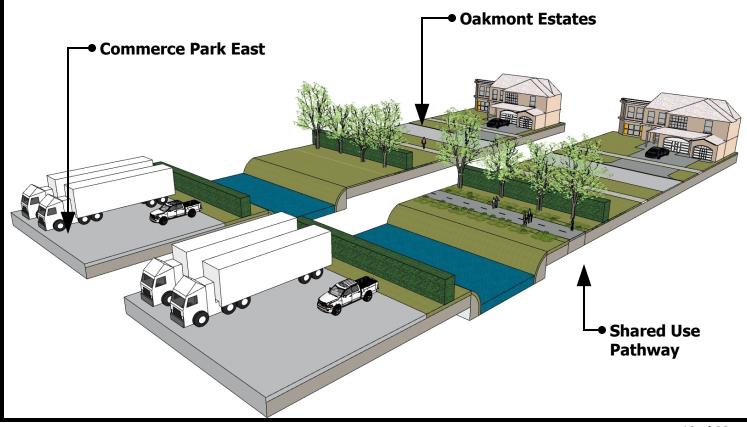




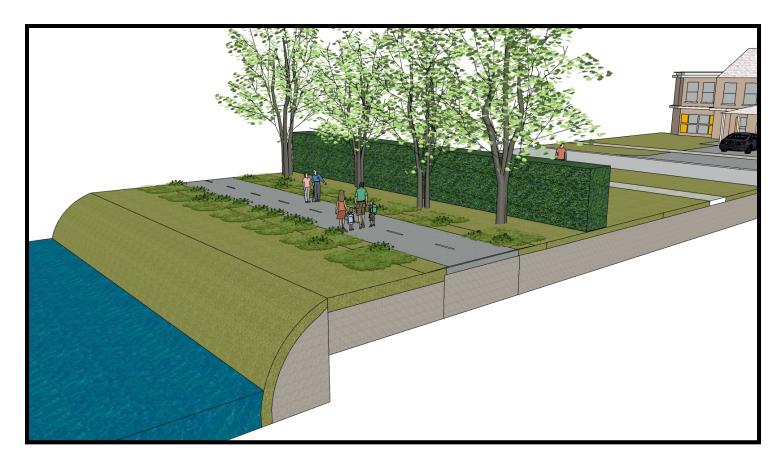
### **Oakmont Estates Neighborhood Section**

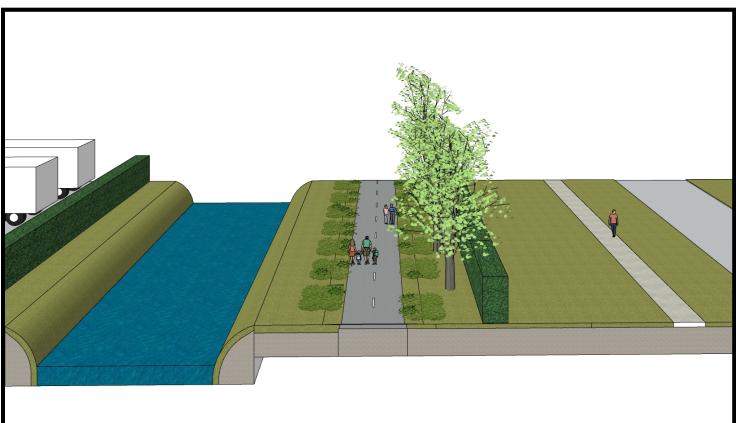






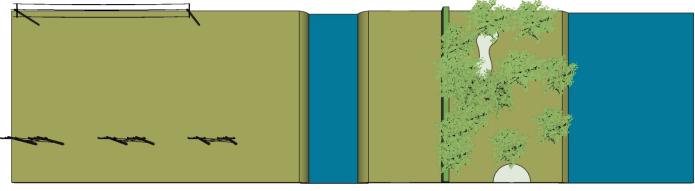
### **Oakmont Estates Neighborhood Section**

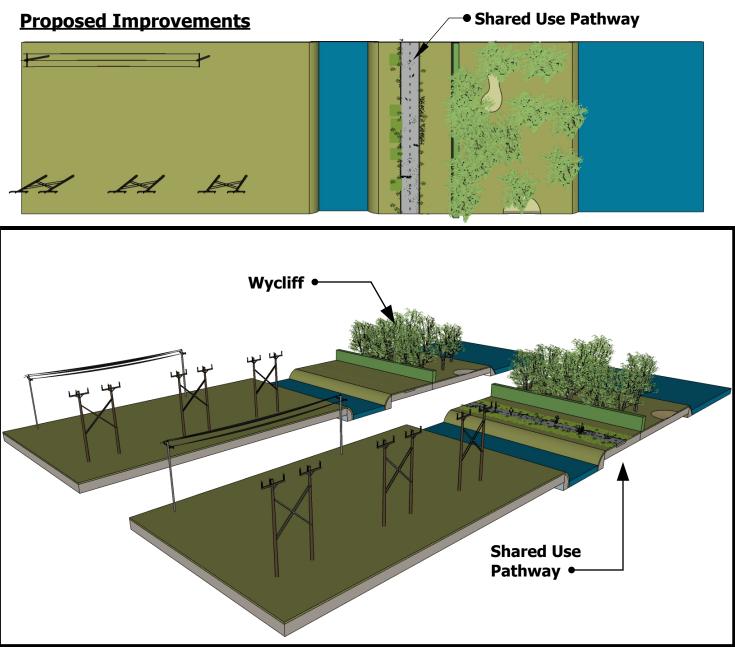




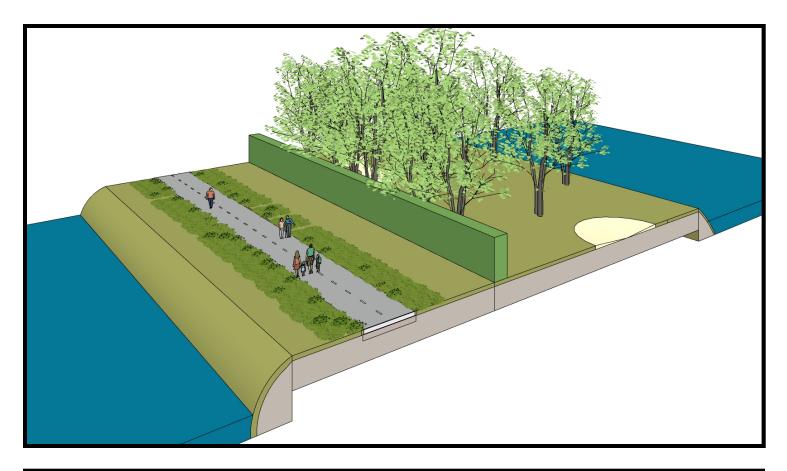
**Wycliff Neighborhood Section** 

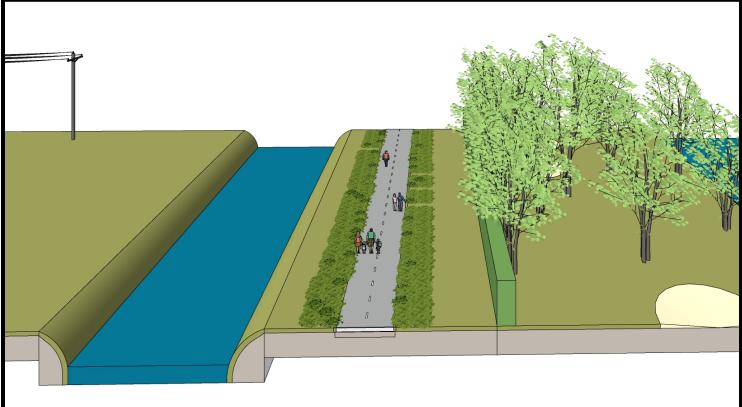
### **Existing Conditions**





## Wycliff Neighborhood Section





### ENGINEERS COST ESTIMATE

			FH	WA Participating				FHWA non-	participating (Local fu	nds)		
Pay Item				Engineer's U					Engineer's Unit			
lumber*	Pay Item Description*	Quantity	Unit	Cost	En	gineer's Subtotal Cost	Quantity	Unit	Cost	Engineer's Subtotal Cost	Total Quantity	Total Engineer's Cos
	MULTI-PURPOSE PATHWAY									¢	11100	\$ 5,550
1	CLEARING AND GRUBBING	11,100	SY		.50 \$					\$ -	40	\$ 2,200
2	6" CONCRETE SIDEWALK (ADA RAMPS)	40	SY SF		.00 \$	2,200.00 1,200.00				\$ -	60	\$ 1,200
3		60			.00 \$					\$ - 6	1	\$ 2,500
4	STRIPING/SIGNAGE CONTINGENCY	1	LS	\$ 2,500	.00 \$	2,500.00	10	EA	\$ 200.00	\$ 2,000.00	10	\$ 2,000
5	ADJUST UTILITY VALVE COVERS TO GRADE	4 720	<b>C</b> 14	A -	00 6	12 110 00	10	EA	\$ 200.00	\$ <u>2,000.00</u>	1730	\$ 12,110
6	EXCAVATION (FOR BASEROCK)	1,730	CY		.00 \$	12,110.00				\$ - \$	1300	\$ 9,100
7	EMBANKMENT (FROM BASEROCK)	1,300	CY		.00 \$					Ŷ		a state of the second se
8	FINAL GRADING	18,000	SY		.00 \$	54,000.00				\$ -	18000	\$ 54,000.
9	SODDING	6,900	SY		.00 \$	34,500.00				\$ -	6900	\$ 34,500.
10	1" TYPE SP-9.5 ASPHALTIC CONCRETE	390	Ton		.00 \$	50,700.00				\$ -	390	\$ 50,700
11	8" BASE COURSE (SHELL OR CRUSHED CONCRETE)	8,300	SY	A 44	.00 \$	249,000.00				\$ -	8300	\$ 249,000.
12	12" COMPACTED SUBGRADE	9,700	SY		.00 \$	48,500.00				\$ -	9700	\$ 48,500.
13	ENHANCE EXISTING PEDESTRIAN CROSSING	1	EA.	\$ 50,000		50,000.00				\$ -	1	\$ 50,000
14	ADD ACCESS GATE TO CHAIN LINK FENCE	2	EA	\$ 2,500	.00 \$	5,000.00	• • • • • •			\$ -	2	\$ 5,000
			I									
15	LANDSCAPING (ALLOWANCE)				_		10%	LS	\$ 526,360.00	\$ 52,636.00	10%	\$ 52,636
16	MOBILIZATION & DEMOBILIZATION	5%	LS	\$ 526,360		26,318.00				\$ -	5%	\$ 26,318.
17	MAINTENANCE OF TRAFFIC	2%	LS	\$ 526,360	.00 \$	10,527.20				\$ -	2%	\$ 10,527.
18	EROSION CONTROL	1%	LS	\$ 526,360	.00 \$	5,263.60				\$ -	1%	\$ 5,263.
19	PROJECT LAYOUT / SURVEYING				- 1 - 22		1%	LS	\$ 526,360.00	\$ 5,263.60	1%	\$ 5,263.
20	MATERIAL TESTING ALLOWANCE						1%	LS	\$ 526,360.00	\$ 5,263.60	1%	\$ 5,263
21	AS-BUILTS						1%	LS	\$ 526,360.00	\$ 5,263.60	1%	\$ 5,263.
		ТАР	Funds for Const	truction	\$	566,468.80	Loca	al Funds for Cons	struction	\$ 70,426.80	Subtotal	\$ 636,895
Sec. 1												
	FDOT IN-HOUSE DESIGN SUPPORT (Phase 31) (REQUIRED)	1	LS	\$5,000	\$	5,000.00					Section and	
	ADDITONAL FDOT IN-HOUSE DESIGN SUPPORT FOR CRITICAL PROJECTS FDOT IN-HOUSE CONSTRUCTION SUPPORT (Phase 61) (REQUIRED)	0	LS	\$2,000	\$		FDOT In-Hou	ise Support must	t be included as an FH	WA Participating Item		
	ADDITONAL FDOT IN-HOUSE CONSTRUCTION SUPPORT FOR CRITICAL PROJECTS	0	LS	\$2,000	\$							
	LOCAL FUNDS FOR DESIGN			ork is not a FHW			1	LS	5%	\$ 31,844.78		
	CONTINGENCY <b>(REQUIRED)</b> TRANSIT RELATED PROJECTS (10% FTA ADMINISTRATIVE FEE)			not a FHWA Parti is not a FHWA Pa			0	LS	20% 10%	\$ 127,379.12 \$ -		
	LOCAL FUNDS FOR CONSTRUCTION ENGINEERING & INSPECTION ACTIVITIES (CEI)	Adi	initiative ree	IS NOT ATTIWATE	liciputi	ing item	1	LS	5%	\$ 31,844.78		
	FDOT OVERSIGHT CEI (3% OF TOTAL CONSTRUCTION COST ESTIMATE) (Phase 62) (REQUIRED)	1	LS	3%	\$	A PROPERTY OF A	FDOT In-Hou	ise Support must	t be included as an FH	WA Participating Item		1.
					\$	595,575.67				\$ 261,495.48 Subtotal FHWA Non-		\$ 857,071. Total Construction C
						Subtotal FHWA Participating				Participating		Estimate
						i articipating				_		
			1		Pre	epared by:		/	PE Number:	84170	alat	
			A. Contraction	1 1/20	Kyl	e D. Burg			IAK			23
		-	110 P. 11	DDDDAR	1	me:		Signature	and a		Date:	
				BULL.	8			10	X	0		
			24/1	1.80	Re	viewed by:		(	PE Number:	74033	Ocho	12029
			AAL	In		. Keinsva	()		- (2		11/17/202	2000
		100 m	11/1	11	Na	me:	2	Signature:	10-0		Date:	
		fr: 7	a prov	1 se	Jon	hathan Reinsvold	/	//				
			KYLED.	BURG P.E.	Ap	proved by (Agency R	esponsible Cha	arge):				

	SIT
DED	<u>CATION</u>
MISS OWNE 23,	NALL MEN BY THESE PRESENTS THAT CROWN DIVERSIFIED IND SOURI CORPORATION, LICENSED TO DO BUSINESS IN THE ER OF THE LAND SHOWN HEREON AS COMMERCE PARK EAST, SIT TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNT E PARTICULARLY DESCRIBED AS FOLLOWS:
	BEGINNING AT THE NORTHEAST CORNER OF SAID SECT S01'14'37"W, ALONG THE EAST LINE OF SAID SECTION 23, 2635.93 FEET; THENCE N89'15'55"W, A DISTANCE OF 1374 N01'14'48"E, A DISTANCE OF 2627.72 FEET TO THE NORT SECTION 23; THENCE ALONG SAID NORTH LINE S89'36'27"E 1374.29 FEET TO THE POINT OF BEGINNING.
	THE ABOVE DESCRIBED PARCEL CONTAINS 83.027 ACRES, MOR
	E CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN EBY DEDICATE AS FOLLOWS:
1.	THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERF PUBLIC FOR PROPER PURPOSES.
2.	THE RESIDENTIAL EASEMENT IS HEREBY DEDICATED TO PERPETUAL MAINTENANCE OBLIGATION OF COMMERCE PARK EAS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDS PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNT
Э.	THE 15 FOOT AND 25 FOOT BUFFERS AS SHOWN HEREON ARE TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION PARK EAST PROPERTY OWNERS ASSOCIATION, ITS SUCCESSOF BUFFER AND OTHER PROPER PURPOSES, WITHOUT RECOURSE COUNTY. LANDSCAPING WITHIN BUFFER MUST IN CONFORMANCE COUNTY LANDSCAPE CODES (ORDINANCE 86-10) AND SURVEYOR
4.	THE TWENTY FOOT MAINTENANCE EASEMENT IS HEREBY DEDIC BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR ACCESS, LAN OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH

TRACT A, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT R, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR RECREATION, UTILITIES, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# COMMERCE PARK FASTP.I.P.D. 41 EAST RANGE 44 SOUTH, TOWNSHIP SECTION 23, JATE IN PALM BEACH COUNTY,

# 1988 NOVEMBER

DUSTRIES, INC., A STATE OF FLORIDA. TUATE IN SECTION , FLORIDA, BEING

TION 23: THENCE A DISTANCE OF 4.33 FEET; THENCE TH LINE OF SAID A DISTANCE OF

RE OR LESS.

HEREON AND DO

TO THE PALM BEACH RPETUAL USE OF THE

AND SHALL BE THE ST PROPERTY OWNERS **DSCAPING AND OTHER** 

E HEREBY DEDICATED OF THE COMMERCE RS AND ASSIGNS FOR TO PALM BEACH ICE WITH PALM BEACH A'S NOTES.

CATED TO AND SHALL ACME IMPROVEMENT KE MAINTENANCE AND + COUNTY.

- 10. THE LIMITED ACCESS EASEMENTS (L.A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT B, THE ADDITIONAL R/W AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 12. THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- T. THE ACME IMPROVEMENT DISTRICT, IT'S SUCCESSORS AND ASSIGNS, SHALL HAVE DATE: \_\_\_\_\_/2/2/2/ THE PERPETUAL CONSTRUCTION AND MAINTENANCE OBLIGATION OF ANY WATER AND SEWER FACILITIES WITHIN THE ROADWAYS AS SHOWN HEREON, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTICE: THIS PROPERTY IS A PLANNED INDUSTRIAL PARK DISTRICT WHICH HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS WITH CERTAIN CONDITIONS IMPOSED WHICH AFFECT ITS DEVELOPMENT. THE CONDITIONS ARE SET FORTH IN RESOLUTION NO. R-86-1358 AND MAY BE AMENDED ONLY BY THE APPROPRIATE AUTHORITIES. EACH PARCEL WITHIN THE P.I.P.D. IS TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN AND APPROPRIATE SITE PLAN ON FILE IN THE PALM BEACH COUNTY DEPARTMENT OF PLANNING, ZONING AND BUILDING.

IN WITNESS WHEREOF, CROWN DIVERSIFIED INDUSTRIES, INC., A MISSOURI CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS \_7TH DAY OF \_\_\_\_\_ 1988

CROWN DIVERSIFIED INDUSTRIES, INC. CORPORATION OF THE STATE OF MISSOURI

TTEST:	utin a second	BY: A Com	
, , , , , , , , , , , , , , , , , , ,	LORETTA A. SCOTT SECRETARY	UOE H. SC PRESIDENT	OT

ACKNOWLEDGEMENT STATE OF MISSOURI COUNTY OF

# SHEET 1 OF 2

STEWART BY: \_\_\_  $\overline{\boldsymbol{u}}$ DAN BRAMS, ESQUIRE

GUARANTY CU.

AGENT

# SURVEYOR'S CERTIFICATE

IITLE CERTIFICATION

ENCUMBRANCES.

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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET: THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS: THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

WE, STEWART TITLE GUARANTY CO., A TITLE INSURANCE COMPANY DULY LICENSED IN

THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS

VESTED IN CROWN DIVERSIFIED INDUSTRIES, INC., A MISSOURI CORPORATION: THAT

THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THE PROPERTY FREE OF

THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO

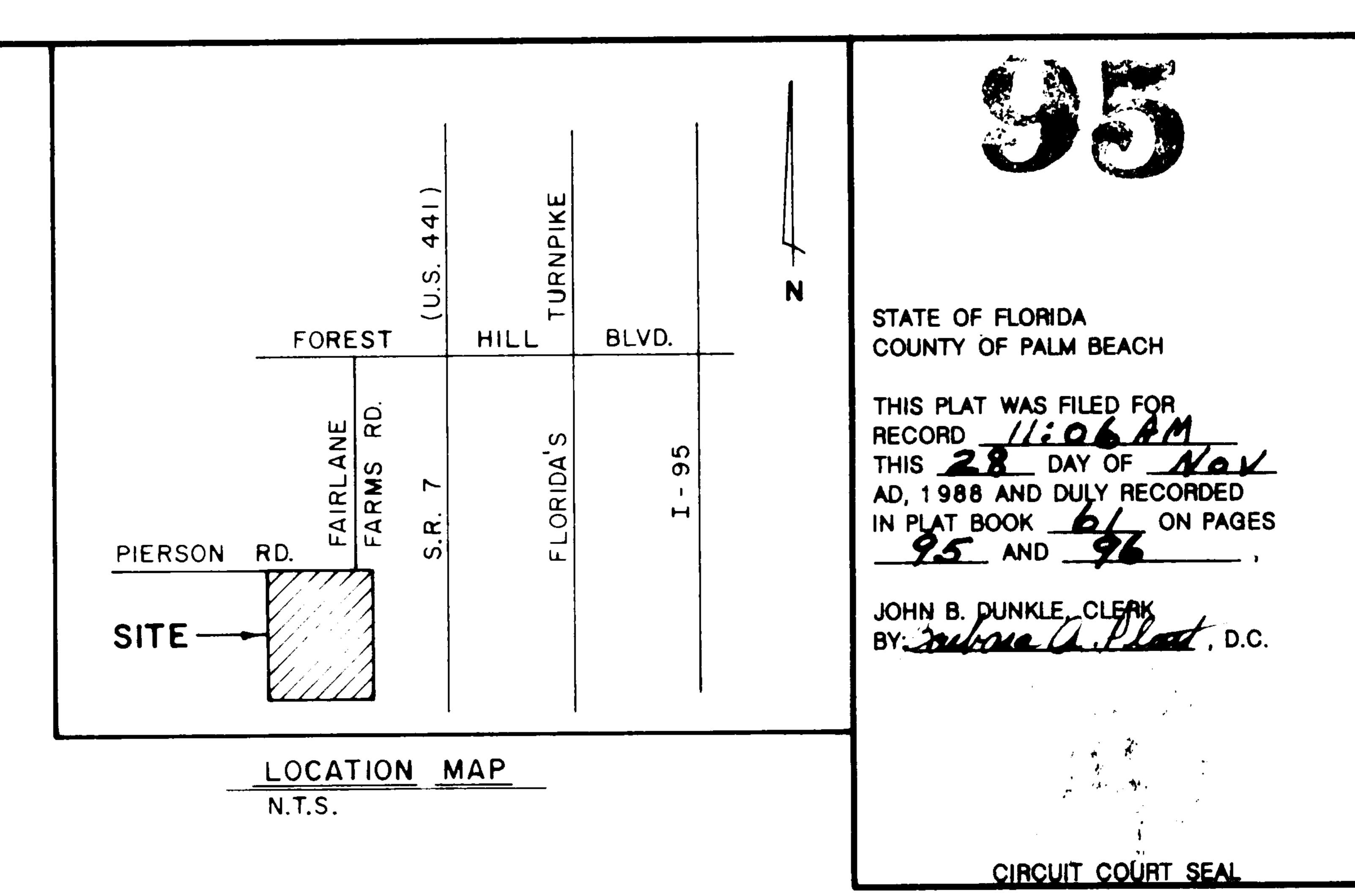
THIS <u>3</u> DAY OF <u>OCTOBER</u> 1988.

- ROBERTS. CHAIR

Polin D. Peti ROBIN B. PETZOLD PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 4567

APPROVALS PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MOREMEN 1988. BY: Card Elizab

AAROL ELMQUIST



SURVEYOR'S NOTES:


- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89'36'27"E ALONG THE NORTH LINE OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING EQUAL TO THE BEARING BASE OF "REPLAT OF PARCEL D COMMERCE PARK AT WELLINGTON - P.I.D.". AS RECORDED IN PLAT BOOK 48. PAGE 122 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.
- U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT:
- L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND, SHOWN THUS: \_\_\_ P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: \_\_\_\_
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

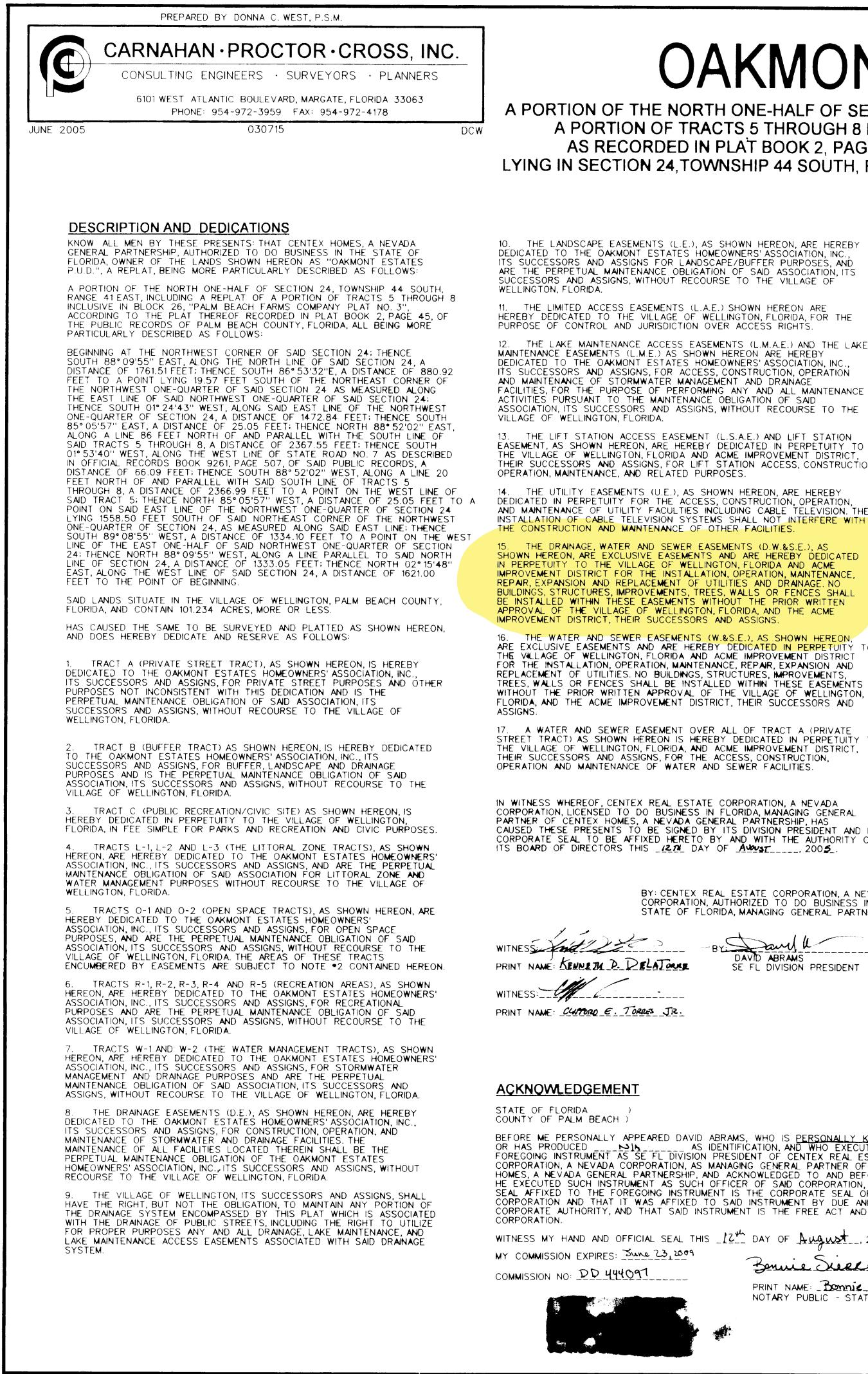
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OF UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R.) DENOTES NON-RADIAL
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO STRUCTURES, TRUCK PARKING OR LOADING PERMITTED IN OR ON THE RESIDENTIAL EASEMENT





# OAKMONT ESTATES P.U.D.

A PORTION OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, INCLUDING A REPLAT OF A PORTION OF TRACTS 5 THROUGH 8 INCLUSIVE IN BLOCK 26, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 24 TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE/BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF

FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE

THE VILLAGE OF WELLINGTON, FLORIDA AND ACME IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION,

AND MAINTENANCE OF UTILITY FACULTIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

SHOWN HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA AND ACME IMPROVEMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE,

ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA AND ACME IMPROVEMENT DISTRICT TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON. FLORIDA, AND THE ACME IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND

STREET TRACT) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, AND ACME IMPROVEMENT DISTRICT,

CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF

> BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION. AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING GENERAL PARTNER

-BY: and h DAVID ABRAMS SE FL DIVISION PRESIDENT

BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, WHO IS <u>PERSONALLY KNOWN TO ME</u>, OR HAS PRODUCED \_\_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SE FL DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AS MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF August, 2005.

Somme deret

PRINT NAME: Donnie Sierea NOTARY PUBLIC - STATE OF FLORIDA ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH)

THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT 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 12 14 DAY OF \_\_\_\_\_\_, 200 5.

KENNEM D. DELATORNE UMDAD E. TOPHES JR. OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME LEWIS BIRNBANM PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

Lewis Brenbaum Harris Data Torry BA

BEFORE ME PERSONALLY APPEARED CHAPTON E. LOTTE SR WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAD INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF August, 2005.

MY COMMISSION EXPIRES: <u>June 3<sup>rd</sup></u>, 2009 COMMISSION NO: <u>DD 444097</u>

Bennie Suert PRINT NAME Bonnie Sierra -----NOTARY PUBLIC - STATE OF FLORIDA



### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA COUNTY OF PALM BEACH)

IOMAS N MAYOR

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 FLORIDA 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 FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Ungust, 2005

MY COMMISSION EXPIRES: 10/26/07 COMMISSION NO: DO 2611382

Rachel D. Callov, PRINT NAME NOTARY PUBLIC-STATE OF FLORIDA

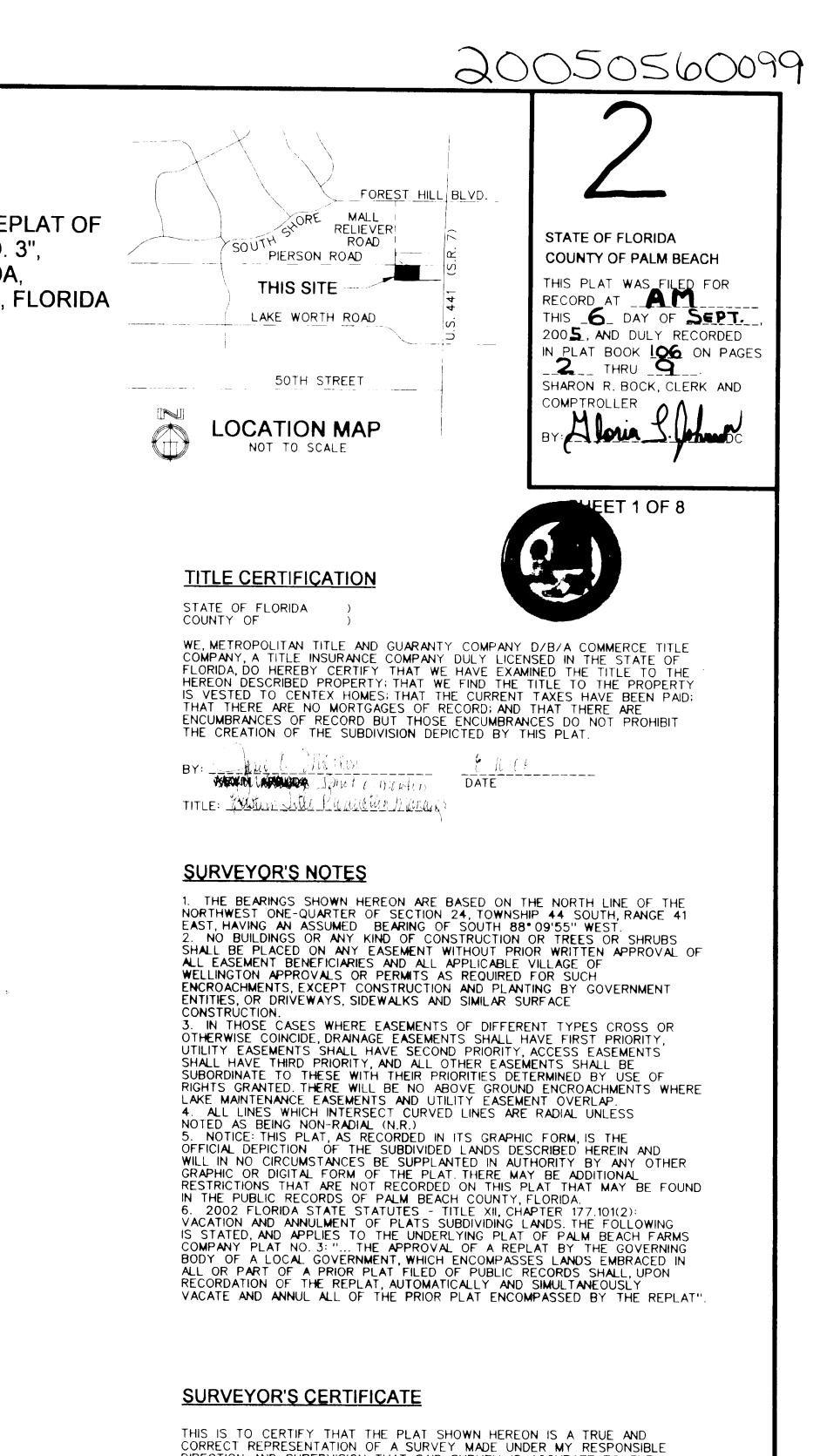
My Commence DD26138

VILLAGE OF WELLINGTON ENGINEER

DAY OF ACCORDANCE WITH SEC.177.081(1), F.S.

VILLAGE ENGINEER



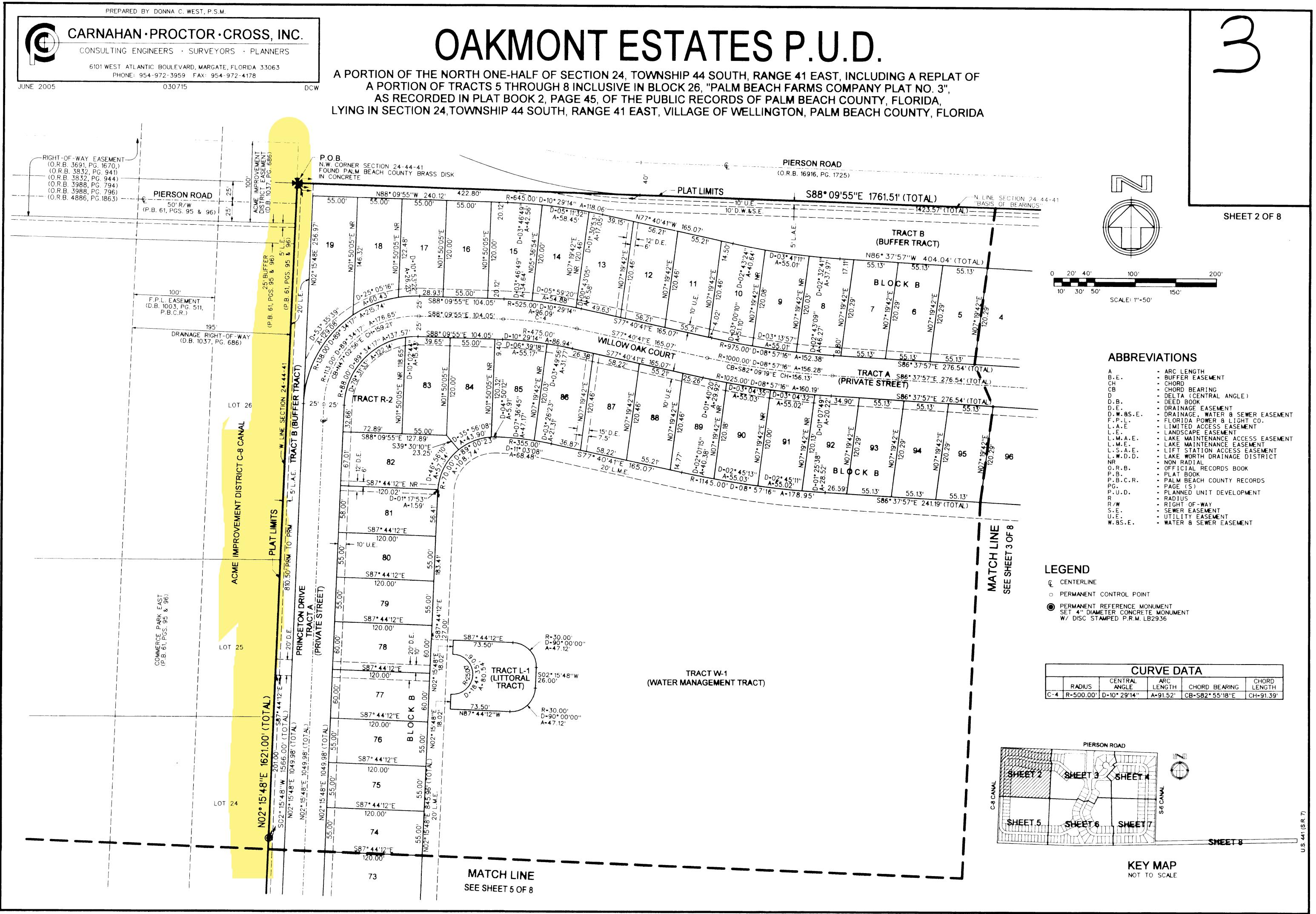


DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE VILLAGE OF WELLINGTON.

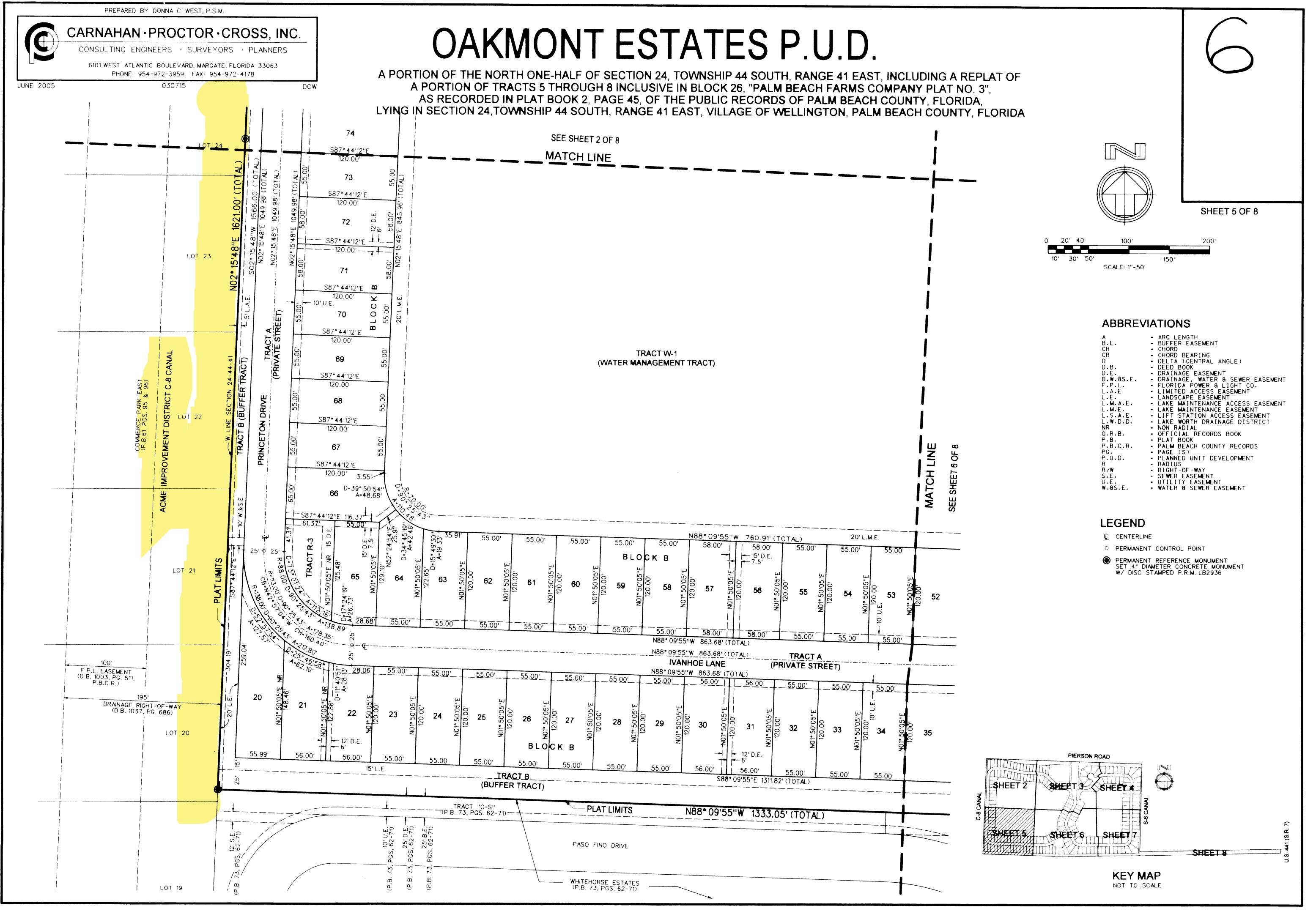
DONNA C. WEST 8.9.05 PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS4290 CARNAHAN PROCTOR CROSS, INC CERTIFICATE OF AUTHORIZATION NO. LB2936 6101 W. ATLANTIC BLVD.

MARGATE, FL 33063

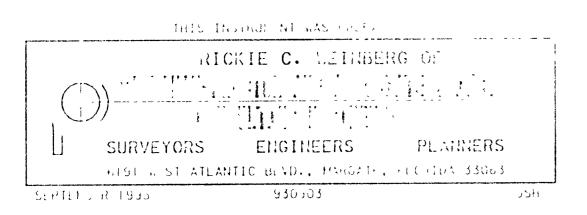
CENTEX REAL TE CORPORATION	OAKMONT ESTATES HOMEOWNERS' ASSOCIATION, INC.	VILLAGE OF WELLINGTON ENGINEER	VILLAGE OF WELLINGTON	SURVEYOR
and and a second	SEL ST		·	



s:/0 FILE: DATE:



0 8 0 <u>ڳ</u>ڳ 15 \ -05 FILE: s:\03071 DATE: 28-Jun-



## DESCREPTION DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTION 2 TOWNSHIP 44 SOUTH RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLO SHOWN HEREON AS ORANGE POINT PHASE I, SAID LANDS BEING MORE PARTICULARLY DESCRIP AS FOLLOWS:

CON 'ENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18' EAST, ALONG THE EASTERLY LINE OF THE ACM'E DRAINAGE DISTRICT'S CANAL RIGHT AS RÉCORDED IN OFFICIAL RECORDS BOOK 1548 AT PAGE 388 OF THE PUBLIC RECORD PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 5266.42 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "LAKE WORTH ROAD", A 120.00 FOOT WIDE ROAD OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6320 AT PAGES 1622 THROUGH 10 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°27'36" EAST, ALONG SAID RIGHT OF 1 BEING 170.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 2426.92 FEET TO THE POINT OF THENCE NORTH 01°32'24" EAST, A DISTANCE OF 123.88 FEET TO THE POINT OF CUI OF A CIRCULAR CURVE TO THE LEFT: THENCE NORTHERLY ALONG THE ARC OF SAID CL HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 09°22'21", A DISTAN 269.91 FEET: THENCE NORTH 82°10'03" EAST, ALONG A LINE RADIAL TO THE LAST CURVE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 52°10'49" EAST, A DISTANCE OF 34.95 FEET: THENCE NORTH 83°28'19" EAST, A DISTANCE OF 82.45 FEET TO THE OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT: THENCE EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET CENTRAL ANGLE OF 42°19'50", A DISTANCE OF 147.76 FEET TO THE POINT OF TANC THENCE SOUTH 54°II'51" EAST, A DISTANCE OF 188.52 FEET TO THE POINT OF CUI OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY, AND EASTERLY ALONG ARC OF SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 34 A DISTANCE OF 134.55 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 88°27'36" A DISTANCE OF 134.35 FEET TO THE POINT OF TANGENET: THENCE SOUTH BUILT BUILT OF A DISTANCE OF 396.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO LEFT: THENCE EASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 59°33'47", A DISTANCE OF 441.1 THENCE SOUTH 55°39'17" EAST, ALONG A LINE NON-RADIAL TO THE LAST DESCRIBED DISTANCE OF 146.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE R AT WHICH THE RADIUS POINT BEARS SOUTH 01°05'30" WEST: THENCE EASTERLY ALON ARC OF SAID CURVE, HAVING A RADIUS OF 3155.50 FEET AND A CENTRAL ANGLE OF 00°43'45", A DISTANCE OF 40.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CU THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 59°22'46" WEST; THENCE NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS 606.00 FEET AND A CENTRAL ANGLE OF 15°37'42", A DISTANCE OF 165.30 FEET T POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTH NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 79°41'02", A DISTANCE OF 34.77 FEET TO THE OF TANGENCY; THENCE SOUTH 85°19'26" EAST, A DISTANCE OF 664.75 FEET TO THE LINE OF A 180.00 FOOT FLORIDA POWER AND LIGHT RIGHT OF WAY AS RECORDED IN RECORDS BOOK 1813 AT PAGE 1723 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA: THENCE SOUTH 01º18'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE POINT BEARS SOUTH 17º16'18" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CU ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID "LAKE WORTH ROAD", HAVI RADIUS OF 2924.79 FEET AND A CENTRAL ANGLE OF 15°43'53", A DISTANCE OF 803 TO THE POINT OF TANGENCY; THENCE NORTH 88°27'36" WEST, ALONG SAID NORTHERL RIGHT OF WAY LINE, ALSO LYING 170.00 FEET NORTH OF AND PARALLEL WITH AS ME AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 210.55 THENCE NORTH 01 °07 '03" EAST, A DISTANCE OF 268.26 FEET TO A POINT ON THE A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 33°57 WEST: THENCE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVI A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 35°29'31", A DISTANCE OF 29 TO THE POINT OF TANGENCY: THENCE NORTH 88°27'36" WEST, A DISTANCE OF 396.4 TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERI NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 275.00 FEET / A CENTRAL ANGLE OF 34°15'45", A DISTANCE OF 164.45 FEET TO THE POINT OF TA THENCE NORTH 54°II'51" WEST, A DISTANCE OF 129.79 FEET TO THE POINT OF CUR OF A CIRCULAR CURVE TO THE LEFT: THENCE NORTHWESTERLY, AND WESTERLY ALONG ARC OF SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 42 A DISTANCE OF 166.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°28'19' A DISTANCE OF 47.10 FEET: THENCE SOUTH 03°25'25" EAST. A DISTANCE OF 93.00 THENCE SOUTH 01°32'24" WEST, A DISTANCE OF 238.35 FEET; THENCE NORTH 88°27 WEST. ALONG SAID NORTHERLY RIGHT OF WAY LINE OF "LAKE WORTH ROAD", A DISTA OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15.000 ACRES OR LESS.

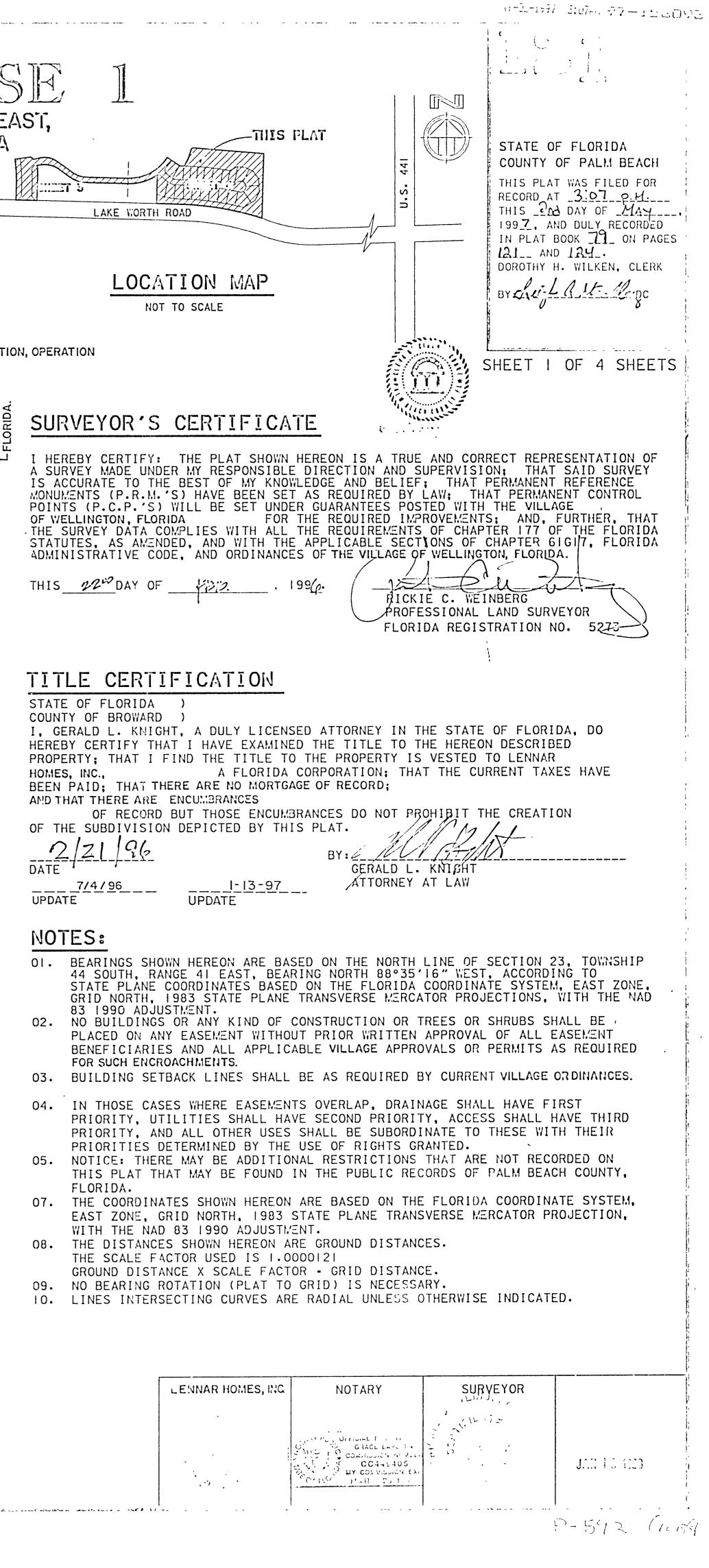
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES I DEDICATE AND RESERVE AS FOLLOWS: 01. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO GRAND ISLES

- HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND 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 ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FI
- 02. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND ISLES M HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENAN OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT F TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 03. TRACTS "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO GRAM ISLES MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIO ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAN WELLINGTON, FLORIDA.
- O4. TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS AS A RESIDENT TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTO
   O5. TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTO.

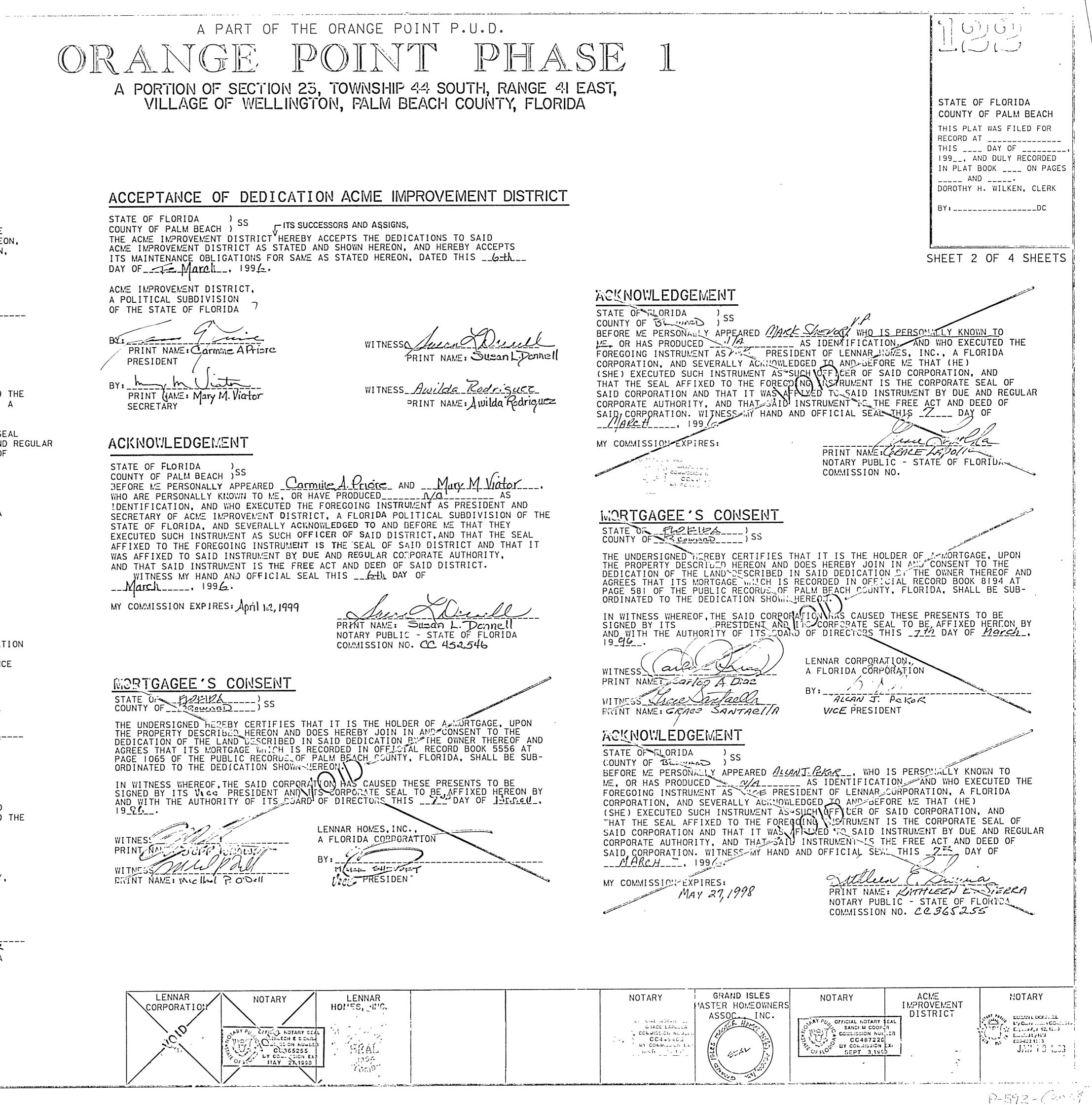
و معاملات المحمد الم

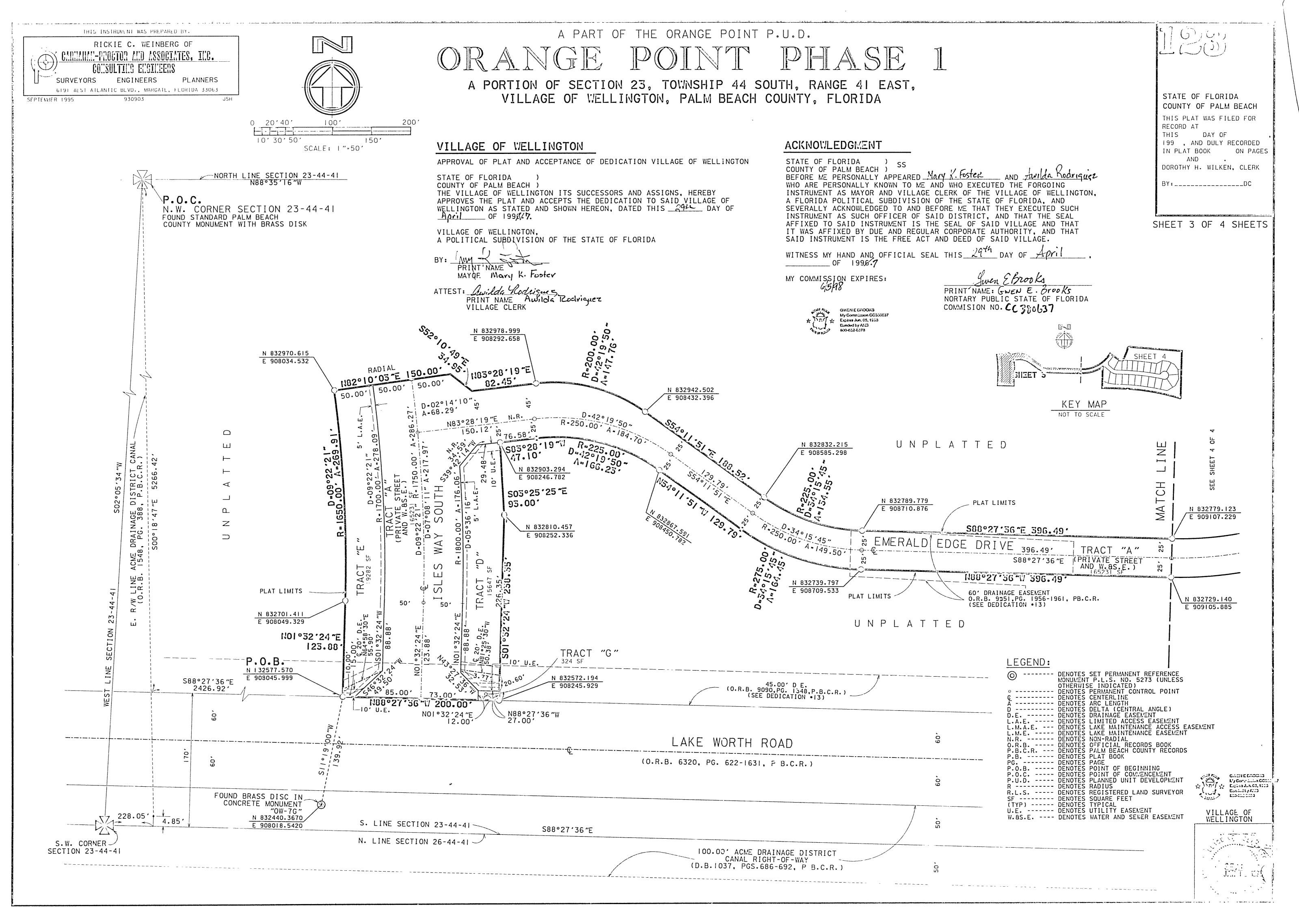
FILE: I: \projects \clog \clog

		A PART		ANGE POINT		
	A POI	RTION OF SECT ILLAGE OF WE	10123, 10	WINSHIP 44 S	SOUTH, RA	NGE 41 E
	AND M TO AC	"H", THE DRAINAGE T AINTENANCE OF DRAIN ME IMPROVEMENT DISTR IMPROVEMENT DISTRICT	AGE FACILITIES . RICT AND IS THE	AND IS HEREBY DE PERPETUAL MAINTE	DICATED IN FEE	SIMPLE
23, ORIDA, IBED	HOMEON DRAINA	AINAGE EASEMENTS AS SH WRERS ASSOCIATION, INC., GE FACILITIES. THE MAINTE	FOR CONSTRUCTION, ENANCE OF ALL FACE	OPERATION, MAINTEN	NANCE OF STORMW REIN SHALL BE T	ATER AND HE
OF WAY NDS OF RIGHT 631	08. THE UT AND MA	TUAL MAINTENANCE OBLI CESSORS AND ASSIGNS, A FILITY EASEMENTS AS AINTENANCE OF UTILIT LATION OF CABLE TEL	SHOWN ARE DEDICATIVE FACILITIES, IN	ATED IN PERPETUI NCLUDING CABLE T	TY FOR THE ACC ELEVISION. THE	ESS, CONSTRUCTI
WAY LINE, TO THE BEGINNING IRVATURE CURVE	TION A 09. THE LA GRAND FOR AC THE AS	AND MAINTENANCE OF O AKE MAINTENANCE EASE ISLES MASTER HOMEO CCESS TO STORMWATER SSOCIATED WATER MANA ENANCE ACTIVITIES PU	THER UTILITIES. MENTS, AS SHOWN WNERS ASSOCIATION MANAGEMENT AND IN GEMENT TRACTS FO	HEREON ARE HERE DN, INC., ITS SU DRAINAGE FACITIT OR PURPOSES OF	BY DEDICATED TO CCESSORS AND A IES LOCATED WI PERFORMING ANY	THE SSIGNS ON THIN N
ANCE OF DESCRIBED HE POINT AND A	ASSOCI IO. THE VIL PORTIC WITH T PURPOS	ATION, ITS SUCCESSOR LAGE OF WELLINGTON SHA ON OF THE DRAINAGE S THE DRAINAGE OF VILLA SES ANY AND ALL DRAI	S AND ASSIGNS,W LL HAVE THE RIGHT, YSTEM ENCOMPASSE GE STREETS, INCL NAGE, LAKE MAIN	ITHOUT RECOURSE BUT NOT THE OBLIG ED BY THIS PLAT LUDING THE RIGHT TENANCE, AND LAK	TO THE VILLAGE OF ATION, TO MAINTAL WHICH IS ASSOCI TO UTILIZE FO E MAINTENANCE	N ANY ATED R PROPER ACCESS
IGENCY; JRVATURE G THE S4°I5'45", G" EAST, TO THE	SAID D	ENTS, INCLUDING ACCE ORAINAGE SYSTEM. MITED ACCESS EASEME LUNGTON, FLORIDA, FOR	NTS AS SHOWN HE	EREON ARE HEREBY	DEDICATED TO TH	E VILLAGE
NG A .82 FEET; D CURVE, A RIGHT, NG THE CURVE TO	DISTRIC MAINTEI SAID DIS I3. THE FIL RECORD	TER AND SEWER EASEMENT T, ITS SUCCESSORS AND A NANCE OF WATER AND SEW STRICT, ITS SUCCESSORS A ING OF THIS PLAT EXTINGU OS BOOK 9090 AT FAGE 134 PUBLIC RECORDS OF PALM	SSIGNS, ARE FOR THI ER FACILITIES AND A ND ASSIGNS. JISHES THAT PORTIC 48 - 1352 AND OFFICI	E ACCESS, CONSTRUC RE THE PERPETURAL ON OF THE EASEMENTS AL RECORDS BOOK 2	TION, OPERATION A MAINTENANCE OBL S RECORDED IN OFF DEL AT PAGE 1950	IGATIONS OF IGATIONS OF FICIAL 5-1961
OF TO THE HERLY, DF THE_POINT	SUBJEC	T TO THIS PLAT.				
IE WEST I OFFICIAL 606.36 RADIUS CURVE.	THESE PRESE	WHEREOF, LENNAR HOM NTS TO BE SIGNED BY RETO BY AND WITH THE A.D.,1996	ITS VICE-PRESI	DENT , AND ITS CONTRECTS BOARD OF DIRECTS	ORPORATE SEAL	TO BE
/ING A 03.04 FEET NLY /EASURED 55 FEET;	LENNAR HOME A FLORIDA C BY: <u>1/c./</u> DOYLE D.	ORPORATION		WITNESS ON	NAME BOTTI T	lbb=its
ARC OF 57'06" /ING 294.24 FEET 49 FEET	VICE PRE	LEDGEMENT		PRINT	NAME: MicHael	P. O'Dell
RLY, AND AND ANGENCY; IRVATURE THE 2°19'50", 9" WEST,	STATE OF FL COUNTY OF E BEFORE ME F MF, OR HAS	_ORIDA ) SS BROWARD ) PERSONALLY APPEARED	AS IDENTI	FICATION, AND W	KNOWN TO HOTEXECUTED TH	E
DO FEET; 27'36″ TANCE ES, MORE	FLORIDA COP (SHE) EXECU THE SEAL AP CORPORATION CORPORATE A	RPORATION, AND SEVER JTED SUCH INSTRUMENT FFIXED TO THE FOREGO N AND THAT IT WAS AF AUTHORITY, AND THAT RATION. WITNESS MY H	ALLY ACKNOWLEDG AS SUCH OFFICE ING INSTRUMENT FIXED TO SAID IN SAID INSTRUMENT	ED TO AND BEFORE R OF SAID CORPOR IS THE CORPORATE NSTRUMENT BY DUE IS THE FREE ACT	ATION, AND THA SEAL OF SAID AND REGULAR AND DEED OF	T
HEREBY	MY COMMISS	ION EXPIRES:		RINT NAME GEALE	LApolla	_
TE TION TS FLORIDA MASTER	,	CHICA UNAUL IN CUNICIA MT CUT NU CAN		OTARY PUBLIC - S OMMISSION NO.	TATE'OF FLORID	A
ANCE RECOURSE AND NS, FOR ION OF SAID						
AGE OF	ח וו ם	STATISTICS				
ON, FLORIDA.	PETITION NO ACREAGE UNITS DENSITY TYPE OF UNI	D. 84-98 15.000 AC. 18 1.2 D.U./AC.				
		ka an		میکند به می کرد. به می می می می می می	್ಲಾ. ಎಲ್.ಕೆ.ಎ.ಎ. <sup>ಇ</sup> .ಎ.3 ಸಿ.ಕ.ವೆ.ಒಡಿಕ.ಎ	الم



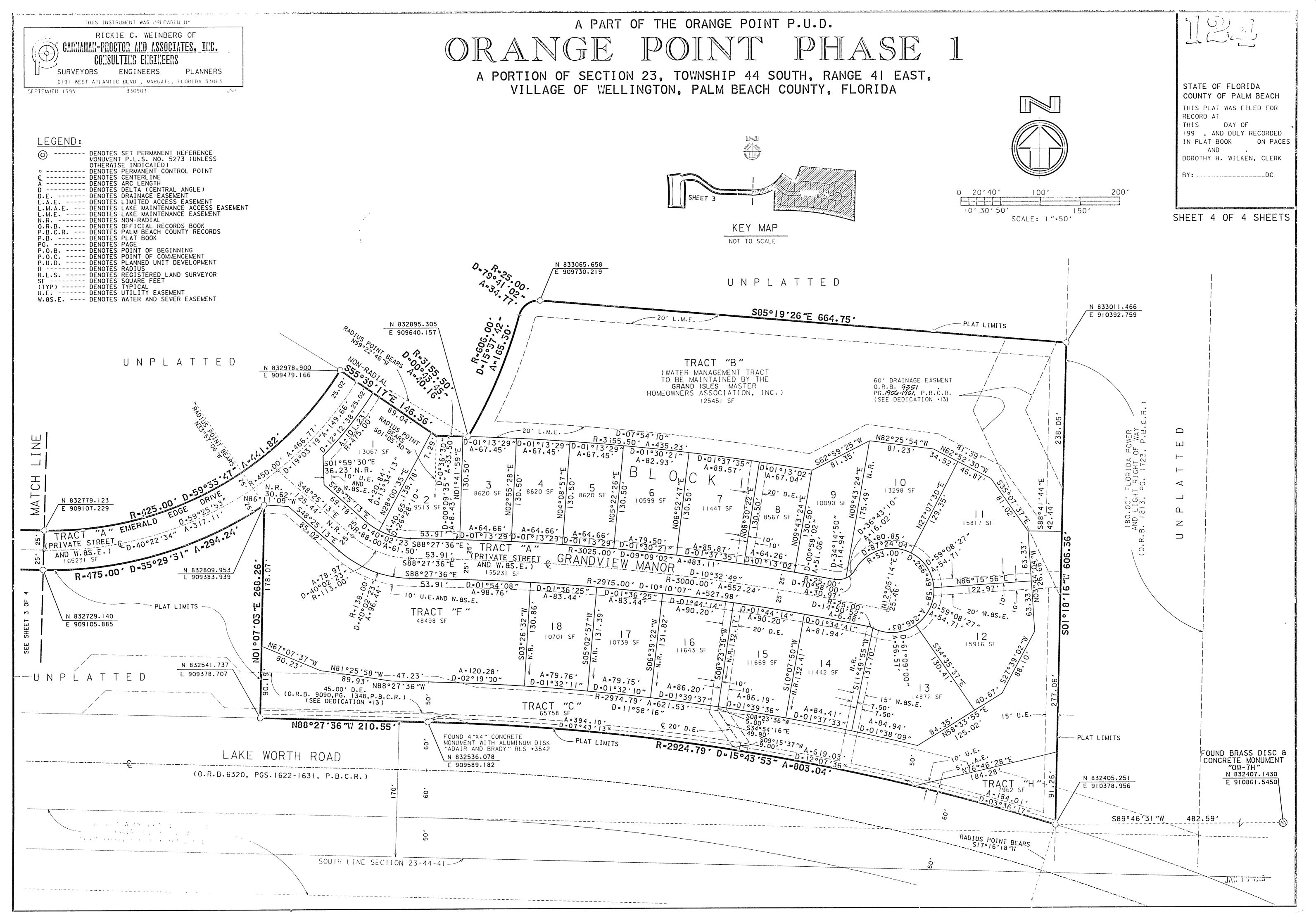
<form></form>	:			
STATE OF FLORIDA CUENTY OF PROVING UPONTY OF PROVING UPONTY OF PROVING DEDICATIONS OR RESERVATIONS TO SALE AS STATED HEREON, AND HEREDY ACCEPTS ITS MAINTENANCE OBLIGATION AS STATED HEREON, DATE THS		RICKIE C. WEINBERG OF <u>PERMIN-REGION MONOPOLITIES, THE</u> <u>CONVENTION ENGINEERS</u> PLANNER GIGT WEST ATLANTIC BLVD., MARGATE, FLORIDA 330	۲S ت ع	
STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) THE GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 DAY OF DAY OF DATED THIS DAY OF DAY OF DATED THIS DAY OF DAY OF D		STATE OF FLORIDA ) SS COUNTY OF BROWARD ) SS LENNAR HOMES, INC., A DEDICATIONS OR RESERVATIONS TO SA AND HEREBY ACCEPTS ITS MAINTENANC DATED THIS <u>1271</u> DAY OF <u>411</u> WITNESS: <u>With Wither</u> PRINT NAME: BOIL DAY OF <u>411</u> WITNESS <u>Wither</u> PRINT NAME: Michael P. O'Del <u>ACKINOVILEDGEMENT</u> STATE OF FLORIDA ) SS BEFORE ME PERSONALLY APPEARED DAY ME, OR HAS PRODUCED <u>MAR</u> FOREGOING INSTRUMENT AS VICE-PRES FLORIDA CORPORATION, AND SEVERALLY (HE) (SHE) EXECUTED SUCH INSTRUMENT AND THAT THE SEAL AFFIXED TO THE MOF OF SAID CORPORATION. WITNESS MY HAND <u>1.5104</u> MY COMMISSION EXPIRES:	FLORIDA CORPORATION, HEF ID CORPORATION AS STATED E OBLIGATIONS FOR SAME A I, 1995. LENNAP HOMES, INC A FLORIDA COPORA BY:	AND SHOWN HEREON, AS STATED HEREON, ATION ATION MALLY KNOWN TO MUMAN MALLY KNOWN TO ND WHO EXECUTED THE INC., A FORE ME THAT ID CORPORATION, THE CORPORATE SEAL UMENT BY DUE AND RE ACT AND DEED OF 12-TH DAY OF MALLY MALLY KNOWN TO ND WHO EXECUTED THE INC., A FORE ME THAT ID CORPORATE SEAL UMENT BY DUE AND RE ACT AND DEED OF 12-TH DAY OF MALLY MALLY KNOWN TO MALLY KNOWN TO ND WHO EXECUTED THE INC., A FORE ME THAT ID CORPORATE SEAL UMENT BY DUE AND RE ACT AND DEED OF 12-TH DAY OF
	1. 2rolects \q103p1.dcn 7-Feb-96 09.51	STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) THE GRAND ISLES MASTER HOMEOWNERS NOT FOR PROFIT, HEREBY ACCEPTS THE ASSOCIATION AS STATED AND SHOWN HE OBLIGATIONS FOR SAME AS STATED HER 	ASSOCIATION, INC., A DEDICATIONS OR RESERVA EREON, AND HEREBY ACCEPT REON, DATED THIS GRAND ISLES MASTER HOMEOWNERS ASSOCIATIO A FLORIDA CORPORATION A FLORIDA CORPORATION TAMMY MCDOMALD PRESIDE PRESIDE AS IDENTIFICATION, A DENT OF GRAND ISLES MASS FOR PROFIT CORPORATION, T (HE) (SHE) EXECUTED SL ON, AND THAT THE SEAL AF RATE SEAL OF SAID CORPOR BY DUE AND REGULAR CORPOR BY DUE AND REGULAR CORPOR REE ACT AND DEED OF SAID THIS DAY OF THO THIS DAY OF THO	TIONS TO SAID S ITS MAINTENANCE DAY OF N, INC., NOT FOR PROFIT NOT FOR PROFIT CONALLY KNOWN TO ND WHO EXECUTED THE TER HOMEOWNERS AND SEVERALLY ICH INSTRUMENT FIXED TO THE NATION AND THAT ORATE AUTHORITY, CORPORATION. CONSULT ICONSULT CON





ILE: p:\projects\g103\q10352. ATE: 24-Jan-97 15:46

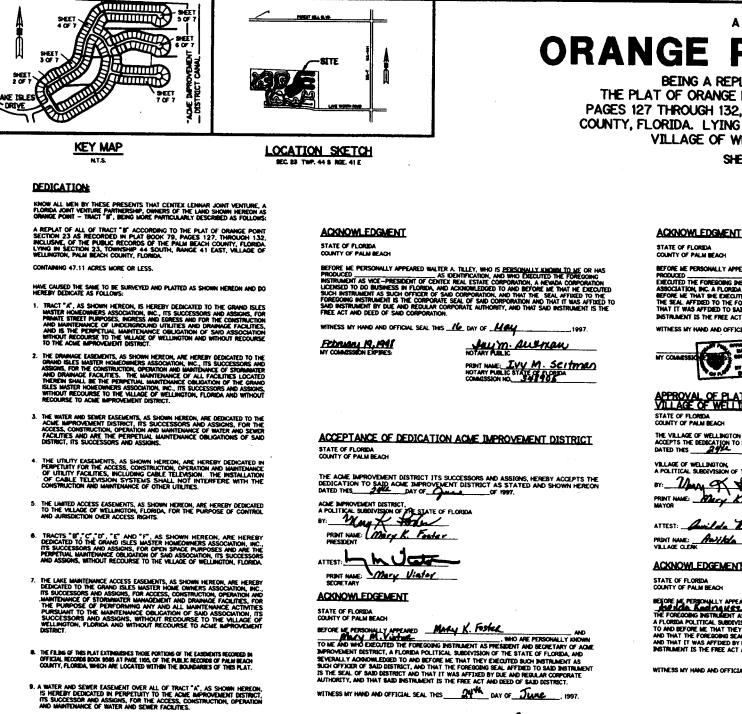
.



E: [:\pro]ects\q103\q103p3.dgn F: ||-Mar-96 ||0;|4

-

P-592 (7:1



WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 1997

June 5 199

Hover Brooks NOTANT PUBLIC PRINT NAME: GWCN E. BYDOKS NOTANY PUBLIC STATE OF FLOREDA COMMISSION NO. CE 200 CT

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

IN WITNESS WHEREOF, CENTEX LENNAR JOINT VENTURE, A FLORIDA JOINT VENTURE ANTINERSIN, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CENTER REAL ESTATE COMPARIENT OF A REAL CONFORMER IN LEDNED TO DO BUSINESS IN FLORIDA. THE INVEDA CONFORMAL ANTINETSHIP INCLUSION OF ANY UNTITLER, REAL ESTATE COMPONING SEAL PARTIMETERSHIP CONFORMATE SEAL TO BE AFFRED HERETO BY AND WITH THE AUTHORY OF TS BODD OF DRECTORS THIS ALL DAY OF ANTINETSHIP A FLORIDA JOINT VENTURE PARTNERSHIP INCLEMENT VENTURE PARTNERSHIP INC. CENTER LEDNAR JOINT VENTURE PARTNERSHIP

BY: CENTEX HOMES A NEWADA ODNEDAL PARTNERSHIP LICENSED TO DO BUSINESS INFORMADO MUNICING JUNIT VENTURER BY: CENTEX NEW

Y: CENTEX REAL ESTATE CORPORATION NEWAGA CORPORTION LICENSED TO DO BUSINESS IN FLORIDA ME MANAGAING GENERAL PARTNER

WITHESS Elin R. Kaplants WALTERA TELLEY

WITNESS Julion Allenan or Doth A. Till

page / flood map & B zoning RE zip code 334/4

Q.19

808

n m

<u>ن</u>ہ ک

WELL

Å

Q

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. A FLORIDA COMPORATION NOT FOR PROFIT WITNESS WITNESS Mary for Jean

A PART OF THE ORANGE POINT P.U.D.

# **ORANGE POINT - TRACT "B"**

BEING A REPLAT OF ALL OF TRACT "B" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23 AS RECORDED IN PLAT BOOK 79. PAGES 127 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST. VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

> SHEET 1 OF 7 DECEMBER, 1996

DATE: \_5/21/97

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF\_\_\_\_\_\_ MAY

Mary Low Jane

### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

ATTEST: Awilds Lodeingues PRINT NAME: Awilda Rodrigue

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PALM BEACH BELORE JE PERBONNLLY APPEARED <u>MAY K. FOSLA</u> AND <u>INVERTICAL BURGET AS MAY OF APPEARED</u> THE FORECOME DISTUNCTION TO BE AND WHO EXECUTED THE FORECOME INSTRUMENT AS MAY OR AND VILLAGE CHEW OF THE VILLAGE OF WELLINGTON A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACRONNE.BOODED TO AND BEFORE INTAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFORE OF SAUD VILLAGE AND THAT THE FORECOMD SCAL AFFIDED TO SAUD INSTRUMENT AS THE SCAL OF SAUD VILLAGE AND THAT THE FORECOMD SCAL AFFIDED TO SAUD INSTRUMENT IS THE SCAL OF SAUD VILLAGE AND THAT THE FORECOMD SCAL AFFIDED TO SAUD INSTRUMENT IS THE SCAL OF SAUD VILLAGE INSTRUMENT IS THE FREE ACT AND DEED OF SAUD VILLAGE.

24 DAY OF June, 1997 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_

Ω NOTATITULIC PRINT NAME: GUIRAN E Brooks

TITLE CERTIFICATION

WE, METROPOLITAN TITLE & BUMANTY CO. A TITLE COMPANY, AS BLY LICENED IN THE STATE OF FLOREDA, DO HORBAY CONTRY THAT WE HAVE EXAMINED THE TITLE TO THE HOREON DESCRIBED INCHERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CONTEX LEDWAR UDDAY VENTURE, A LOUBDA JOINT VENTURE PARTNERSHAP, THAT THE CARRENT TAXES HAVE BEEN PARE AND THAT THERE ARE HON ADMITAGAES OF RECORD, AND THAT THE CARRENT EXAMPLE DESCRIPTIONES OF RECORD BUT THOSE EMCLABRANCES DO NOT PROHENT THE CREATION OF THE SUBDIVISION DEPICTURE OF THES PLAT.

DATE: Kay 19. 1997

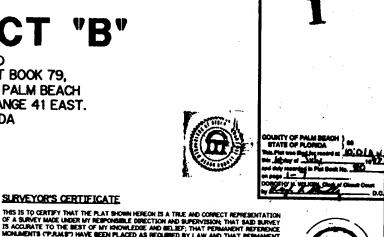
BY: NEBECCA WINTERS EXECUTIVE VICE PRESIDENT

0284 - 006

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TAMAIT MIDONALD, WHO IS <u>PERSONALLY INFORMATIONE</u> OR NAS PROUCED. LAS IDENTIFICATION, AND WHO ENEOUTED THE FOREBOING INSTRUMENT AS PRESIDENT OF GRAND ISLES MASTER HOMEOWERED ASSOCIATION, INC. A FLOREDA CONFORTION NOT FOR PROFIL, AND EVERALLY ACONVENIED REFORE ME THAT BHE ENEOLITED SUCH DISTRUMENT AS SUCH OFFICER OF SAID COMPORATION, AND THAT THE SEAL AFFIDED TO THE OREGONG INSTRUMENT BY DUE, AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FIRE ATLANDARD OF SAID. CONFORTION AND THAT IT WAS AFFIDED TO TO SAID. INSTRUMENT BY DUE, AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND THAT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND INSTRUMENT IS THE FIRE ACT, AND DEEN OF SAID. CONFORMATION, AND THAT SAID.

7) COORDINATES SHOWN ARE GRED COORDINATES: DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT - U.S. SHOWY FEET COORDINATE SYSTEM HIGS STATE FLAME TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ANE GOLDO SCALE FACTOR - 10000021 (2010 FLAMENT IN THE STATE OF LAND TRANSVERSE MERCATOR PROJECTION.



AL-01-1997 SOUTH 97-231713

NOTARY FOR BRAND BLES MASTER

.....

2 2 SUMMEYOR

1

1C

00485946

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TALE AND CORRECT REPRESENTATION OF A SURVEY MADE WIDER MY REPROVEMELE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY INNOWLEDGE AND BELIES; THAT FEMALENT REFERENCE NONAMENTS ("PLAUS") HAVE BEEN FLACED AS REQUIRED BY LAW AND THAT PERIMAMENT CONTROL. POINTS ("PLC,"S") WILL BE SET UNDER THE GUARANTESS POSTED WITH THE "VILLAGE OF WELL BIGTOR PAUL BEACH COUNTY FOR THE REQUIRED BW HOW DENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIRED BWFROWDEDINTS, AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIRED BWFROWDEDINTS, PLOREDA STRUTTES, AS MEDIOD, AND THE ORDINANCES OF THE VILLOGE OF WELL BIGTON.

PENIN C. WHITE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213 STATE OF FLOREDA

### SURVEYOR'S NOTES:

D THE BEARINGS BHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT "B" ACCORDING TO THE PLAT OF ORANGE POINT SECTION 23, PLAT BOOK. "TR. PAGE 132, WHECH BEARS SOUTH BUTH "SB" EAST HIRDD, AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

2) NO BUBLING OR ANY KIND OF CONSTRUCTION OR TREES OR SHULDS SHULL BE PLACED ON ANY EASEMENT WITHOUT PRICE WRITTEN CONSENT OF ALL EASEMENT BENEFICIARES AND ALL APPLICABLE VILLAGE APPROVALS OR PEDIATES AS REQUIRED FOR SUCH ENCONCIDENTS.

3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:

(NR.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5) IN THOSE CASES WHERE EASEMENTS OF DIFFEMENT TYPES CROSS OR OTHERWISE CONCIDE, DRAIMAGE EASEMENTS SMLL HAVE FIRST PRIORITY, UTILITY EASEMENTS SMLL HAVE SECOND PRORITY, ACCESS EASEMENTS SMLL HAVE FIRST PRIORITY, AND ALL OTHER EASEMENTS SMALL BE SUBDROMMET TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRAVIED.

6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.

SCALE FACTOR = 1.0000121 GRID BEARING IS THE SAME AS PLAT BEARING IND ROTATION

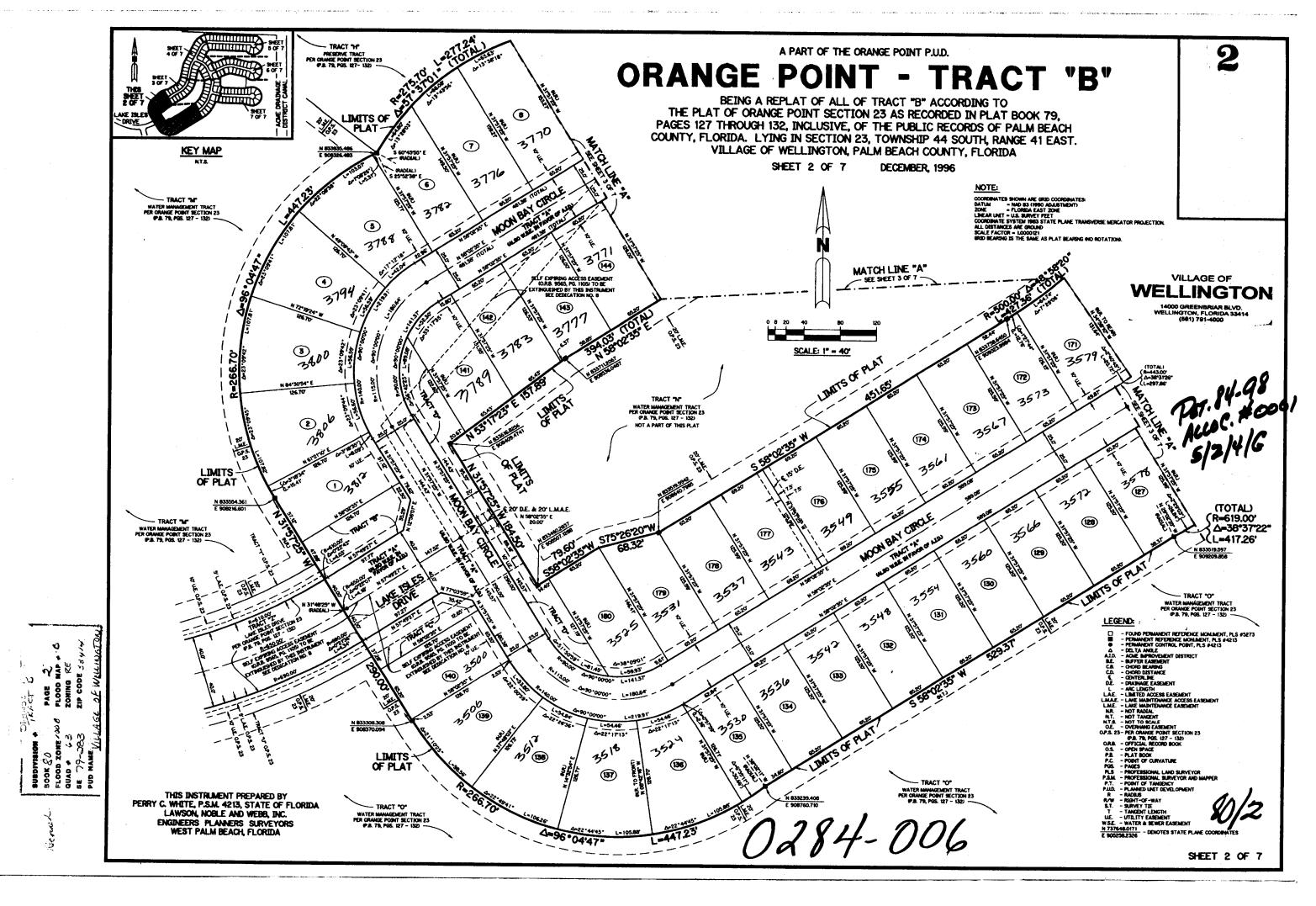
PST. PN-98 AUDC. #000 5/2/4/6

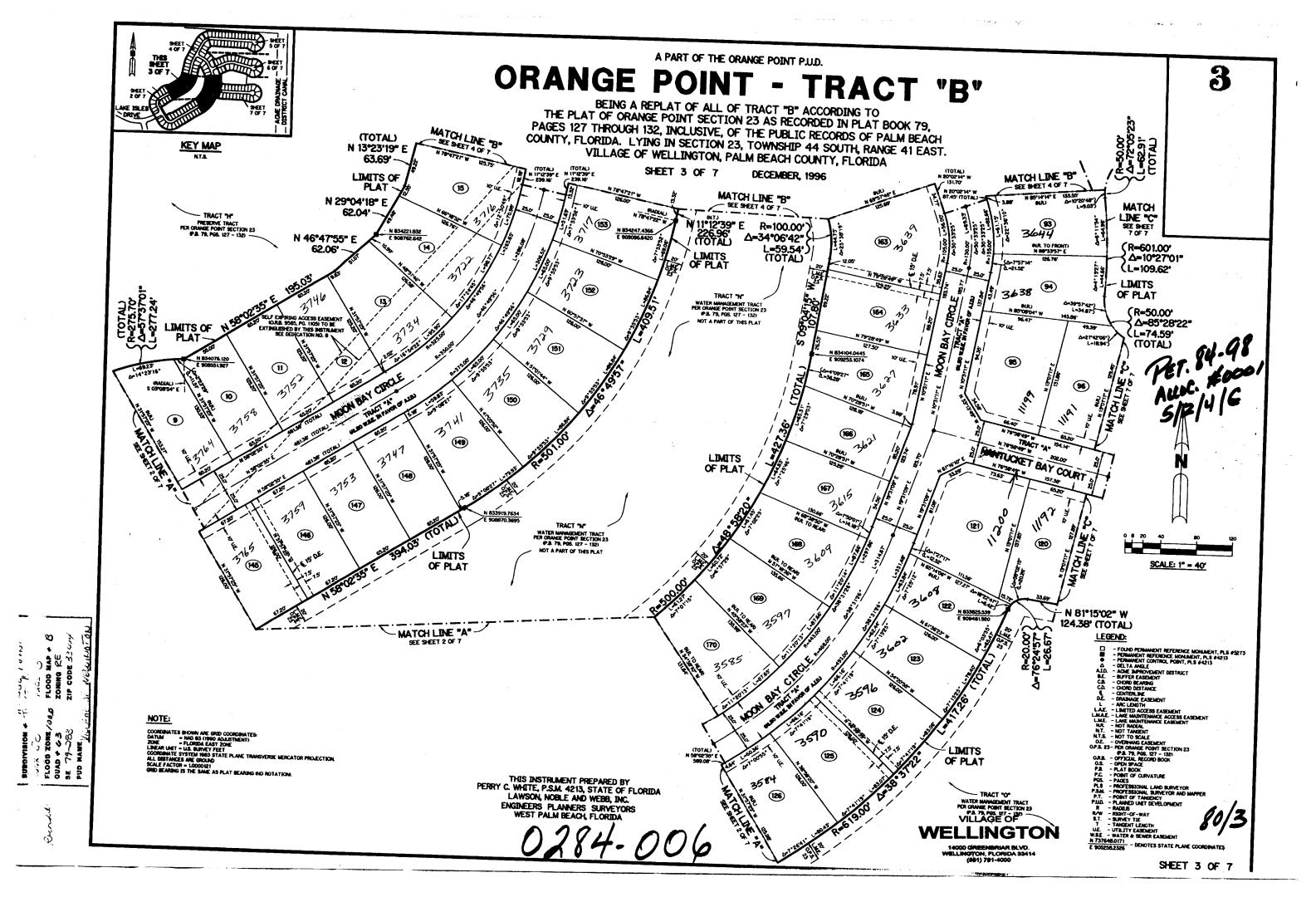
### SITE PLAN DATA

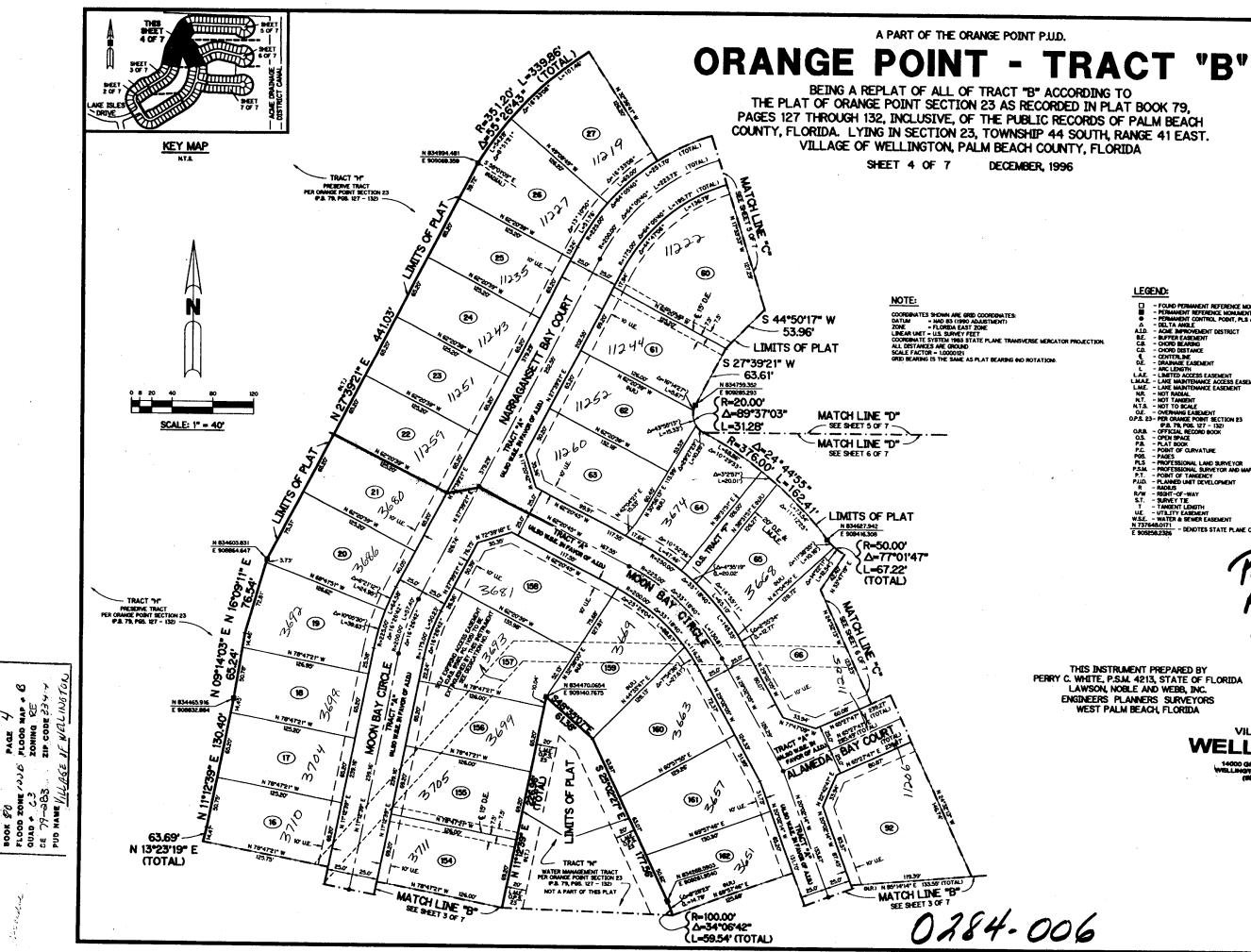
ZONING PETITION NO..... TOTAL AREA.... OPEN SPACE TRACTS.... TOTAL DWELLING UNITS 

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA







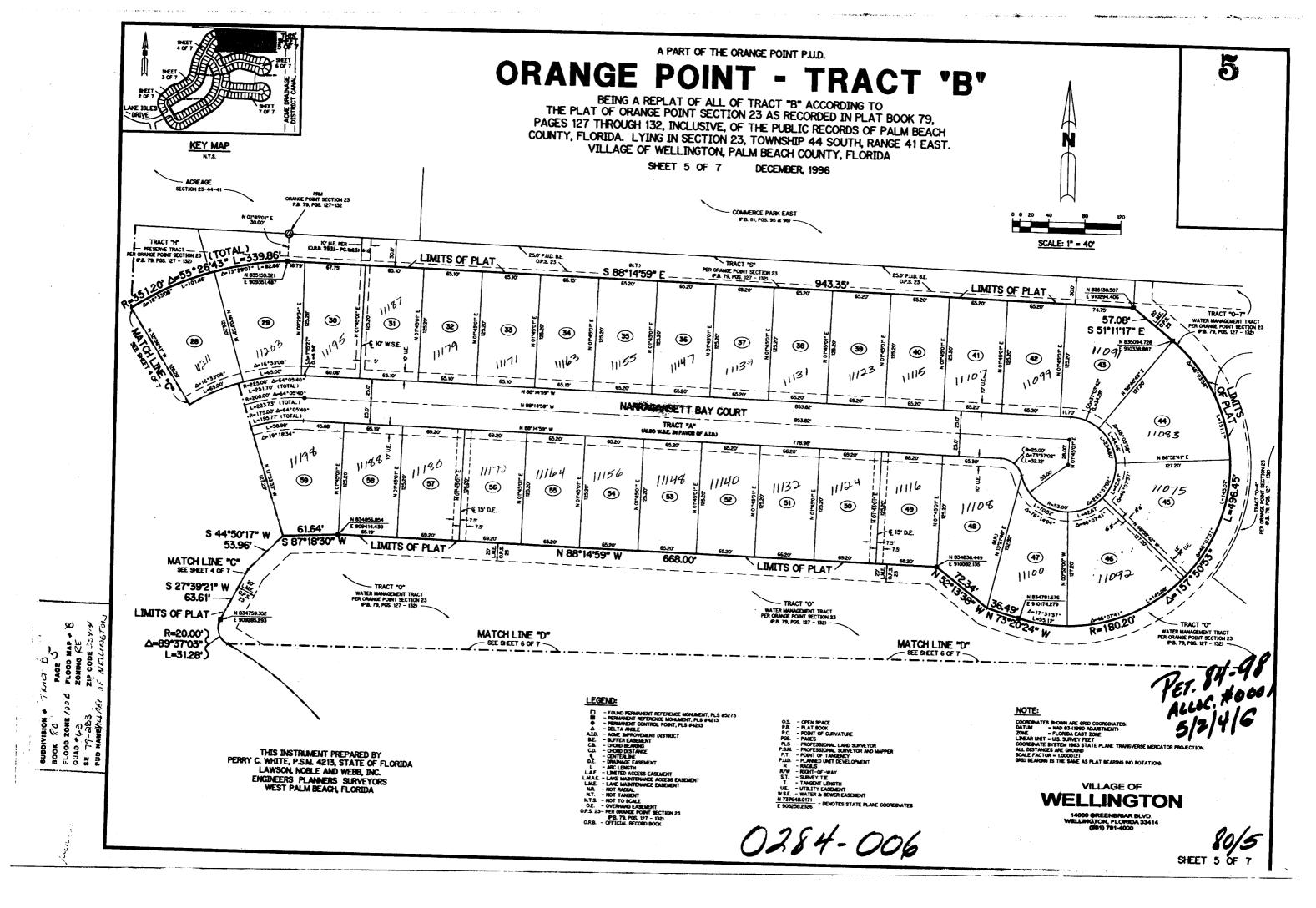


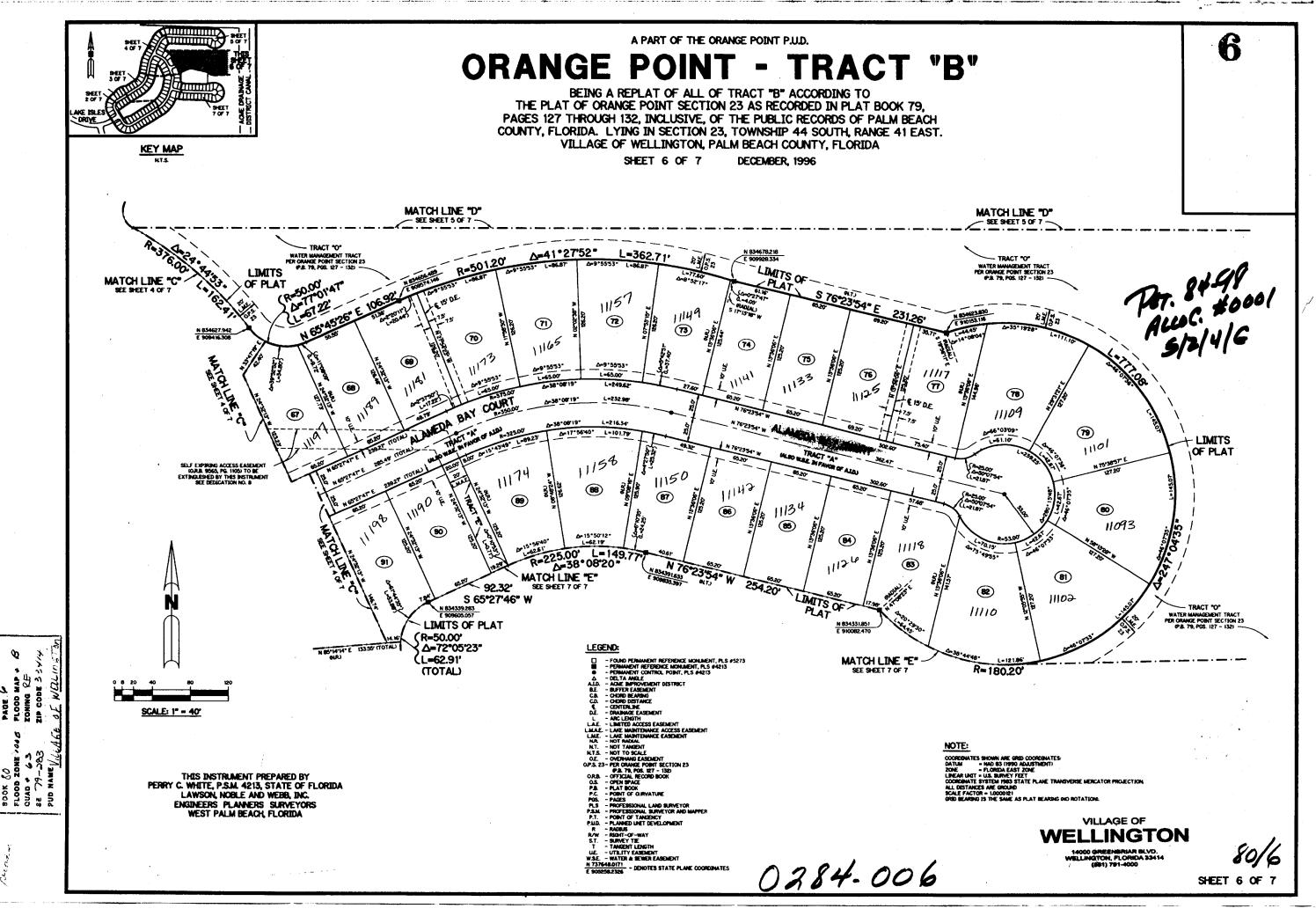
3

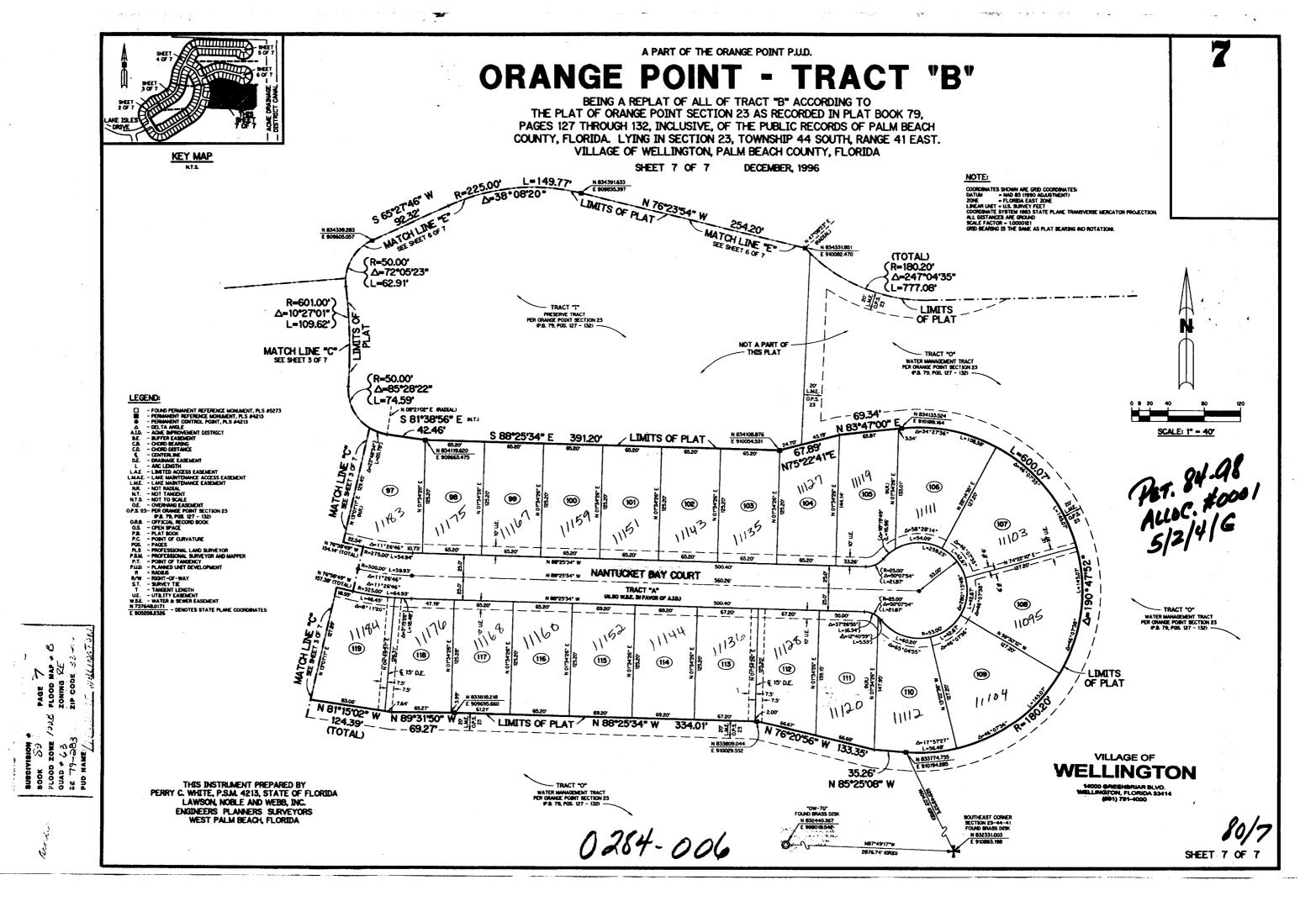
2001

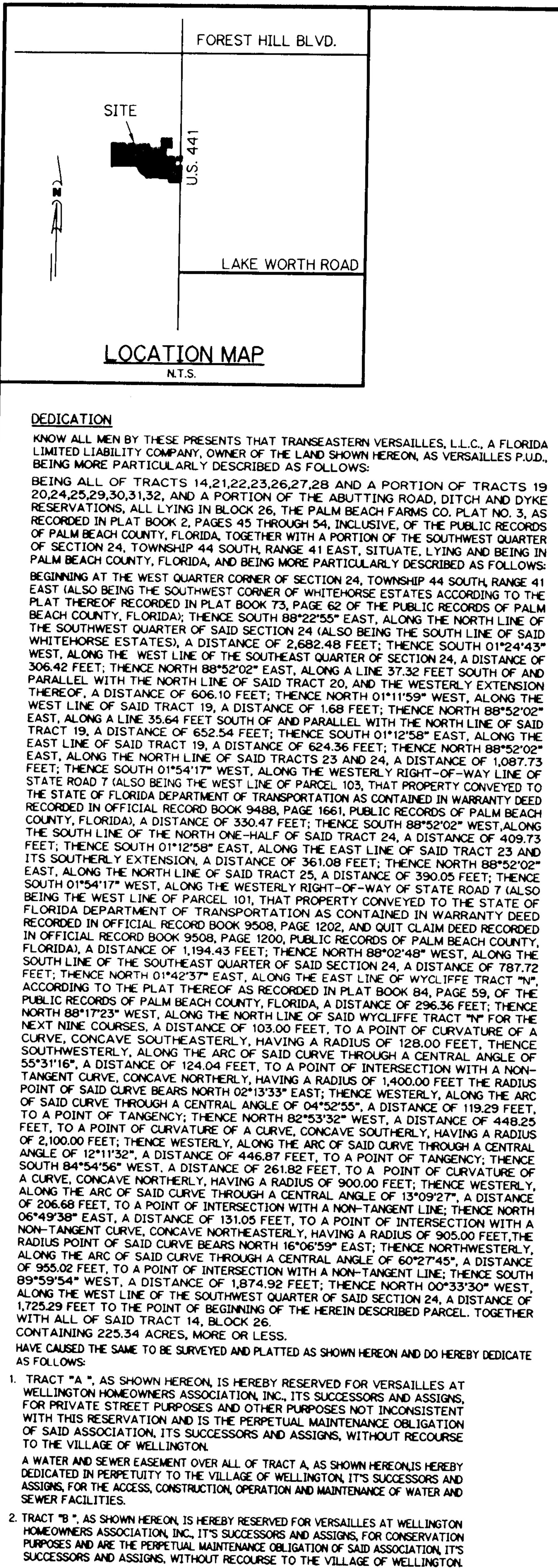
÷D

4 <section-header><section-header> LEGEND: PET. 84.98 Ausc. #000/ 5/2/4/G THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA VILLAGE OF WELLINGTON 14000 GREENBRIAR BLVD. MELLINGTON, FLORIDA 33414 SHEET 4 OF 7









- J. TRACTS "OS1" THROUGH "OS6" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON,
- 4. TRACTS "BT1" THROUGH "BT4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 5. TRACTS "L1" THROUGH "L6", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12827, PAGE 1416, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- 6. TRACT "R ", AS SHOWN HEREON, IS HEREBY RESERVED FOR VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

BEING ALL OF TRACTS 14, 21, 22, 23, 26, 27, 28 AND A PORTION OF TRACTS 19, 20, 24, 25, 29, 30, 31, 32, AND A PORTION OF THE ABUTTING ROAD, DITCH AND DYKE RESERVATIONS, ALL LYING IN BLOCK 26, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 23

- 7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 8. 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 VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., IT? SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM AND THE RIGHT TO INSPECT AND MONITOR CONTROL STRUCTURES AT ANY TIME.
- 9. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION 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.
- 10. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 1. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VERSAILLE' AT WELLINTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 2. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES. 13. THE WELL SITE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN
- PERPETUITY TO THE VILLAGE OF WELLINTON, IT'S SUCCESSORS AND ASSIGNS, FOR WELL SITE ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES. 14. THE WATER MAIN EASEMENTS, RAW WATER MAIN EASEMENTS, FORCE MAIN EASEMENTS AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER, RAW WATER AND SEWER FACILITIES AND ARE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, IT'S SUCCESSORS AND ASSIGNS.
- 15. THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR SIDEWALK PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, TRANSEASTERN PROPERTIES, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 123\_ DAY OF \_\_\_\_\_\_.2001

TRANSEASTERN VERSAILLES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY BY: TRANSEASTERN PROPERTIES, INC. A FLORIDA CORPORATION, ITS MANAGING MEMBER.

BY:	Ulhi Alon -
ART	FALCONE, PRESIDENT
WITNESS	- au
PRINT N	ME: Find J. RABINOWITZ

WITNESS:

PRINT NAME: JUITH EVALUE

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ART FALCONE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DEVIERS LICENEE AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRANSEASTERN PROPERTIES INC., 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 IS 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 <u>X3</u> DAY OF <u>CONTREEK</u>, 2001.

NOTARY PUBLK	quice. Decar
PRINT NAME:	JIL N. SliwA

PRINT NAME: J.M. H. SliwM	And and a second of the second
MY COMMISSION EXPIRES: 2-14-2003	ENTICE STUDIES

PPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION
ILLAGE OF WELLINGTON

STATE OF FLORIDA COUNTY OF PALM BEACH

VILLAGE CLERK

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON. DATED THIS\_\_\_\_\_ \_\_\_\_ DAY OF timulary\_\_\_\_\_ OF 2001 2002 VILLAGE OF WELLINGTON

A POLITICAL/SUBDIVISION OF THE STATE OF FLORIDA BY:

- Land M. Manhan

PRINT NAME: THOMAS M. WENGAM MAYOR

Ida Kidliguer - Hwilds Kodniquez PRINT NAME:

# ACKNOWLEDGEMENT STATE OF FLORIDA

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED NOMMS M. Ulernam And KOOR STATE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON. A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE AND THAT THE FOREGOING SEAL AFFICIED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE,

OFFICIAL	NOTARY SEAL
KATHY A	TATGENHORST
NOTARY PUBLIC	STATE OF FLOX
	DN NO. CC936391
	ON EXP. MAY 10,

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA

COUNTY	OF BROWARD

OE <u>OCHUBER</u> 2001. VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: M. M.		
NEIL EISN	IER, PRESIDENT	—
WITNESS:		
PRINT NAME:_	Evenik Krisinbuilty.	_
VITNESS:	A. M.	
RINT NAME:	Juin ENASIUS	

3Y: 11.1.	
NEIL'EISN	IER, PRESIDENT
WITNESS:	
PRINT NAME:	Evenik RousiNULVITZ.
VITNESS:	<u></u>
RINT NAME:_	JUITA ENASIUS

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED NEIL EISNER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A LYFELD AND ENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT TH 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 OFFICIA

NOTARY PUBLIC: June of the second

PRINT NAME: \_\_\_\_\_\_ MY COMMISSION EXPIRES

VILLAGE ENGINEER THIS PLAT IS HEREBY APPROVED FOR 200Z RECORD THIS 97 DAY OF JAUNANY 2001, AND HAS BEEN REVIEWED BY A PROFESIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S. DATE: 1/9/02 Gang R. Clong L GARY CLOUGH,

# SITE PLAN DATA

TOTAL AREA..... .....225.34 AC. TOTAL DWELLING UNITS... DENSITY 2.0 UNITS PER AC.

# MORTGAGEE'S CONSENT STATE OF FEORIDA OHI

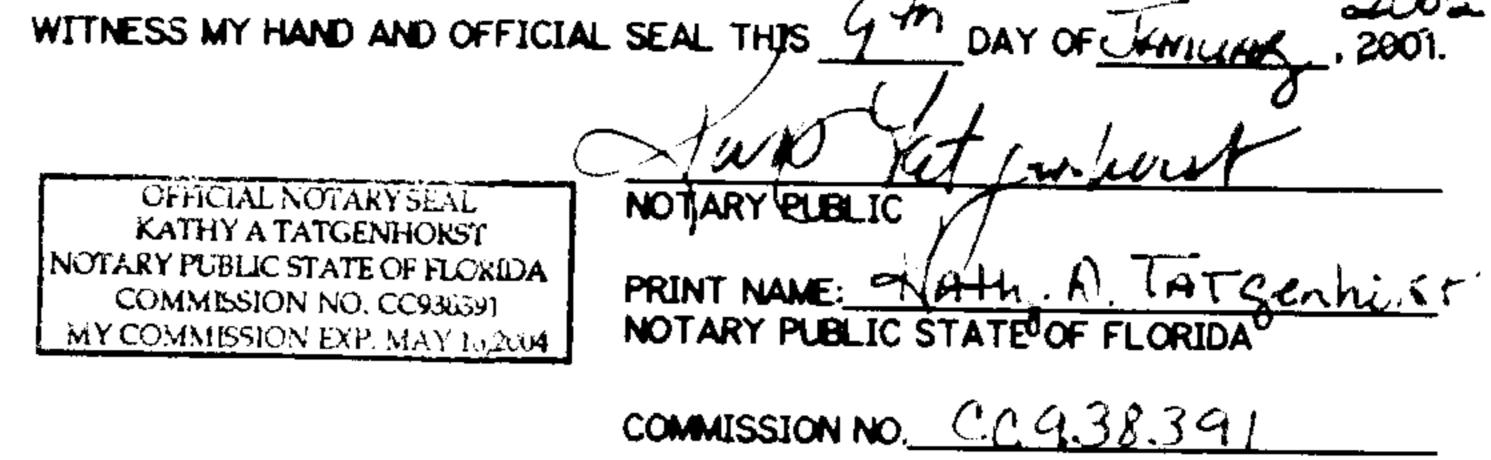
COUNTY OF <u>LUYAHOGA</u> THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 12729 AT PAGE 1328 AND OFFICIAL RECORD BOOK 12729 AT PAGE 1359 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHER SIGNED BY ITS VILL	EOF, SAID COR
BY AND WITH THE	

, 2001.
OHIO SAVINGS BANK, FSB
BY: C-D.E.D.
PRINT NAME: Eric D. Edlund
TITLE: V.ce. President
WITNESS:
PRINT NAME: Mary E. Catalussi
WITNESS: Cut K. Comp
PRINT NAME: Leith h. Conte

# VERSAILLES P.U.D.

AUGUST, 2001



VERSAILLES AT WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS  $\frac{23}{2}$  DAY

AL	SEAL	THIS	.2.3	DAY	OF	CONCREC	<b> 2001</b> *
			•				

ALLAGE ENGINEER

SliwA	
	Note: A second secon
S-1-1 - soon	and the second
5-14-2003	CARLE & MOST CONTRACTOR
	TANK TREED MARINS

**RPORATION HAS CAUSED THESE PRESENTS TO BE** , AND ITS CORPORATE SEAL TO BE AFFIXED HEREON IF ITS BOARD OF DIRECTORS THIS 25 DAY OF

<u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA OHI COUNTY OF UVMHOGH

BEFORE ME PERSONALLY APPEARED ERLO D. EULINIUMHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OHIO SAVINGS BANK, FSB., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME TH/ 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 25 TH DAY OF OCTOBER 2001.

NOTARY PUBLIC	Yattice A. Haup	/
PRINT NAME:	PATRICIA A. HAUPT	

MY COMMISSION EXPIRES:

# MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF BRELCEARD

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 OFFICIAL RECORD BOOK/2729, AT PAGE 1403 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID TRUST HAS CAUSED THESE PRESENTS TO B' SIGNED BY ITS TRUSTEE AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS TRUSTEE THIS \_\_\_\_\_ DAY OF <u>JCCOVER</u> 2001.

CORA DIFIORE, AS TRUSTEE OF THAT CERTAIN FLORIDA MORTGAGE TRUST AGREEMENT, TRUST NUMBER 2001, DATED JULY 2, 2001

	· · · · · · · · · · · · · · · · · · ·
PRINT NAME:_	CORA DIFIORE
TITLE:	TRUSTEE
WITNESS:	111-
PRINT NAME:	Evan J. Rasinguist.
WITNESS:	1.1.
PRINT NAME:	Totti EVASIUS

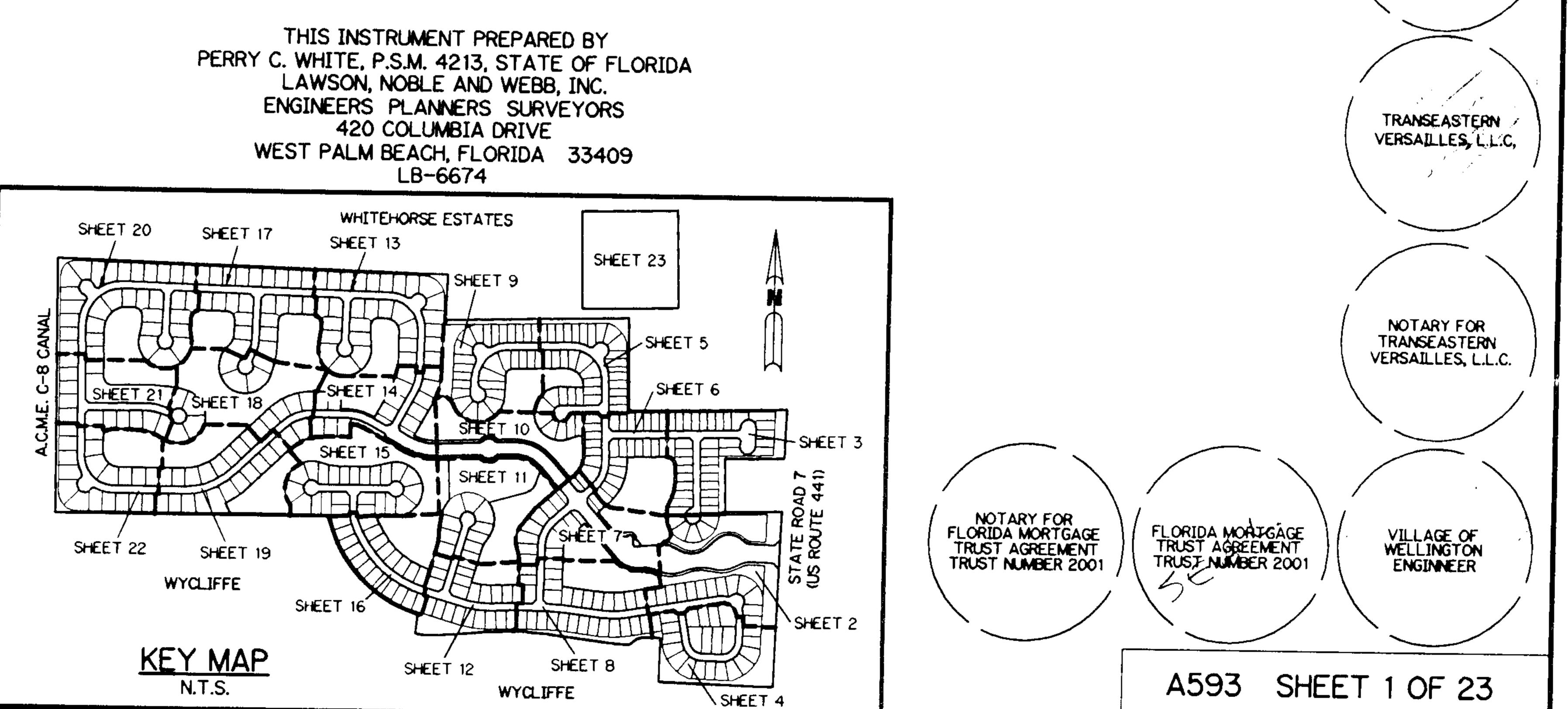
<u>ACKNOWLEDGMENT</u>

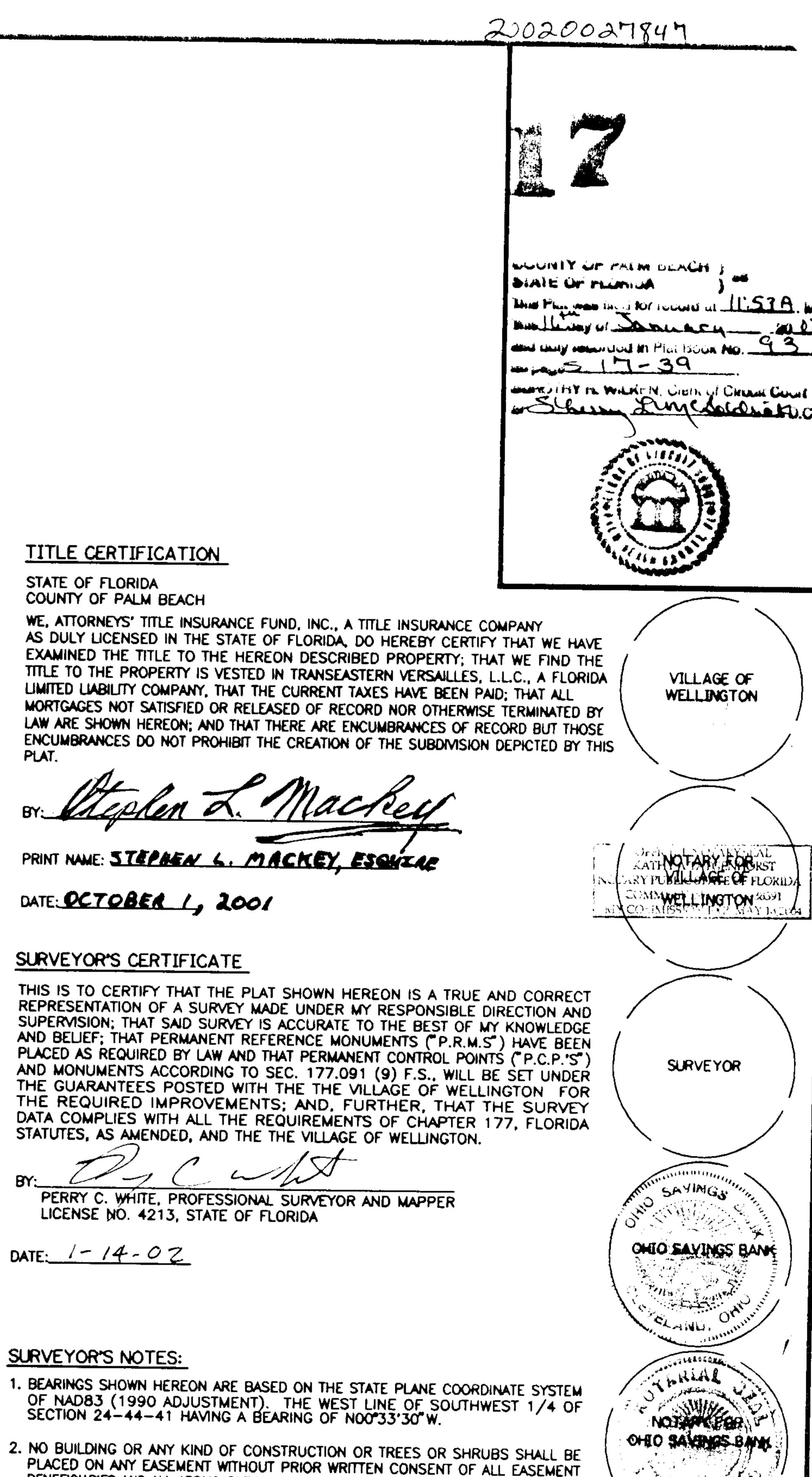
STATE OF FLORIDA COUNTY OF DROWARD

BEFORE ME PERSONALLY APPEARED CORA DIFIORE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DELYGES (LICTER) AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THAT CERTAIN FLORIDA MORTGAGE TRUST AGREEMENT. TRUST NUMBER 2001, DATED JULY ? 2001, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE. AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID TRUST 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 TRUST

WITNESS MY HAND AND OFFICIAL SEAL THIS. 23 DAY OF OCTOBER
NOTARY PUBLIC: iela Suva

PRINT NAME:	Will A.	Strug	·····
MY COMMISSIO		5-14-2008	1.4+1.2 M





BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON - RADIAL

VERSAILLES AT

WELLINGTON

HOMEOWNERS

ASSOCIATION, INC.

NOTARY FOR

VERSAILLES AT

WELLINGTON

HOMEOWNERS

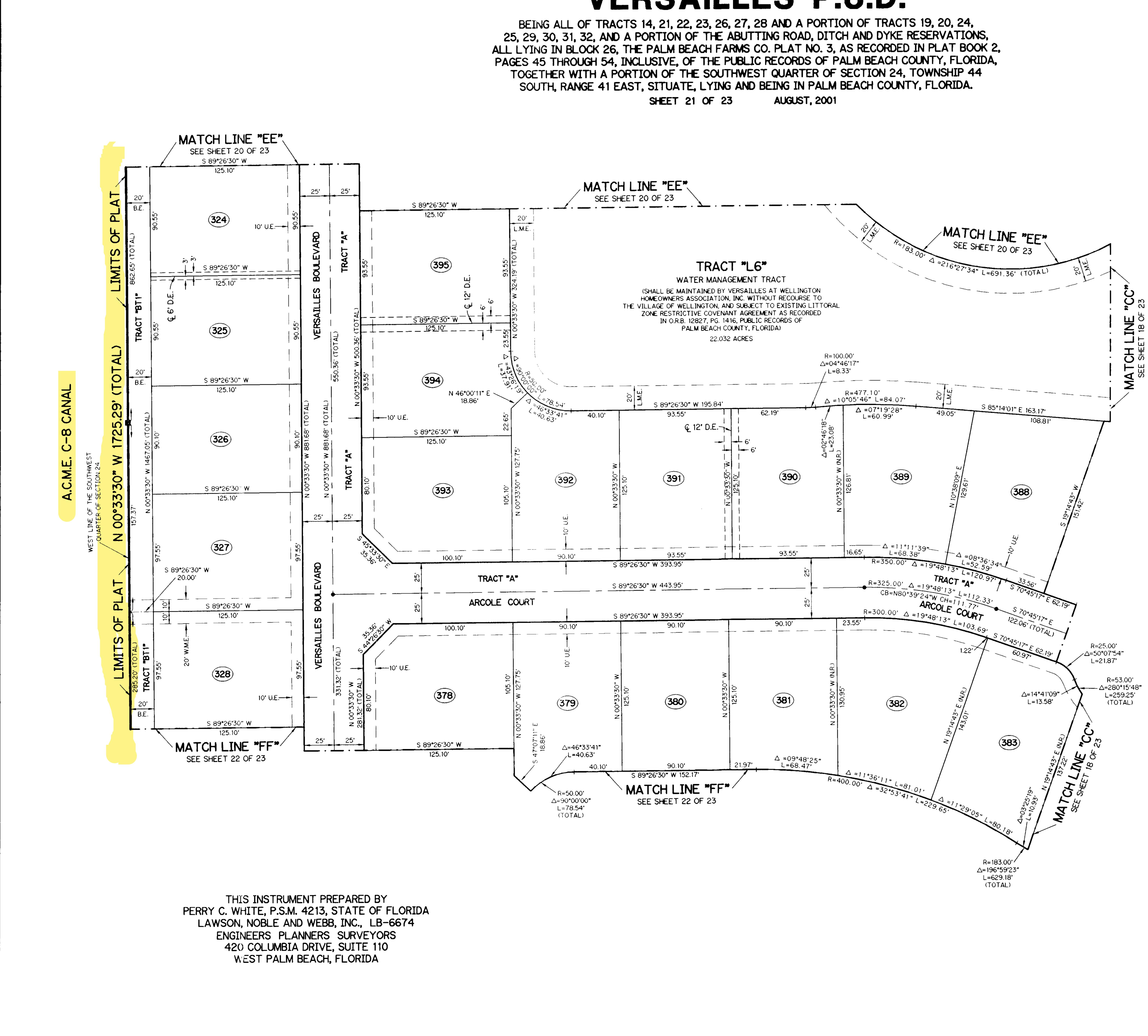
ASSOCIATION, INC.

(R.F.) - RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

2001.

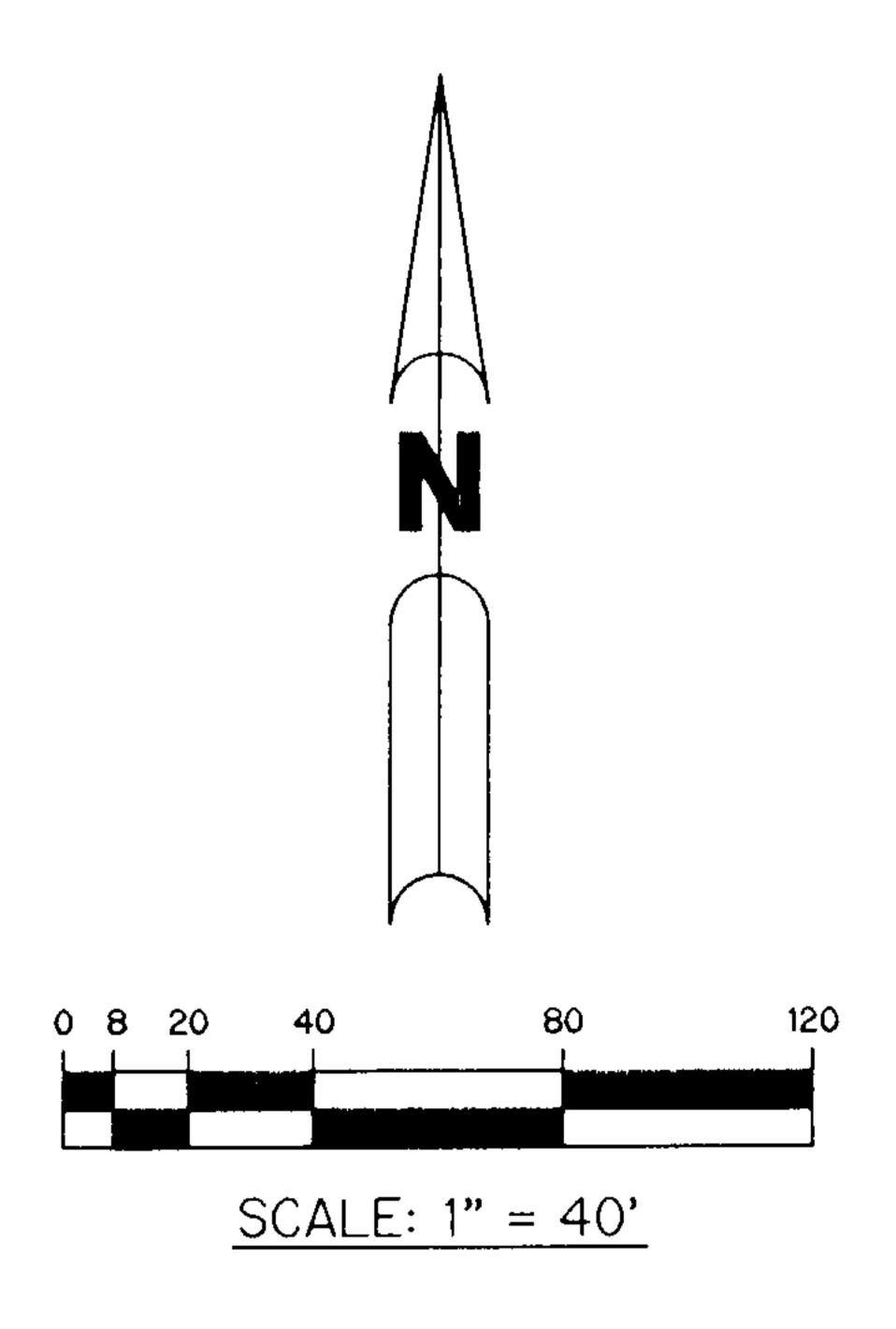
C MED - SA S ODG-HEDRARCES

- 4. 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.
- 5. 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. THERE WILL " NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.



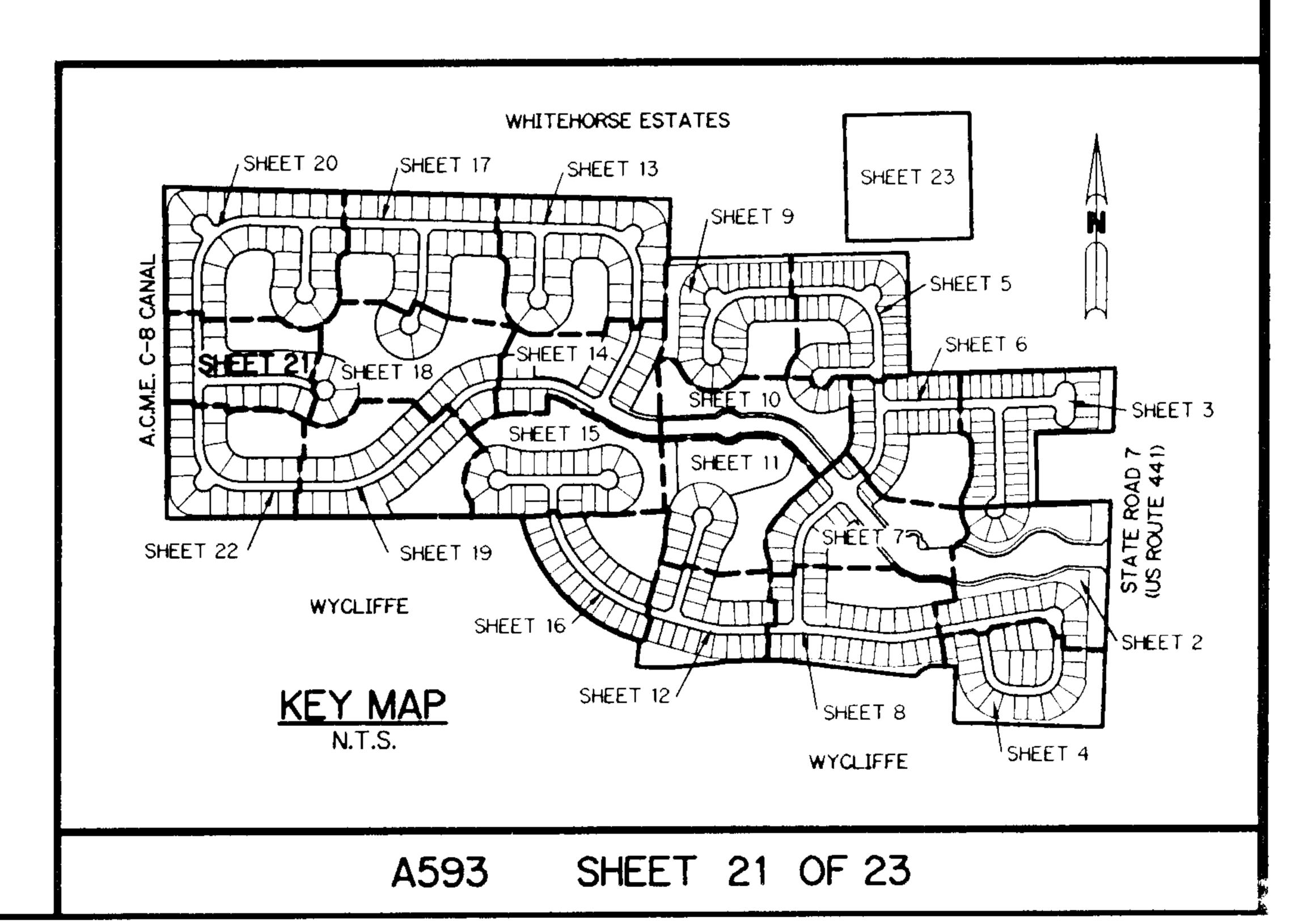
# VERSAILLES P.U.D.

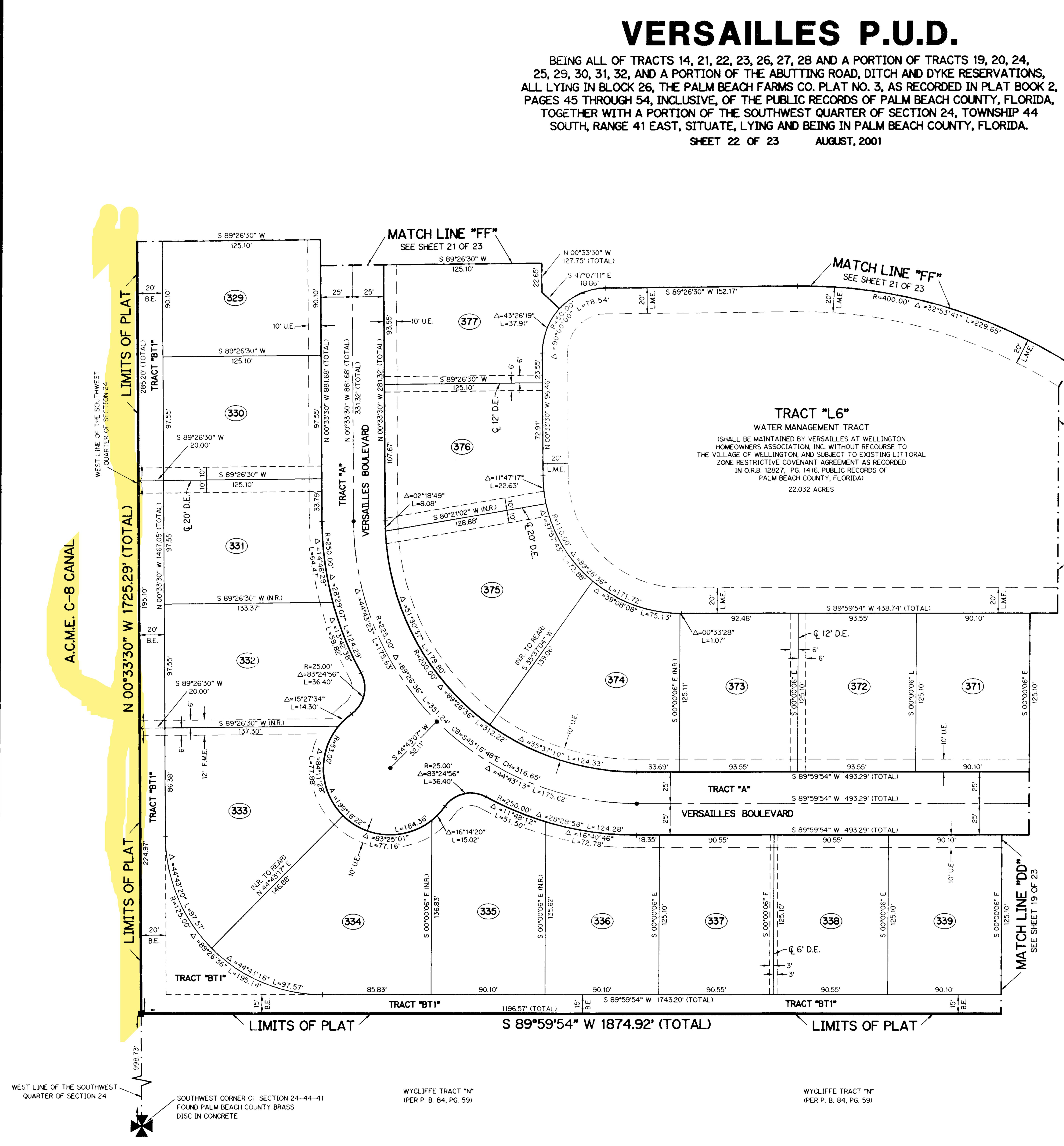
# 

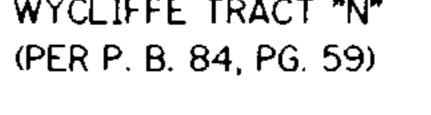


# LEGEND:

- SET PERMANENT REFERENCE MONUMENT, LB-6674 - PERMANENT CONTROL POINT, LB-6674
- DELTA ANGLE
- BUFFER EASEMENT
- CENTERLINE - CHORD BEARING
- CHORD LENGTH
- D.B. DEED BOOK D.E. DRAINAGE EASEMENT F.M.E. FORCE MAIN EASEMENT
- ARC LENGTH L.A.E. - LIMITED ACCESS EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- N.R. NOT RADIAL
- N.T.S. NOT TO SCALE
- O.R.B. OFFICIAL RECORD BOOK P.B. – PLAT BOOK
- PGS. PAGES
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER R.W.M.E. - RAW WATER MAIN EASEMENT
  - RADIUS
- R/W RIGHT-OF-WAY S.S.E. - SANITARY SEWER EASEMENT
- SURVEY TIE
- UTILITY EASEMENT W.M.E. - WATER MAIN EASEMENT



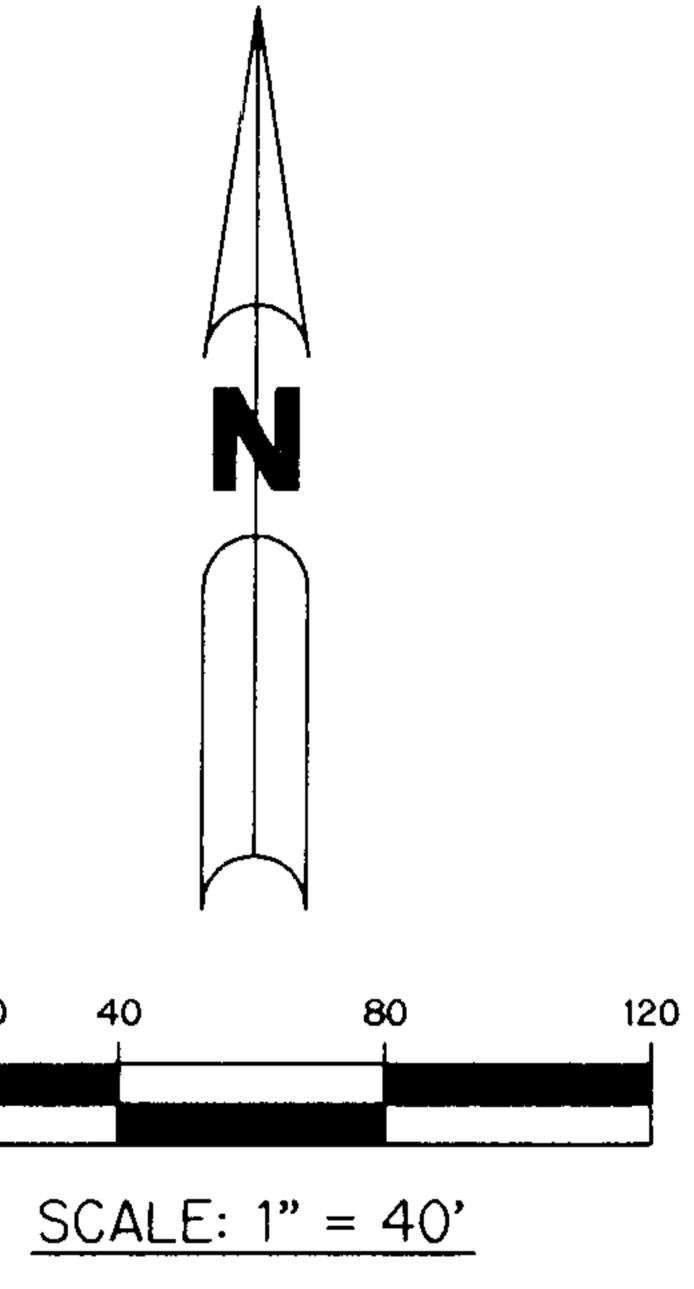




0 8 20

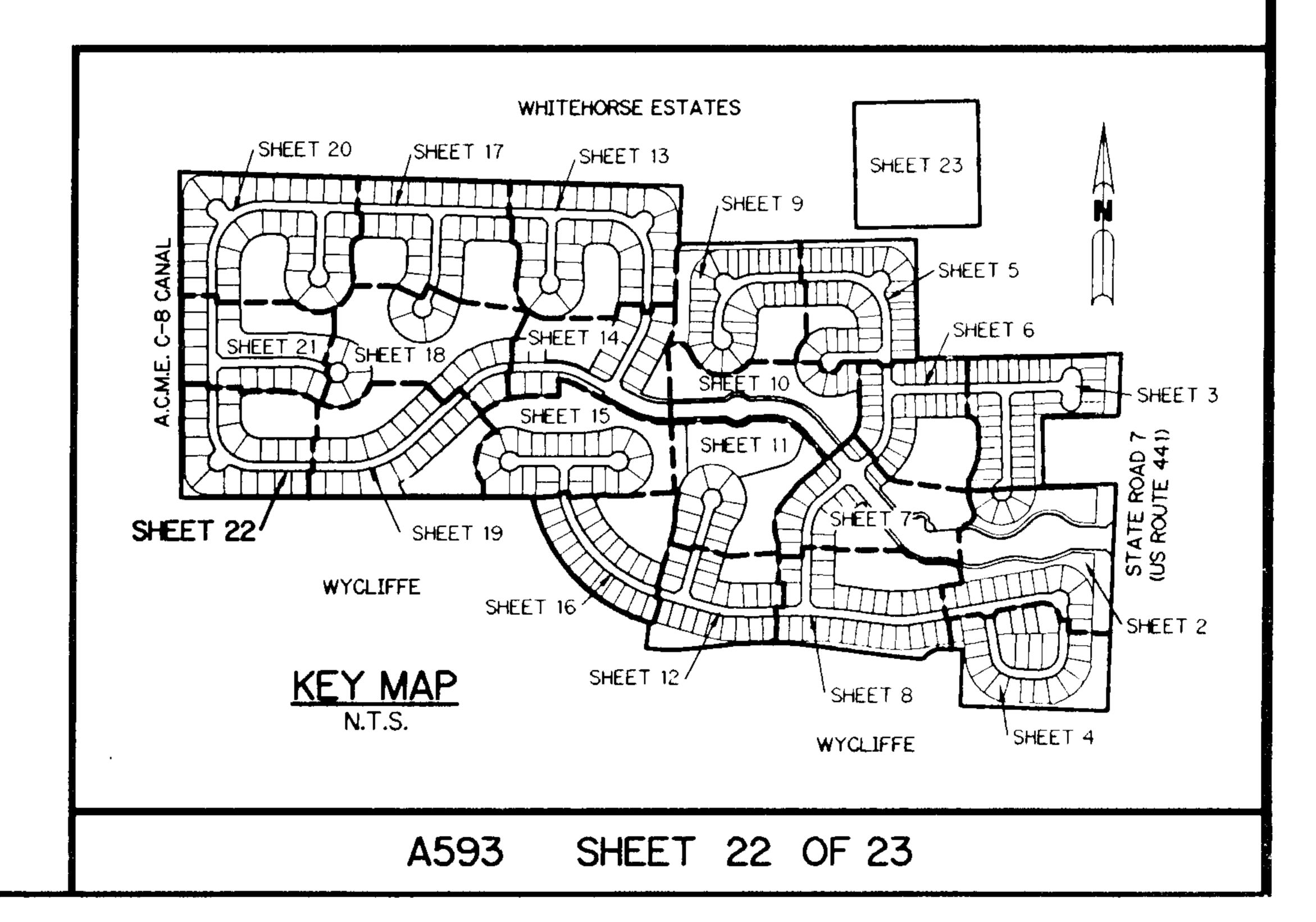


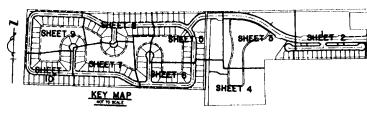
# THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC., LB-6674 ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA



# LEGEND:

- SET PERMANENT REFERENCE MONUMENT, LB-6674 - PERMANENT CONTROL POINT, LB-6674
- DELTA ANGLE
- BUFFER EASEMENT - CENTERLINE
- CHORD BEARING
- CHORD LENGTH
- DEED BOOK - DRAINAGE EASEMENT
- F.M.E. FORCE MAIN EASEMENT
- ARC LENGTH
- LIMITED ACCESS EASEMENT L.A.E.
- LAKE MAINTENANCE ACCESS EASEMENT - LAKE MAINTENANCE EASEMENT
- - O.R.B. OFFICIAL RECORD BOOK
  - P.B. PLAT BOOK - PAGES PGS
  - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER R.W.M.E. - RAW WATER MAIN EASEMENT - RADIUS
  - R/W RIGHT-OF-WAY
  - S.S.E. SANITARY SEWER EASEMENT - SURVEY TIE
  - UTILITY EASEMENT
  - W.M.E. WATER MAIN EASEMENT





DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE T. ELWORE, AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 5 THRU 13 INCLUSIVE, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, PAGES 45 THRU 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WHITEHORSE ESTATES, BEING MORE PARTICULARLY DESCENEED AS EQUI ONS: DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 02'00'28" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF W2W 28 EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1801.81 FET, THENCE SOUTH 88"52"02" WEST, A DISTANCE OF 190.93 FEET TO THE WESTERLY ULTIMATE RIGHT-OF-WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE ALONG THE FOLLOWING NUMBERED COURSES

- SOUTH 0147280 WEST, ALONG SAID ULTIMATE RIGHT-OF-WAY, A DISTANCE OF 354.19 FEET; THENCE

- DISTANCE OF 334.19 FEET, THENCE SOUTH 88°52'02' WEST, A DISTANCE OF 1527.98 FEET; THENCE SOUTH 01°19'20' EAST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 01°19'20' WEST, A DISTANCE OF 911.12 FEET; THENCE NORTH 88°52'02' WEST, A DISTANCE OF 237.72 FEET; THENCE NORTH 88°22'55' WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2707.53 FEET; THENCE NORTH 02°5'48' EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1101.19 FEET; THENCE SOUTH 88°09'55' EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1101.19 FEET; THENCE SOUTH 88°09'55' EAST, PARALLEL WITH THE NORTH LINE OF SAID SORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 103.10 PEET;
- NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1333.00 FEET; NORTH 89º05'00" EAST, A DISTANCE OF 1334.20 FEET; THENCE

- SOUTH 65'05'57' EAST, A DISTANCE OF 25.05 FEET, THENCE NORTH 88'05'57' EAST, A DISTANCE OF 25.05 FEET, THENCE SOUTH 88'52'02' EAST, A DISTANCE OF 1316.84 FEET, THENCE SOUTH 01'07'58' EAST, A DISTANCE OF 387.64 FEET, TO A POINT ON A CURVE CONCAVE TO THE NORTH; AND WHOSE CHORD BEARS SOUTH 85°53'24" EAST; THENCE
- EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE 13. OF 10°29'07" AND A RADIUS OF 740.00 FEET, A DISTANCE OF 135.42 FEET;
- NORTH 88"52'02" EAST, A DISTANCE OF 916.73 FEET, THENCE NORTH 45'19'44" EAST, A DISTANCE OF 34.44 FEET; TC THE POINT OF

LESS AND EXCEPT THAT PORTION SHOWN HEREON AS LAKE WORTH DRAINAGE DISTRICT S-8 CANAL (AS PER OFFICIAL RECORD BOOK 1585, PAGE 505) BEING THE 25 FOOT RIGHT-OF-WAY ALONG THE EAST LINE OF THE NORTHWEST QUARTER (AS PER PLAT BOOK 2, PACES 45-54).

CONTAINING 110.525 ACRES MORE OR LESS.

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

1. STREETS:

 $\mathcal{Q}$ 

14333 ares tract

Solid

13.2 View

Port Lot

ारमित

TEHORSE

붓

1200

 $\mathfrak{S}$ 

ი

r<sup>n</sup>

ે9

ŝ

(

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDCATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR FUBLIC STREET PURPOSES

EASEMENTS 2.

> 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 THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

> THE 20' LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED STORMWATER MANAGEMENT AND DHAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTSFOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITE SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

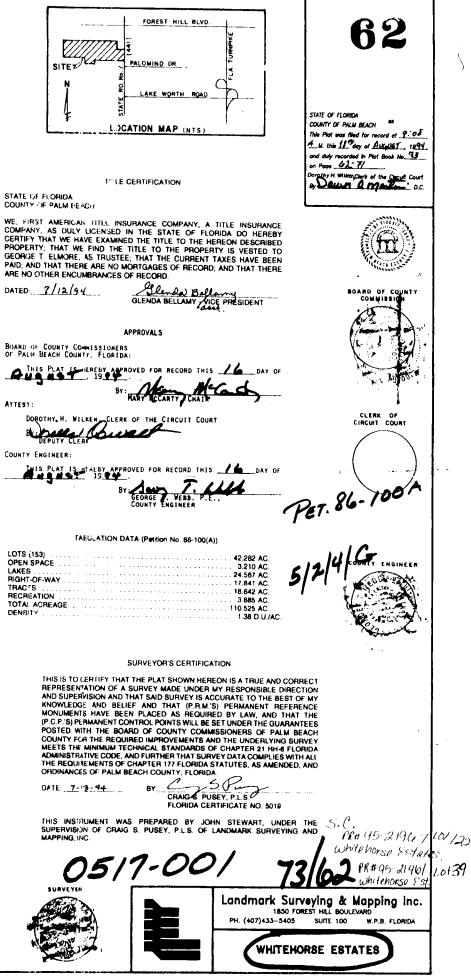
> THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT "W-2", FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

> PAUM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS 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 UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION 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.

# WHITEHORSE ESTATES

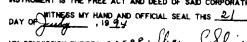
PALM VIEW LAKES A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF TRACTS 5 THRU 13 INCLUSIVE, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 10 JULY . 1994.



0517-001

ACKNO-LEDGEMENT

### STATE OF FLORIDA COUNTY OF PALM BEACH



MY COMMISSION EXPIRES 12.25.98 Ulineron Colling

### STATE OF FLORIDA COUNTY OF PALM BEACH

WITNESS , Homes Cum

c.m. an

WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY ·

SPORGE T. ELMORE, PRESIDENT COUNTY ENGINEER:

ATTEST:

PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019) ARE SHOWN

PERMANENT CONTROL POINTS (P.C.P.'S #5019) ARE SHOWN THUS: .

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA. 2.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 60-21 AND ALL OTHER BUILDINGS AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACE ON UTILITY EASEMENTS. WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF UTILITY COMPANIES OCCUPYING SAME
- THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING SOUTH 02°00'28" WEST.

- DENOTES UTILITY EASEMENT DENOTES DRAINAGE EASEMENT
- DENOTES LIMITED ACCESS EASEMENT
- DENOTES LIMITED ACCESS E DENOTES NON-RADIAL LINE DENOTES SEWER EASEMENT DENOTES WATER EASEMENT
- AE

DENOTES ACCESS HASEMENT DENOTES ACCESS HASEMENT DENOTES POINT OF BEGINNING DENOTES POINT OF COMMENCEMENT P.O.B. P.O.C.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OF OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENT SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DEFENSIVE DRAWNER FOR THE SECOND FOR THE SECOND DETERMINED BY USE RIGHTS GRANTED.

- 10. ALL LINES ARE TO BE ASSUMED RADIAL UNLESS OTHERWISE DENOTED AS NON-RADIAL SHOWN THUS: (NR)
- THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.



U.E D.E LAE

WHO IS PERSONALLY KNOWN TO ME AS, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND IS ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF 1994 MY COMMISSION EXPIRES 2-25-98 Sharon C Shively NOTARY PUBLIC



TRACT "B". AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNERS THEREOF FOR RESIDENTIAL DEVELOPMENT PUHPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNERS THEREOF WITHOUT RECOURSE TO PALM BEACH COUNTY

NOTES

IN WITNESS WHEREOF, I GEORGE T. ELMORE AS THUSTEE, DO HEREUNTO SET MY HAND AND SEAL THIS 6 DAY OF GLANA 19.9.4 WITNESS 0 c.m.

THE LIFT STATION EASEMENT, WATER ANT SEVER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEGICATE: EXCLUSIVELY TO JCME IMPROVEMENT DISTRUCT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF THEIR UTILITY FACILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND

THE BUFFER EASEMENT, AS SHOWN HE HEON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAD ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED

FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, MATUCHT DECOULDSE TO BALL MEADLA CONTINUES

TRACT 'L', AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY. WAS OPDIMALOCE COEP FOR INCLUSION OF PALM BEACH

COUNTY LAWS, ORDINANCES, COOBES, REGULATIONS OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE LOBSTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL DESCHOREE MANAGEMENT

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAUD ASSOCIATION, ITS

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

TRACT 'O.S', AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE

PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

JURISDICTION OVER ACCESS RIGHTS.

WITHOUT RECOURSE TO PALM BEACH COUNTY

RESOURCES MANAGEMENT.

TRACTS

COUNTY

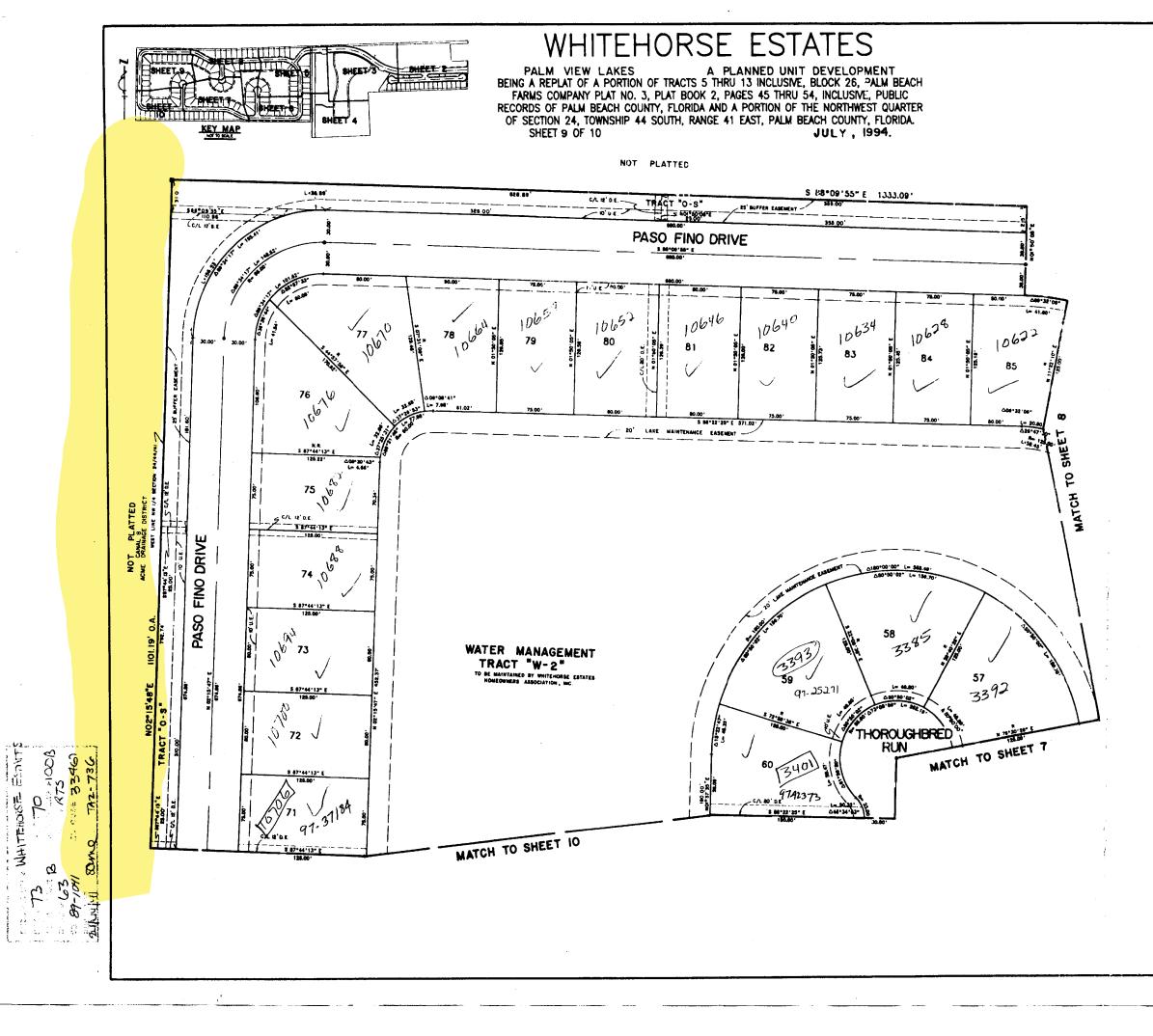
3.

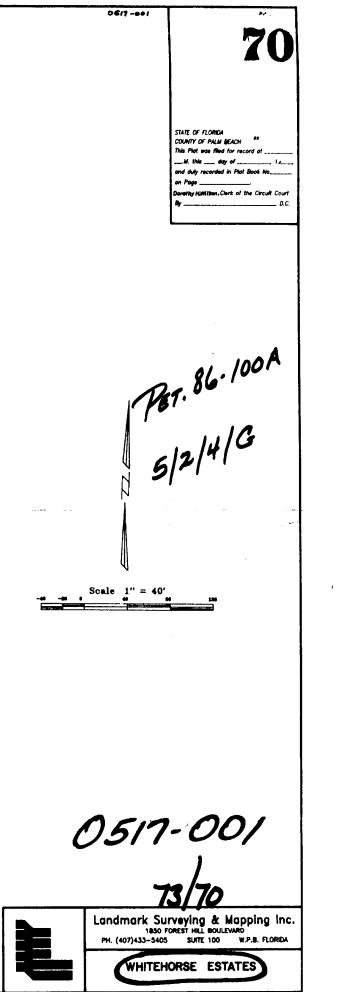
STATE OF ELOPIDA COUNTY OF PALM BEACH

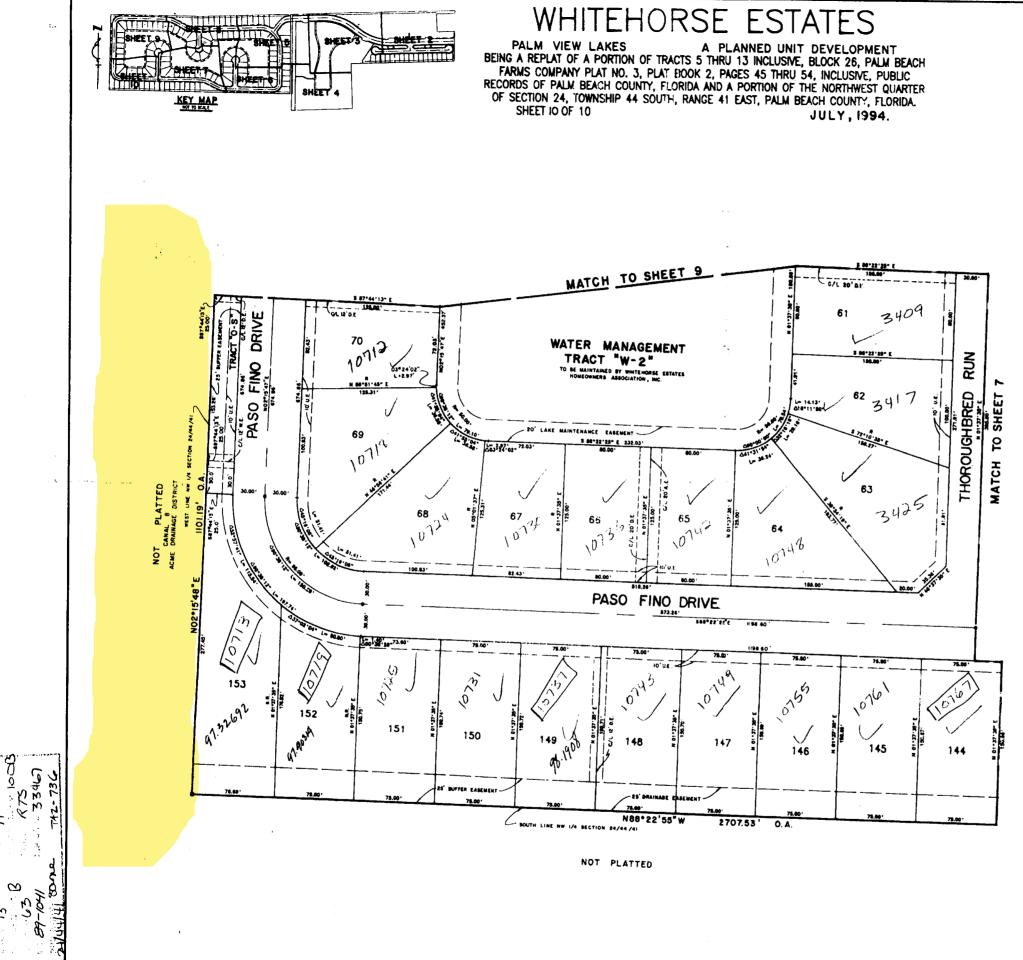
ACKNOWLEDGEMENT

NR S.E. W.E

BEFORE ME PERSONALLY APPEARED GEORGE T ELMORE AS TRUSTEE

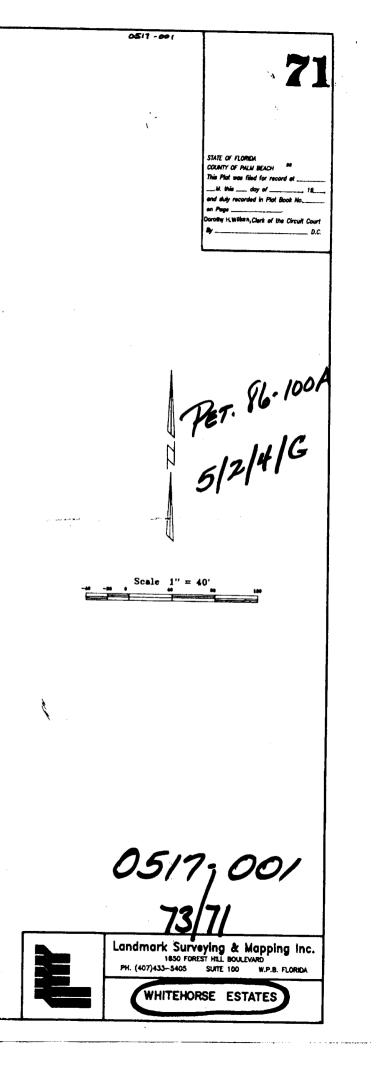






LE WHITE ESTATE

f





BEING A PART OF WYCLI AND BEING A REPLAT PLAT BOOK 66, PAGES 31 THROUGH 35 / WIDE RIGHT-OF-WAYS ADJACENT THERE 45 THROUGH 54 ALL OF THE PUBLIC AND 25, TOWNSHIP 44 SOUTH, RANGE

### DEDICATION AND RESERVATIONS:


KNOW ALL MEN BY THESE PRESENTS that Kenco Communities I, Inc., a Florida Corporation, licensed to do business in Florida, the Owner of the land shown hereon as WYCLIFFE TRACT "N", BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) AND BEING A REPLAT OF A PORTION OF TRACT "P" "WYCLIFFE PLAT TWO", AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 AND A REPLAT OF A PORTION OF TRACTS 29 THROUGH 31, BLOCK 26 AND THE 25.00 FOOT WIDE RIGHT-OF-WAYS ADJACENT THERETO, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL LYING IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 29, 30 AND 31, BLOCK 26, AND THE 25.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING WEST OF SAID TRACT 29 AND SOUTH OF , SAID TRACTS 29, 30 AND 31, "THE PALM BEACH FARMS COMPANY PLAT NO. ", ALL AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "WYCLIFFE PLAT TWO", AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88'02'58" W ALONG THE NORTH LINE OF SAID "WYCLIFFE PLAT TWO", A DISTANCE OF 982.63 FEET; THENCE SO1'57'02"W, DISTANCE OF 10.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 15'35'34", AN ARC DISTANCE OF 40.82 FEET TO A POINT OF TANGENCY; THENCE S13'38'32"E, A DISTANCE OF 59.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 15'35'34", AN ARC DISTANCE OF 40.82 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT "M" OF SAID "WYCLIFFE PLAT TWO; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S33'19'33"E, HAVING A RADIUS OF 173.00 FEET, A CENTRAL ANGLE OF 24'46'57", AN ARC DISTANCE OF 74.83 FEET TO A POINT; THENCE NO1'57'02"E, A DISTANCE OF 54.88 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15'35'34", AN ARC DISTANCE OF 27.21 FEET TO A FOINT OF TANGENCY; THENCE N13'38'32"W, A DISTANCE OF 59.99 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 15'35'34", AN ARC DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY; THENCE NO1'57'02"E, A DISTANCE OF 10.53 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE OF "WYCLIFFE PLAT TWO"; THENCE N88'02'58"W ALONG SAID NORTH LINE, A DISTANCE OF 535.93 FEET;

THENCE N 89'07'32" W, CONTINUING ALONG SAID NORTH LINE AND A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24, A DISTANCE OF 2590.39 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 25; THENCE N 02'40'22" E ALONG SAID WEST LINE, A DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N 00'33'34" W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24, A DISTANCE OF 998.73 FEET; THENCE N 89'59'50" E, A DISTANCE OF 1874.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 76'34'40" E, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 60'27'45", AN ARC DISTANCE OF 955.02 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 06'49'34" W, A DISTANCE OF 131.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 08'04'19" E, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 13'09'27", AN ARC DISTANCE OF 206.68 FEET TO A POINT

	FFJ	TRACT 'N'	
LIFFE G AT OF AND A RETO, RECOR	OLF AND A PORTIC REPLAT "PALM BE DS OF P	UNIT DEVELOPMENT COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) OF TRACT "P", WYCLIFFE PLAT TWO, AS RECORDED IN DF A PORTION OF TRACTS 29 THROUGH 31, BLOCK 26 AND THE :: CH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK M BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECT NG IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EA EACH COUNTY, FLORIDA Wranage and Lake Maintenance Easements: the drainge assements as shown hereon are hereby testoaled in perpetuity for drainage purposes The hodinainge assements, as shown hereon are hereby testoaled in perpetuity for drainage burposes the drainage assements, as shown hereon are hereby testoaled in perpetuity for drainage burposes The industrease club associated where anagement tract(s) for purposes of performing any and a analtenance collivities purchases of a dissigns, thout recourse to Pain Beach County The lake maintenance collivities purchases of performing any and a analtenance collivities purchase and assigns, throut recourse to Fain Beach County the Meaon County shall have the right, but not the bilgation, to maintian a perform of the drainage system nee takeen index index frage, iase maintenance, a proper purposes any and ell drainage, iase maintenance, a proper purposes and and ell drainage, iase maintenance, a proper purposes and and ell drainage, iase maintenance, a proper purposes and and ell drainage, iase maintenance, a proper purposes any and ell drainage, iase maintenance and inconsisten	
	), <u> </u>	BEACH COUNTY, FLORIDA	
	2.	Drainage and Lake Maintenance Easements: 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 the Wycliffe Community Association, Inc., its successors and assigns, without recourse to Palm Beach County.	٦
Η Τ, Μ		The lake maintenance easements, as shown hereon, are hereby reserved for the Wycliffe Community Association, Inc, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance	SURVE 7301-A WE
		obligation of said association, 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 this 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	t S
		The Village of Wellington shall have the right, but not the	0
		obligation, to maintain a portion of the drainage system between Tract "W" and the Acme Improvement District right—of—way recorded in Deed Book 1037, Page 690 including the right to utilize	W
		for proper purposes any and all drainage, lake maintenance access easements and private roads associated with said drainage system.	W
	3.	<b>Private Street:</b> Tract "R", as shown hereon, is hereby reserved for the Manchester Lakes Property Owners' Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and	C
	4.	Private Street:	o id
		Tract "R-1", as shown hereon, is hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.	Fl ex th co
	5.	<b>Overhang and Maintenance Easements:</b> Overhang and maintenance easements, as shown hereon, are hereby reserved the abutting lot owners, their successors and assigns, for maintenance of roo overhangs.	so for
	6.	Recreation Areas:	Ń
		Tracts "F" and "F-1", as shown hereon, are hereby reserved for the Manchester Lakes Property Owners' Association, Inc., its successors and assigns, for recreation purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.	<b>CO</b> This Ord
	7.	Open Space:	Ura this <b>PR</b> 0
		Tract "L" as shown hereon, is hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance	PRO GEO



Jan-27-1999 10:56an 99-034374

ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH) The Wycliffe Community 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 22 ad day of  $M_{2}$  and  $M_{2}$  and Wycliffe Community Association, Inc., a Florida Corporation not for profit \_\_\_\_\_  $\gamma \gamma$ WINESS: Kagin Telaroli NESS: Kagin Telaroli MEZVA WILLEY MEZVA WILLEY elaroll Paulette R. Mozzimer President ACKNOWLEDGEMENT: STATE OF FLORIDA ) COUNTY OF PALM BEACH) appeared Paulette R. Mortimez , who is hally known to me or has produced na \_\_\_\_\_ OS identification, and who executed the foregoing instrument as President of Wycliffe Community Association, 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 <u>220</u> day of <u>MM</u> 161. <u>M. Claine Mouning</u> Notary Public <u>M. ELAINE Browning</u> My commission expires: M. EL AINE BROWNING MY COMMISSION # CC 464419 EXPIRES: June 18, 1999 Bonded Thru Notary Public Underwriters  $\sim$ 

## WYCLIFFE

A PLANNED UNIT DEVELOPMENT BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) AND BEING A REPLAT OF A PORTION OF TRACT "P", WYCLIFFE PLAT TWO, AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 AND A REPLAT OF A PORTION OF TRACTS 29 THROUGH 31, BLOCK 26 AND THE 25.00 FOOT WIDE RIGHT-OF-WAYS ADJACENT THERETO, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL LYING IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA ) COUNTY OF PALM BEACH)
The Manchester Lakes Property Owners' 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
<u>9</u> day of <u>June</u> , 1998.
0 Manahastar Lakas Droportu
Manchester Lakes Property Owners' Association, Inc., a
Florida Corporation not for
WITNESS: Jone June BY: Jonny A. man
THOMAS L. FUKUDA TOMMY L. BRUNER
WITNESS: Karin Telaroli Karin Telaroli
Karin Telaroli
ACKNOWLEDGEMENT:
STATE OF FLORIDA )
COUNTY OF PALM BEACH) BFEORE_ME_personally appeared Tommy L. Bruner, who(is)
(personally known to me) or has produced 19 as
identification, and who executed the foregoing instrument as President of Manchester Lakes Property
Owners' 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 $\underline{9^{m}}_{\underline{une}}$ day of $\underline{1998}$ .
0 $1 - 1$ $1$ $1$ $1$
My commission expires: <u>M. Claine Mourine</u>
Notary Public M.EIAINE BROWNING
M. ELAINE BROWNING MY COMMISSION # CC 464419

# TRACT "N"

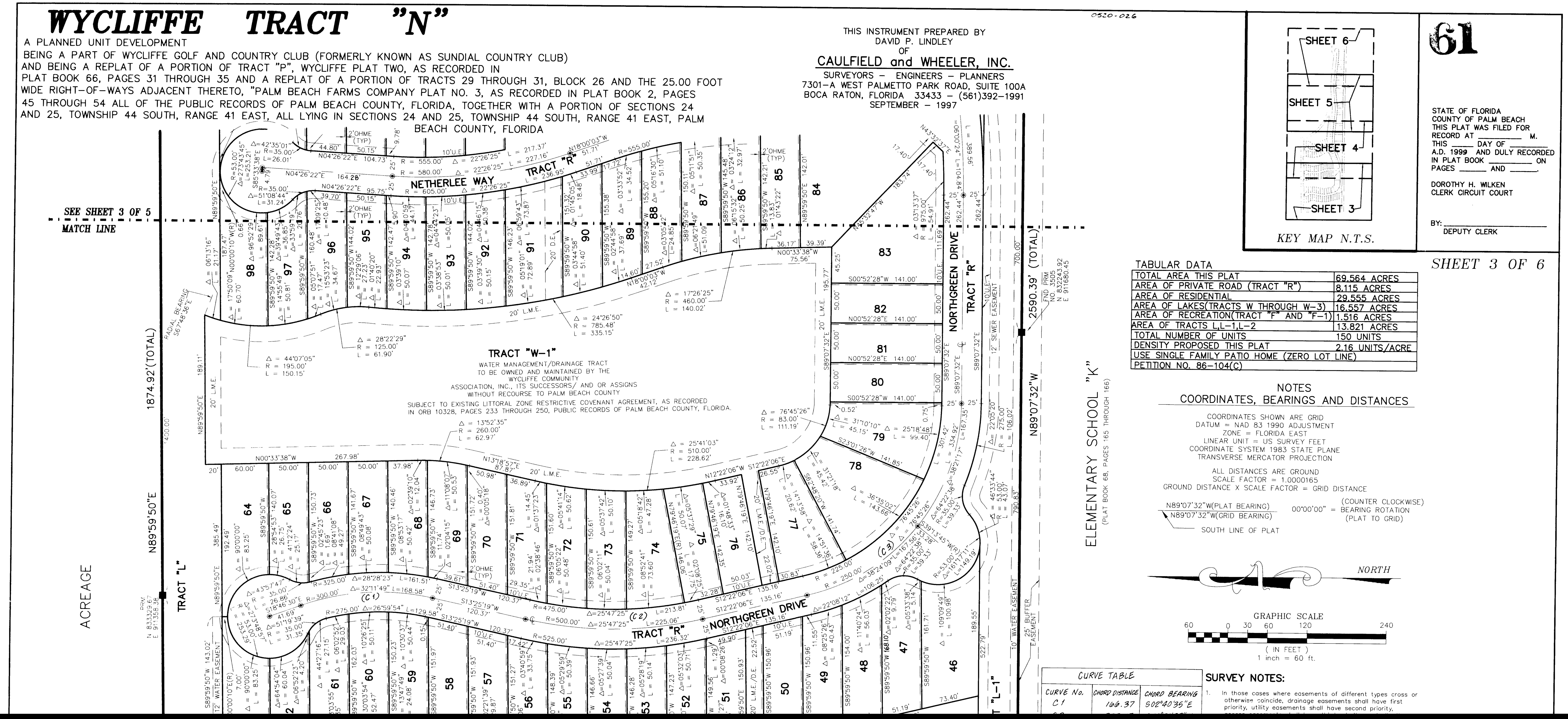
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

## CAULFIELD and WHEELER, INC.

SURVEYORS – ENGINEERS – PLANNERS 7301–A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 – (561)392–1991 SEPTEMBER – 1997

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR **RECORD AT** \_\_\_\_\_ THIS \_\_\_\_ DAY OF A.D. 1999 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND \_\_\_\_\_. DOROTHY H. WILKEN CLERK CIRCUIT COURT DEPUTY CLERK

SHEET 2 OF 6





### **A GREAT HOMETOWN**

Manager Jim Barnes

**Council** Anne Gerwig, Mayor Michael Drahos, Vice Mayor John T. McGovern, Councilman Michael J. Napoleone, Councilman Tanya Siskind, Councilwoman

January 5, 2023

### Vincent & Jill Abbatiello

3388 Princeton Dr Wellington, Florida 33414

### Re: C-8 Canal Multi-Purpose Pathway Grant Application

Dear Vincent & Jill Abbatiello,

Pursuant to the continued improvements of the Wellington Bicycle and Pedestrian Master Plan the Village of Wellington is seeking a grant to install a 10'-wide multi-purpose pathway on the east side of the C-8 canal between Stribling Way and Lake Worth Road (see Exhibit A, attached). This funding program is part of a joint effort between the Florida Department of Transportation (FDOT) and the Palm Beach County Transportation Planning Agency. As part of the grant application process, public outreach and notification of the application to adjacent residential properties is a requirement. Therefore, as a resident of Oakmont Estates, which is adjacent to the proposed pathway we are providing this information.

The proposed pathway would provide access to the existing multi-purpose pathway at Stribling Road to the north, Fairlane Farms Road to the west, and Lake Worth Road to the south. It would also be part of a larger multi-purpose pathway that is 19.58 miles in length and is identified as the Orange trail AKA the Wellington Loop of Wellington's adopted Bicycle and Pedestrian Circulation Plan (see Exhibit B).

A final determination of grant recipients will not be made until July 20, 2023. In the meantime, we would be happy to answer any questions you may have regarding the proposed pathway. Please contact me at 561-753-2533 or <u>csantagonzalez@wellingtonfl.gov</u> with your comments. Thank you.

Sincerely,

Christian Santa-Gonzalez Planner, Village of Wellington

CC: Jim Barnes, AICP, Village Manager Jonathan Reinsvold, PE, Village Engineer Tim Stillings, AICP, Director of Planning Zoning and Building Michael O'Dell, AICP, Assistant Director of Planning, Zoning, and Building

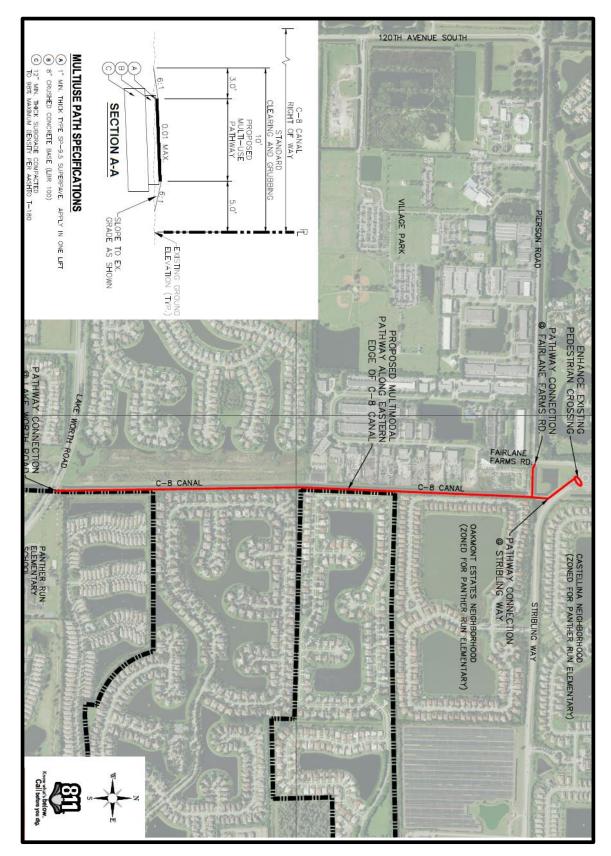
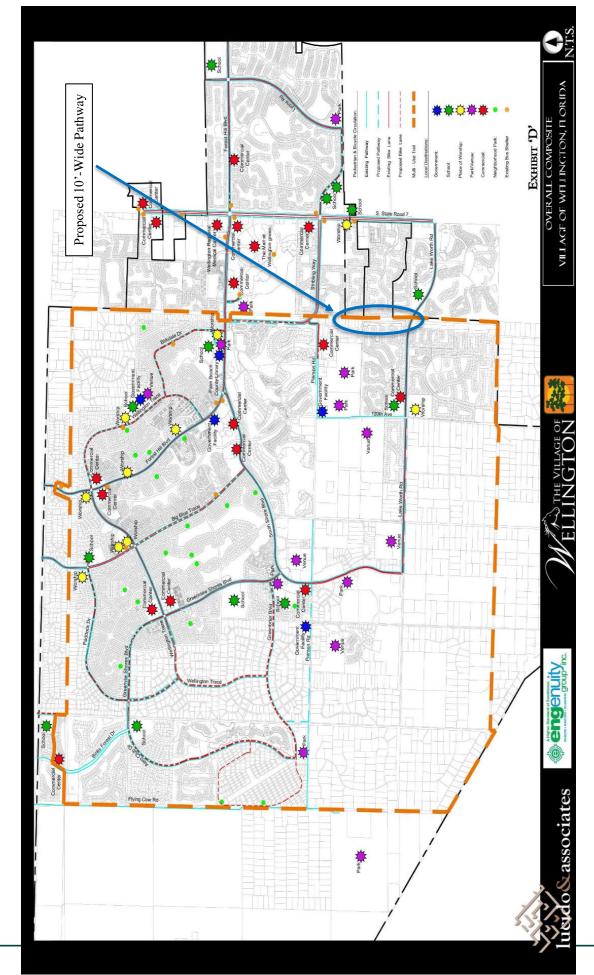


Exhibit 'A' C-8 Canal Proposed Pathway



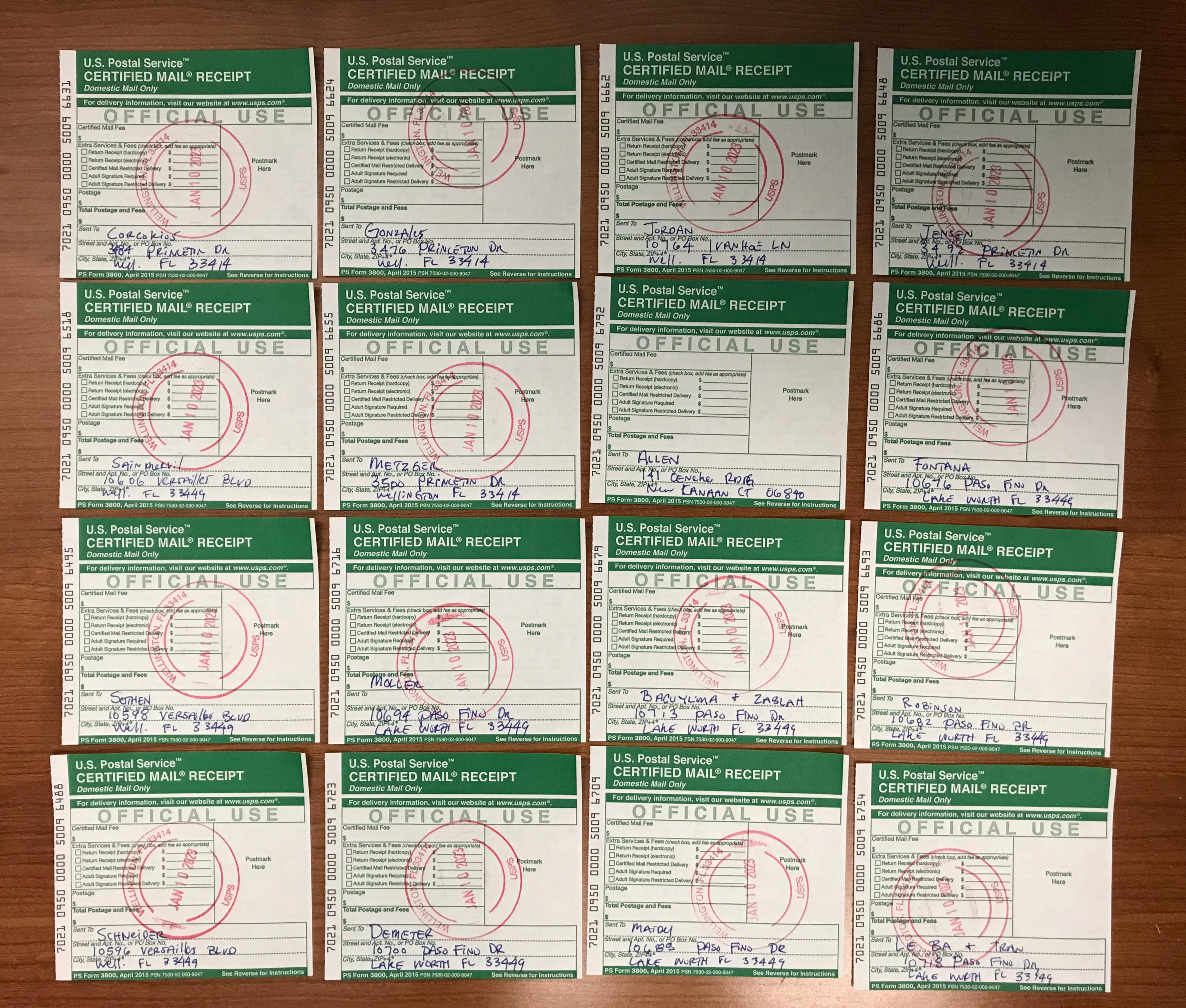


Owner Name	Owner Name 2	Site Address
ALLISON ROBERT JAMES		10646 VERSAILLES BLVD
CHOPRA RAJEEV		10644 VERSAILLES BLVD
SULLIVAN EDWARD &	SULLIVAN PATRICIA	10642 VERSAILLES BLVD
SLOANE DAMARIS V		10638 VERSAILLES BLVD
CARRIO MARCEL		10634 VERSAILLES BLVD
LAVINE STEPHEN J &	VELEZ JASMINE	10630 VERSAILLES BLVD
SCHULNER MICHAEL &	SCHULNER TERRI K	10626 VERSAILLES BLVD
DELANEY DAWN		10622 VERSAILLES BLVD
KIRSHTEYN MICHAEL E &	KIRSHTEYN VLADA V	10618 VERSAILLES BLVD
MARTLING VINCENT C &	MARTLING CYNTHIA	10614 VERSAILLES BLVD
FIENBERG BARRY P &	FIENBERG GAIL M	10610 VERSAILLES BLVD
SAINMERVIL DARMA &	SAINMERVIL EDESE	10606 VERSAILLES BLVD
STEFANOV SLAV S &	PEYTCHOVSKA STEFANOVA ILIANA P &	10602 VERSAILLES BLVD
SOTHEN RICHARD M		10598 VERSAILLES BLVD
SCHNEIDER ANDREW P &	BEN NAIM KAREN	10596 VERSAILLES BLVD
VEZZA NANCY		10594 VERSAILLES BLVD
ROBERSON CLIFFORD A		10753 WILLOW OAK CT
JORDAN HOLLY &	JORDAN DIAMOND	10764 IVANHOE LN
METZGER MARK J	METZGER DANIELLE C	3500 PRINCETON DR
JENSEN LOIS Y	JENSEN LOIS Y TR	3492 PRINCETON DR
CORCOKIOS SPIROS		3484 PRINCETON DR
GONZALEZ MARIA I &	GONZALEZ VIVIAN E	3476 PRINCETON DR
CORCOKIOS NICHOLAS &	CORCOKIOS VICKI	3468 PRINCETON DR
POWERS MARIA		3460 PRINCETON DR
REYES JOHN &	MOTTO CLAUDINE	3452 PRINCETON DR
DELGADO JOSE &	DELGADO JESSICA Y	3446 PRINCETON DR
NAINI MAJID M &	NAINI JOAN L	3438 PRINCETON DR
DOWNING ANN		3428 PRINCETON DR
FONTANA LEO J &	FONTANA MARILYN Y	3420 PRINCETON DR
SHOPOWICH SIMONE D &	SPEKTOR DANIEL PAUL	3412 PRINCETON DR
ALLEN CHRISTINA FIELD		3404 PRINCETON DR
DELFS CHAD A &	DELFS JODY L	3396 PRINCETON DR
ABBATIELLO VINCENT &	ABBATIELLO JILL &	3388 PRINCETON DR
RODRIGUEZ WILSON		3380 PRINCETON DR
BOLUKOGLU HAKKI		3372 PRINCETON DR
LE BA TUNG &	TRAN KIMANH THI	10718 PASO FINO DR
CARSON KEVIN M &	CARSON SUZANNE G	10712 PASO FINO DR
ST JEAN PIERRE A &	ST JEAN GESULA	10706 PASO FINO DR

DEMETER JUDITH		10700 PASO FINO DR
MOLLER ULF		10694 PASO FINO DR
MAIDEL GARY F &	MAIDEL SUE A	10688 PASO FINO DR
RIGGENBACH PAUL &	ROBINSON AMANDA D	10682 PASO FINO DR
FONTANA PAUL &	FONTANA WENDY	10676 PASO FINO DR
BACUYLIMA JAIRO D &	ZABLAH PAOLA A	10713 PASO FINO DR

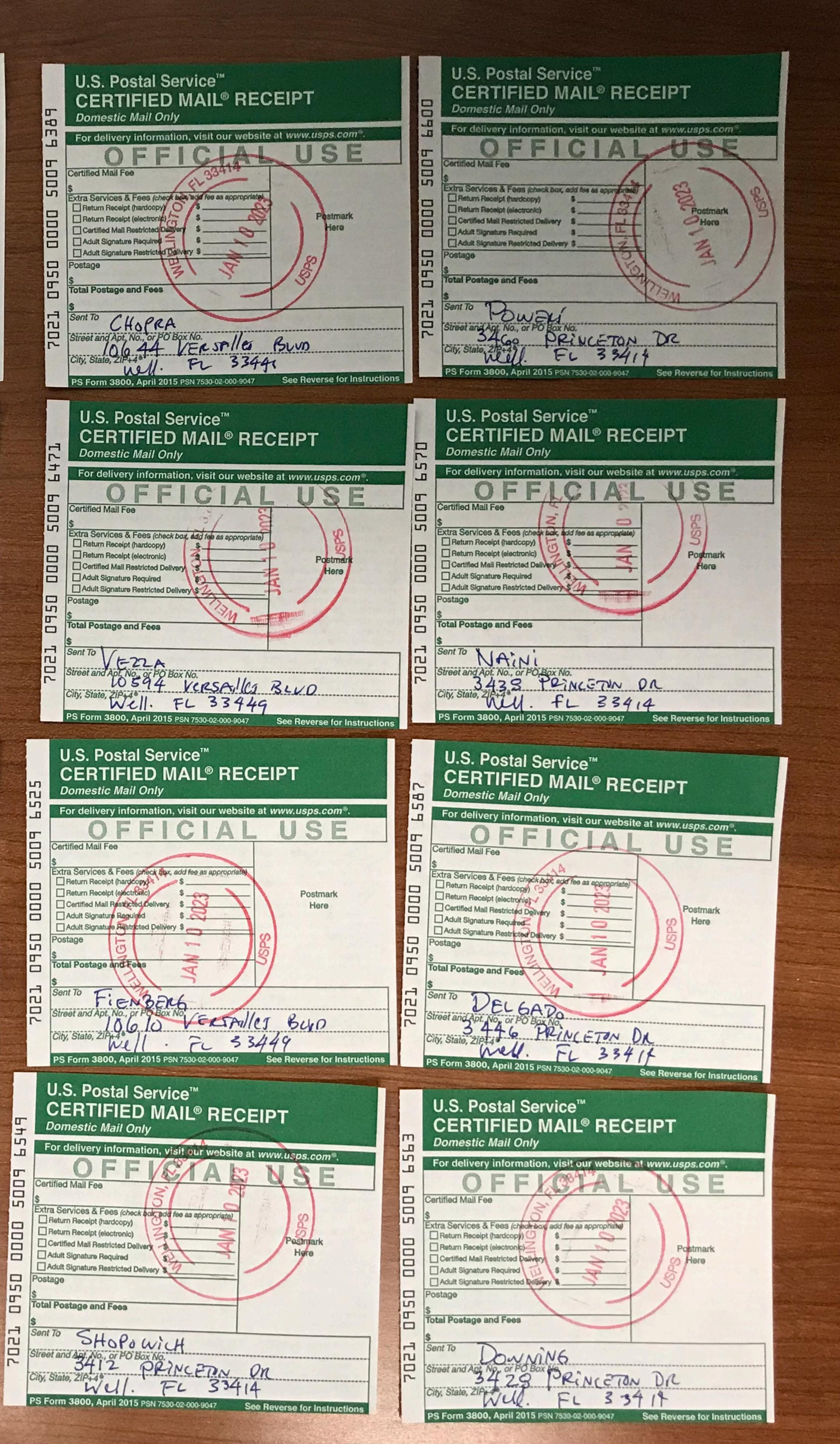
	-	
	BD	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only
	5009 673	For delivery information, visit our website at www.usps.com*. OFFICIALUSE Certified Mail Fee \$
	0000	Extra Services & Fees (check box add fee all appropriate)  Return Receipt (hardcopy)  Return Receipt (electronic)  Certified Mail Restricted Delivery  Adult Signature Required  Adult Signature Restricted Delivery
	21 0950	Postage \$ Total Postage and Fees \$ Sent To ST JEAN BM
	102	Street and Apt. No., or PO Box No. O O O PASO FIND DC City, State, ZIP+4 AKE WURTH FL 33449 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruct
	L747	
	5009	Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate)
	950 0000	Adult Signature Restricted Delivery \$ Postage \$
	7021 0	Sent To CARSON Street and Apt. No., or PO Box No. DT12 DAS FIND DR
		LARE WORTH FL 33449
1 200		PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruct
	9	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruct U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only
	4 60U0	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com <sup>®</sup> .
	5009 68	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only
	0000 5009 68	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only Tor delivery information, visit our website at www.usps.com <sup>®</sup> . Contified Mail Fee Certified Mail Fee Certified Mail Fees (check box, add the as appropriate) Return Receipt (hardcopy) Return Receipt (hardcopy) Adult Signature Required Adult Signature Restricted Delivery \$
		U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only Tor delivery information, visit our website at www.usps.com Contrified Mail Fee 
		U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only To delivery information, visit our website at www.usps.com <sup>®</sup> Contribution of the estappropriation Certified Mail Restricted Delivery Certified Mail Restricted Delivery Ce
		U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only Tor delivery information, visit our website at www.usps.com Contribution Certified Mail Fee Certified Mail Reservices & Fees (check box, and fee as appropriate) Return Receipt (hardcopy) Return Receipt (hardcopy) Return Receipt (electronic) Return Receipt (electronic) Return Receipt (electronic) Return Receipt (electronic) Return Receipt (and copy) Return Receipt (electronic) Return Return Receipt (electronic) Return Receipt (
		U.S. Postal Service <sup>TM</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only Tor delivery information, visit our website at www.usps.com <sup>o</sup> . OFFCCATORSE Certified Mail Fee Certified Mail Fee Certified Mail Fee Certified Mail Restricted Delivery Certified Mail Restricted Delivery Ce
		U.S. Postal Service <sup>TM</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only To delivery information, visit our website at www.usps.com OFFCCUVS Certified Mail Fee Cartified Mail Fee Certified Mail Fee Certified Mail Fee Certified Mail Fee Certified Mail Fee Certified Mail Feel (check box, and fee as popropriet) Certified Mail Feel Certified Mail Feel (check box, and fee as popropriet) Certified Mail Restricted Delivery States Certified Mail Res
		U.S. Postal Service <sup>™</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only Tor delivery information, visit our website at www.usps.com Certified Mail Fee Certified Mail Fee Certified Mail Fee Certified Mail Reservices & Fees (check box, edd fee al exportoring Certified Mail Fee Certified Mail Fee Certified Mail Fee Certified Mail Reserviced Delivery & Certified Mail Fee
		U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only To delivery information, visit our website at www.usps.com <sup>®</sup> . OFFECTION Certified Mail Fee The Bear Receipt (electron) Certified Mail Restricted Delivery Catal Postage and Fees Cotal Postage a
		U.S. Postal Service <sup>™</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only To delivery information, visit our website at www.usps.com*. OFFECTIVIE Adult Signature Restricted Delivery Adult Signature Restricted Delivery Certified Mail Restricted Del
		U.S. Postal Service <sup>TM</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only To delivery information, visit our website at www.usps.com*. OFFECTIVE Adult Signature Response Adult
		U.S. Postal Service <sup>™</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only Tor delivery information, visit our website at www.usps.com* OFFECTOR Patham Receipt (hardcop) Certified Mail Restricted Delivery Cartified Mail Restricted Delivery The Service Mail Conty Cartified Mail Restricted Delivery Cartified Mail Rest
		U.S. Postal Service <sup>™</sup> CERTIFIED MAIL® RECEIPT Domestic Mail Only To delivery information, visit our website at www.usps.com* COFFICM Mail Fee ***********************************



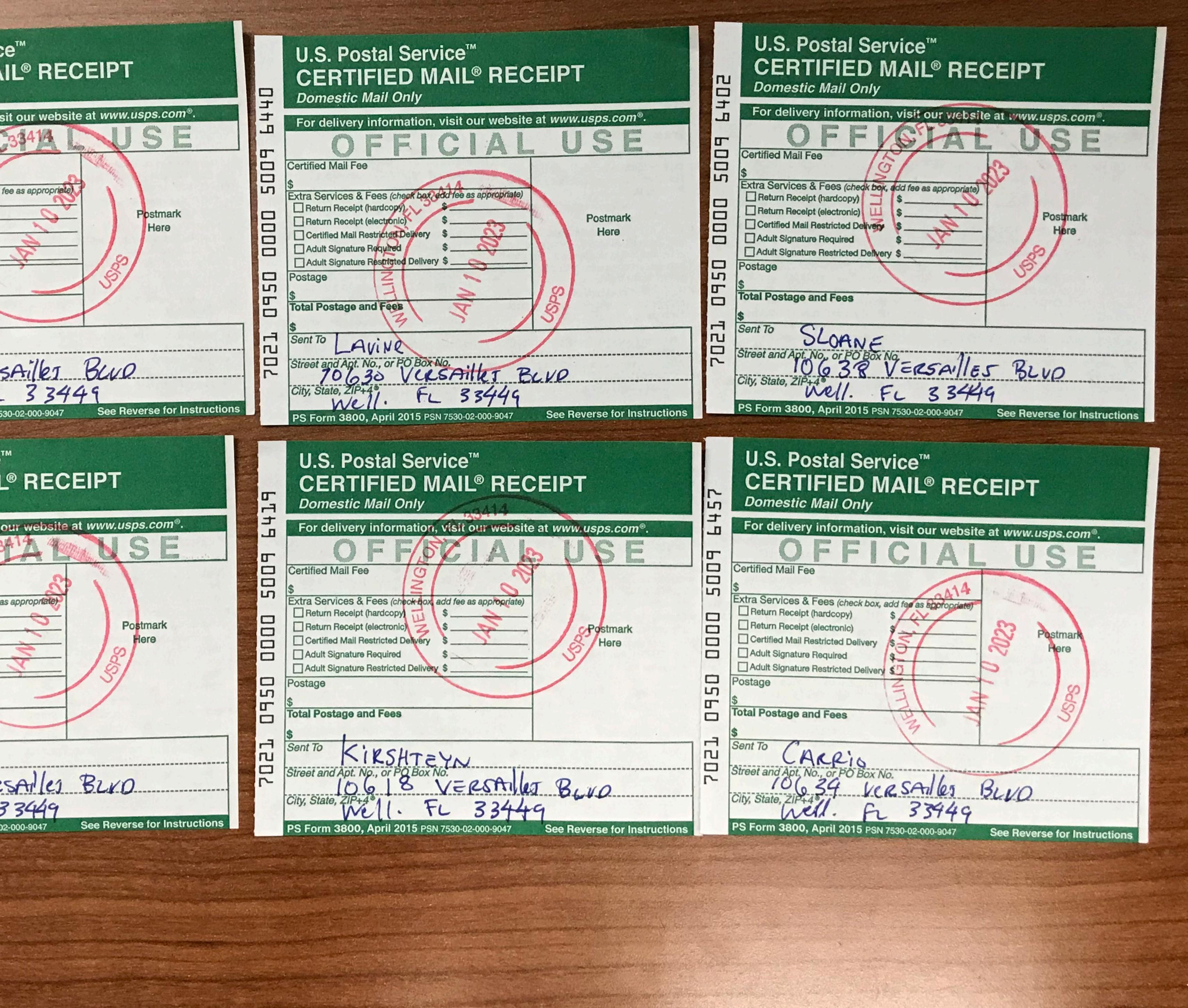




Bind Porting and Press (recreation of the segret prise) P	
BIS STATE St	
BIG	Server and
<text></text>	U.S.   Domes



	and the second	and the	and the	23-7	and the second	-	
JC	C	.S. I ER	TIF tic N	FIE	D   Dnly	M	41
	Fo Certif \$ Extra   R   R   R   R   R   R   R   R   R   R	r deliv fied Ma Servic eturn Re eturn Re eturn Re duit Sign duit Sign age	very i Dill Fee es & F oceipt (h oceipt (h oceipt (e Mall Res nature F nature F nature F	d Fee	natio	n, v v ac v s v s v s v s v s v s v s v s v s v s	
	J.S CE Dom or d or d ra Se Return Return Return Return Adult stage al Po	A PO RT estic eliver Mail Fe Mail Fe Nail Fe Nail Fe Signatur Signatur	A Fees t (hardo t (electro Restrictor te Require Restrictor te Require te Require te Require te Require te Restrictor te Restric	IS ED On Ormat (check copy) onic) ed Definition ind Definition ind Definition ind Definition ind Definition	erv M y ion, box, a box, a very elivery		



### **Christian Santa-Gonzalez**

From:	Nancy Conley <nancy.conley@palmbeachschools.org></nancy.conley@palmbeachschools.org>
Sent:	Saturday, February 4, 2023 8:37 PM
То:	Christian Santa-Gonzalez
Subject:	Re: pathway planned /grant

### This Message originated outside your organization.

Thank you!!

On Fri, Feb 3, 2023 at 4:21 PM Christian Santa-Gonzalez <<u>csanta-gonzalez@wellingtonfl.gov</u>> wrote:

Good afternoon Mrs. Conley,

Thank you for your comments and feedback.

Please see my responses to each of your questions below in red. Feel free to reach out if you have any additional questions.

Best,

Christian

From: Nancy Conley <<u>nancy.conley@palmbeachschools.org</u>>
Sent: Friday, February 3, 2023 11:29 AM
To: Christian Santa-Gonzalez <<u>csanta-gonzalez@wellingtonfl.gov</u>>
Subject: Fwd: pathway planned /grant

This Message originated outside your organization.

------ Forwarded message ------

From: Nancy Conley <<u>nancy.conley@palmbeachschools.org</u>>

Date: Fri, Feb 3, 2023 at 11:28 AM

Subject: pathway planned /grant

To: <<u>csantagonzalez@wellingtonfl.gov</u>>

Hi,

I live near the pathway you are seeking the grant for. I personally was excited about it until a neighbor mentioned golf carts will probably be being driven on it. And then I also thought of some other concerns.

What is the plan for what is going to be allowed to be driven on it?

I know the Palm Beach Bike trail does not allow golf carts or horses.... only bikes, pedestrians and roller blades. I am hoping there will be rules regulating no motorized vehicles on this path as well.

The intended use is for non-motorized mobility, however, golf carts are allowed on our multi-use pathways. Please see our <u>golf cart guidelines</u> which highlights the regulations and use per adopted ordinance.

Also, how will you control people riding motorcycles up there? We sometimes have people fly by our house on those small motorcycles right on the road. I can envision people finding out about that trail back there along the canal where it is pretty much hidden and driving as fast as they can on those smaller type motorcycles.

We are planning to utilize security cameras at the terminals (Lake Worth Road and Stribling Way). We will also coordinate with local law enforcement to enforce the regulations. I can assure you we have not had any incidents or issues at our other shared-use pathways along the planned Orange Trail.

One more question. Will the path be lit at night?

The pathway will not be lit at night due to some residential subdivisions being close.

We have lived in our house near this canal for 21 years. We enjoy walking there but don't want it to become a place where people are doing things that are not allowed back there.

---

Nancy Conley

### Nancy Conley MSCCCSLP

--

**Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

### Nancy Conley MSCCCSLP

**Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

### **Christian Santa-Gonzalez**

From:	Christian Santa-Gonzalez
Sent:	Friday, January 20, 2023 5:06 PM
То:	JR
Cc:	Michael O'Dell (modell@wellingtonfl.gov)
Subject:	RE: C-8 Canal Multi-purpose Pathway Grant Application

Good afternoon Reyes-Motto household,

Please see below my responses in blue to your questions. Let me know if you have any further questions.

Best, Christian

**Christian Santa-Gonzalez** | Planner | Village of Wellington | 12300 Forest Hill Blvd | Wellington, FL 33414 Tel: (561) 753-2533 | <u>csanta-gonzalez@wellingtonfl.gov</u> | <u>www.wellingtonfl.gov</u>



From: JR <xreycon@aol.com>
Sent: Friday, January 20, 2023 12:03 PM
To: Christian Santa-Gonzalez <csanta-gonzalez@wellingtonfl.gov>
Subject: C-8 Canal Multi-purpose Pathway Grant Application

This Message originated outside your organization.

Dear Mr. Santa-Gonzalez,

Thank you for your letter.

We have a couple of questions:

-will the grant allow for further planting of dense vegetation for privacy and noise reduction that could be coming from more people using the pathway?

The conceptual design will not include installation for additional landscape.

-will there be garbage cans installed along the path to reduce potential litter from more people using the pathway?

Garbage cans may be placed, if desired and feasible, at the entrances of the pathways (Lake Worth Rd and Stribling Way). We have not included it into our conceptual estimate or design a this time.

-will the access point allow unrestricted or unsecured access into Oakmont Estates? How will the security work with that access point?

The conceptual plan will not provide for ingress or egress capability into residential subdivisions. Security measures may be discussed with management and Village Engineer. All existing multi-modal pathways are near

major roadway corridors. The addition for such measures will require for additional cost for maintenance and operation.

Looking forward to your reply.

Reyes-Motto household, Princeton Drive



### A GREAT HOMETOWN

**Manager** Jim Barnes

Council Anne Gerwig, Mayor Michael Drahos, Vice Mayor John T. McGovern, Councilman Michael J. Napoleone, Councilman Tanya Siskind, Councilwoman

February 3, 2023

Valerie Neilson, AICP Executive Director Palm Beach County Transportation Planning Agency (TPA) 301 Datura Street West Palm Beach, FL 33401

RE: 2023 TAP Application - C-8 Canal Multi-Use Pathway (Stribling Way to Lake Worth Road)

Dear Ms. Neilson:

The Village of Wellington is submitting an application in the amount of \$857,071.15 for funding through the Transportation Alternative Program. The Village of Wellington is requesting the funding to plan, design and construct a new multi-modal pathway along the C-8 Canal corridor. The Village has control of the areas on which the project will be constructed and authorizes the project to be completed. The successful completion of this project will further the Village of Wellington and TPA's goals of enhancing bicycling and pedestrian opportunities for the region.

The Village of Wellington is committed to administering construction and maintaining the project once construction is completed. The Village will appropriate the necessary funds as part of its annual operating budget. Should we able to provide any additional information on our efforts please contact my office at (561) 791-4000.

Sincerely,

a Quekil

Tanya Quickel Deputy Village Manager



Panther Run Elementary School



Edilia De La Vega Principal

Risa Suarez Assistant Principal

January 4th, 2023

Valerie Neilson, AICP Executive Director Palm Beach Transportation Planning Agency 301 Datura Street West Palm Beach, Florida 33401

RE: 2023 TA Application- C-8 Canal Multi-Use Pathway

Dear Ms. Valerie Neilson:

Our organization supports the Village's effort at enhancing the community's non-motorized transportation system. The proposed project of constructing a multi-use pathway will increase opportunities and safety for a wide range of non-motorized users. The new pathway will also connect to the Village's community wide trail system linking parks, schools, and commercial areas. We believe that the successful completion of this project will further the Village and TPA's goals of enhancing alternative transportation opportunities for the region.

We appreciate your consideration of this worthwhile project. Should we be able to provide any additional information please contact my office at (561) 804-3900.

Sincerely,

Edile Dehalg

Edilia De La Vega Principal Panther Run Elementary



### **2023 Transportation Alternatives (TA) Program Overview** Palm Beach Transportation Planning Agency

TA SCORING				
CRITERIA	DESCRIPTION	VALUE	MAX	
WHAT				
Discuster Franklike Truck	10'+ shared use path	5	10	
Bicycle Facility Type NOTE: Multiply length by factor shown in Value column	Separated or raised bicycle lanes	4		
	Buffered bicycle lanes	3	10	
Value column	Designated bicycle lanes	2		
	10'+ shared use path	5	-	
	8'-9' paved path	4		
Pedestrian Facility Type	4'-7' sidewalk	3		
NOTE: Multiply length or number of locations	4'+ unpaved path (ADA compliant)	2	10	
by factor shown in Value column	Sidewalk or shared use path widenings	1		
	Standalone ADA facility (e.g. ped crossings, bus stops, etc.)	0.2		
WHERE				
Project improves pedestrian facilities in High C	rash Ped Corridor per TPA Vision Zero Action Plan	5		
	Bicycle Corridor per TPA Vision Zero Action Plan	5	15	
Project provides lighting in Dark/Unlit crash loc		5		
Project improves pedestrian facilities in Tier 1 I	•	5		
Project improves bicycle facilities in Tier 1 Bicyc	5	10		
Project benefits traditionally underserved	Very High	10	10	
communities	High	6		
NOTE: Determine Traditionally Underserved population index within 1 mile of project	Medium	3		
Project creates dedicated Pedestrian Facilities	5			
Project creates dedicated Bicycle Facilities within 3 miles of a Transit Hub			10	
Pedestrian project is within 1 mile; bicycle or shared use path project is within 3 miles and provides a connection to a shopping center, multiple trail intersections, regional parks, designated natural areas or recreational centers			10	
Project is within 2 miles of a school and within	its school attendance boundary	5		
Project improves facilities at an interchange, bridge, railroad crossing, or signalized intersection			5	
WHY				
Project has positive environmental impacts (i.e. mitigation activity, pollution prevention & abatement, stormwater management, tree canopy coverage, pervious materials, etc.)			10	
Project has been tested as a pilot with local funds				
Project is endorsed by members of benefit area (HOA, POA, local bike group, etc.)				
Project is identified in an agency's adopted plan and connects to an existing or proposed non-			10	
motorized facility	funded project within the past 12 menths	-5	0	
Applicant canceled a previously prioritized and funded project within the past 12 months			-	
		TOTAL	100	

Page **7** of **9** 



### **2023 Transportation Alternatives (TA) Program Overview** Palm Beach Transportation Planning Agency

TA SCORING				
CRITERIA	DESCRIPTION	VALUE	MAX	
WHAT				
Discuster Franklike Truck	10'+ shared use path	5	10	
Bicycle Facility Type NOTE: Multiply length by factor shown in Value column	Separated or raised bicycle lanes	4		
	Buffered bicycle lanes	3	10	
Value column	Designated bicycle lanes	2		
	10'+ shared use path	5	-	
	8'-9' paved path	4		
Pedestrian Facility Type	4'-7' sidewalk	3		
NOTE: Multiply length or number of locations	4'+ unpaved path (ADA compliant)	2	10	
by factor shown in Value column	Sidewalk or shared use path widenings	1		
	Standalone ADA facility (e.g. ped crossings, bus stops, etc.)	0.2		
WHERE				
Project improves pedestrian facilities in High C	rash Ped Corridor per TPA Vision Zero Action Plan	5		
	Bicycle Corridor per TPA Vision Zero Action Plan	5	15	
Project provides lighting in Dark/Unlit crash loc		5		
Project improves pedestrian facilities in Tier 1 I	•	5		
Project improves bicycle facilities in Tier 1 Bicyc	5	10		
Project benefits traditionally underserved	Very High	10	10	
communities	High	6		
NOTE: Determine Traditionally Underserved population index within 1 mile of project	Medium	3		
Project creates dedicated Pedestrian Facilities	5			
Project creates dedicated Bicycle Facilities within 3 miles of a Transit Hub			10	
Pedestrian project is within 1 mile; bicycle or shared use path project is within 3 miles and provides a connection to a shopping center, multiple trail intersections, regional parks, designated natural areas or recreational centers			10	
Project is within 2 miles of a school and within	its school attendance boundary	5		
Project improves facilities at an interchange, bridge, railroad crossing, or signalized intersection			5	
WHY				
Project has positive environmental impacts (i.e. mitigation activity, pollution prevention & abatement, stormwater management, tree canopy coverage, pervious materials, etc.)			10	
Project has been tested as a pilot with local funds				
Project is endorsed by members of benefit area (HOA, POA, local bike group, etc.)				
Project is identified in an agency's adopted plan and connects to an existing or proposed non-			10	
motorized facility	funded project within the past 12 menths	-5	0	
Applicant canceled a previously prioritized and funded project within the past 12 months			-	
		TOTAL	100	

Page 7 of 9

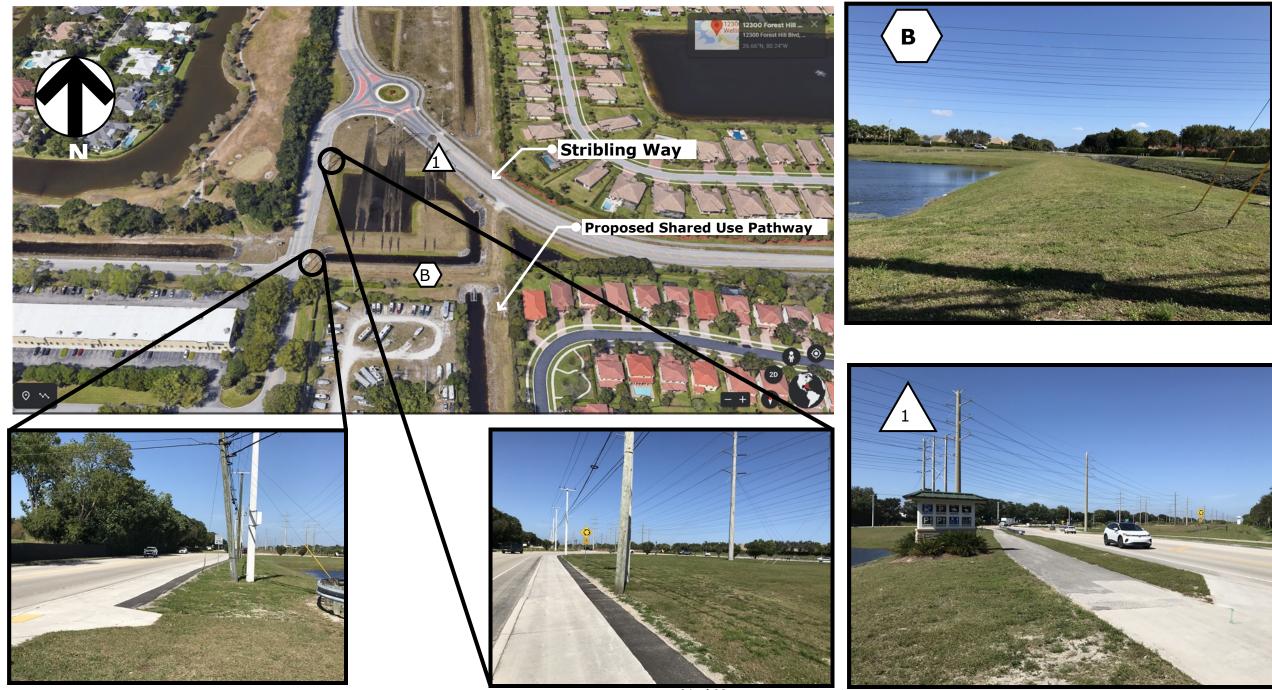
C-8 Canal Shared Use Pathway Existing Conditions

**Proposed Pathway Location** 



February 10, 2023

### C-8 Canal Shared Use Pathway Existing Conditions



### February 10, 2023

### C-8 Canal Shared Use Pathway Existing Conditions

### **Stribling Way Terminus**



Lake Worth Road Terminus