

AUGUST, NINETEEN HUNDRED NINETY FOUR

MONTAUK HARBOR

SHEET ONE OF THREE

107

A PART OF WELLINGTON, A PLANNED UNIT DEVELOPMENT, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST BEING A REPLAT OF LOTS 5, 6, 7 AND 8, AND A PORTION OF SAG HARBOR DRIVE SOUTH SHORE NO. 1 OF WELLINGTON, P.B. 29, PP. 222-226, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

AREA TABULATION:

TRACT "A"	0.684 ACRE
TRACT "B"	1.197 ACRES
TRACT "O"	0.448 ACRE
TRACT "R"	0.193 ACRE
ADDITIONAL R/W	0.003 ACRE
LOTS (89)	8,656 ACRES
TOTAL	12.08 ACRES
DENSITY	6.72 D.U./ACRE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 3:50 P.M. THIS 17th DAY OF September, A.D. 1994, AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 107 THROUGH 109

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By: Barbara A. Platt
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT AMERICAN VENTURE ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "MONTAUK HARBOR", SAID LANDS LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; AND BEING A REPLAT OF ALL OF LOTS 5, 6, 7, AND 8, BLOCK 16, AND A PART OF SAG HARBOR DRIVE, SOUTH SHORE NO. 1 OF WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 222, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE, SOUTH 79°58'05" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 169.82 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 357.25 FEET; THENCE, WESTERLY ALONG SAID CURVE AND SAID LINE, THROUGH A CENTRAL ANGLE OF 45°33'11", A DISTANCE OF 284.03 FEET TO THE POINT OF TANGENCY, AND TO THE SOUTHERLY CORNER OF SAID LOT 6; THENCE, NORTH 54°27'44" WEST, ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 354.87 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 280.38 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND SAID LINE AND THE NORTHERLY LINE OF SAID LOT 7, THROUGH A CENTRAL ANGLE OF 113°52'30", A DISTANCE OF 617.50 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 59°24'48" EAST, ALONG THE NORTHERLY LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 567.29 FEET TO THE NORTH-EASTERLY CORNER OF SAID LOT 8, AND TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1112.14 FEET; AND WHOSE RADIUS POINT BEARS SOUTH 60°42'08" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE EASTERLY LINE OF SAID LOT 8, THROUGH A CENTRAL ANGLE OF 08°43'08", A DISTANCE OF 169.24 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 20°34'47" EAST, ALONG SAID LINE, A DISTANCE OF 91.38 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE AND SAID LINE, THROUGH A CENTRAL ANGLE OF 19°44'06", A DISTANCE OF 113.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND SAID LINE, THROUGH A CENTRAL ANGLE OF 81°05'14", A DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 40°48'21" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 24.29 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 648.81 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND SAID LINE, THROUGH A CENTRAL ANGLE OF 14°58'29", A DISTANCE OF 169.82 FEET TO THE END OF SAID CURVE AND TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 8 AND THE SOUTHERLY LINE OF SAID LOT 8; THENCE, SOUTH 34°17'10" EAST, ALONG SAID PROLONGATION AND SAID EASTERLY LINE, A DISTANCE OF 280.54 FEET; THENCE, SOUTH 10°00'55" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12.08 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS TRACT FOR INGRESS-EGRESS, PAVING, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O", AS SHOWN HEREON, IS HEREBY RESERVED FOR MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY 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 OVERHANG EASEMENTS (O.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 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 JURISDICTION OVER ACCESS RIGHTS.
- THE 20' LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACME IMPROVEMENT DISTRICT EASEMENTS, AS SHOWN HEREON AS A.I.D.E., ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ADDITIONAL RIGHT-OF-WAY FOR SAG HARBOR DRIVE, 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 PUBLIC STREET PURPOSES.
- A UTILITY EASEMENT OVER TRACTS A & B IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES.

IN WITNESS WHEREOF, AMERICAN VENTURE ENTERPRISES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY TRICIA DOODY, AS PRESIDENT, AND T. GLYNN GILBERT, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21ST DAY OF JULY, A.D., 1994.

BY: AMERICAN VENTURE ENTERPRISES, INC.
A FLORIDA CORPORATION

ATTEST: T. GLYNN GILBERT, SECRETARY BY: TRICIA DOODY, PRESIDENT

ACKNOWLEDGMENT:

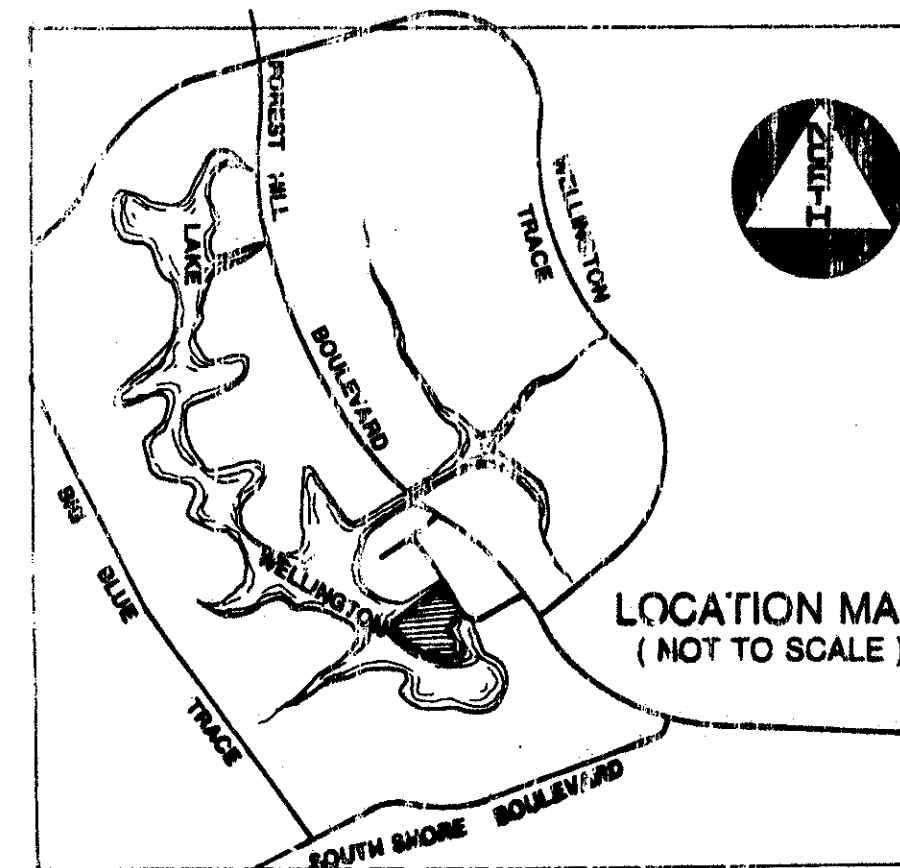
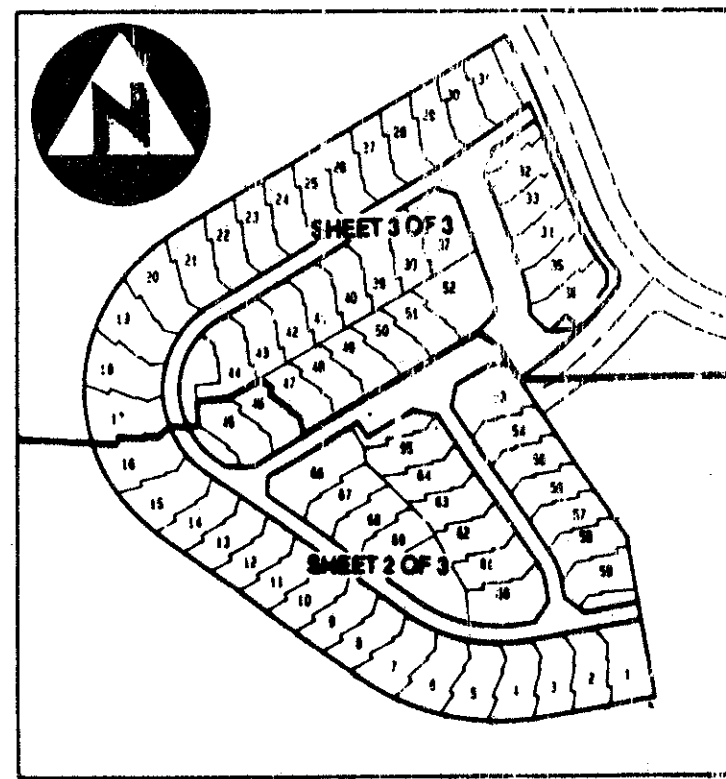
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED TRICIA DOODY AND T. GLYNN GILBERT OF AMERICAN VENTURE ENTERPRISES, INC., A FLORIDA CORPORATION WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JULY, 1994.

OFFICIAL NOTARY SEAL
SANDRA L. LAUFER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC28099
MY COMMISSION EXPIRES MAR. 12, 1997

MY COMMISSION EXPIRES: MARCH 12, 1997
Sandra L. Laufner
NOTARY PUBLIC SANDRA L. LAUFER



ZONING PETITION NO. 86-32

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21ST DAY OF JULY, 1994.

MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: T. GLYNN GILBERT, SECRETARY BY: TRICIA DOODY, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED TRICIA DOODY AND T. GLYNN GILBERT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JULY, 1994.

OFFICIAL NOTARY SEAL
SANDRA L. LAUFER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC28099
MY COMMISSION EXPIRES MAR. 12, 1997

MY COMMISSION EXPIRES: MARCH 12, 1997
Sandra L. Laufner
NOTARY PUBLIC SANDRA L. LAUFER

PET. 86-32
CURRENT FEES

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, EASTERN NATIONAL TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO AMERICAN VENTURE ENTERPRISES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

EASTERN NATIONAL TITLE INSURANCE AGENCY, INC.
A TITLE INSURANCE COMPANY

DATE: 7-22-94

BY: Victoria C. Henderson
VICTORIA C. HENDERSON, PRESIDENT
VICE

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.C.P.'S) PERMANENT CONTROL POINTS AND (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 7-22-94

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 59°24'46" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 7 AND 8, BLOCK 15, PLAT OF "SOUTH SHORE NO. 1 OF WELLINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 222, THROUGH 226, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET #224 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #224 PERMANENT CONTROL POINT (P.C.P.).
- LOT LINES AND/OR BOUNDARY LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P. POSITION), STRADDLES MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THE UNDERLYING DRAINAGE, MAINTENANCE AND UTILITY EASEMENTS AND THAT PORTION OF SAG HARBOR OF BLOCK 15, PLAT OF "SOUTH SHORE NO. 1 OF WELLINGTON", WHICH ARE ENCOMPASSED WITHIN THIS PLAT, WERE ABANDONED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY UNDER RESOLUTION NO. R-90-47088.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Sept, A.D., 1994.

BY: Mary McCarthy
MARY MC CARTHY, CLERK

ATTEST: DOROTHY H. WILKEN, CLERK

BY: George T. Webb
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Sept, A.D., 1994.

BY: George T. Webb
GEORGE T. WEBB P.E., COUNTY ENGINEER

"SEAL"
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
PALM BEACH COUNTY, FLORIDA

"SEAL"
GEORGE T. WEBB, P.E.
COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA

This instrument was prepared by Wm. R. Van Campen, R.L.S., in, and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Tel: (407) 848-2102 Fax: (407) 848-2102

RECORD PLAT
MONTAUK HARBOR

DWN FILE DATE SCALE NO. P75H
CKD FILE SCALE SHEET 1 OF 3

Subdivision: Montauk Harbor
BOOK 73 PAGE 107
FLOOD ZONE: FLOOD MAP # 10003
QUAD: 62
ZONING: AR
SE: 87-443
ZIP CODE: 33414
PUD NAME: Wellington
COUNTY: Palm Beach

"SEAL"
AMERICAN VENTURE ENTERPRISES, INC.

"SEAL"
MONTAUK HARBOR HOMEOWNER'S ASSOCIATION, INC.

"SEAL"
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

"SEAL"
WM. R. VAN CAMPEN, R.L.S.

0332-086

73/107