

# SAILBOAT POINT OF WELLINGTON

P.U.D.

IN PART OF SECTION 10, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

GEE & JENSON

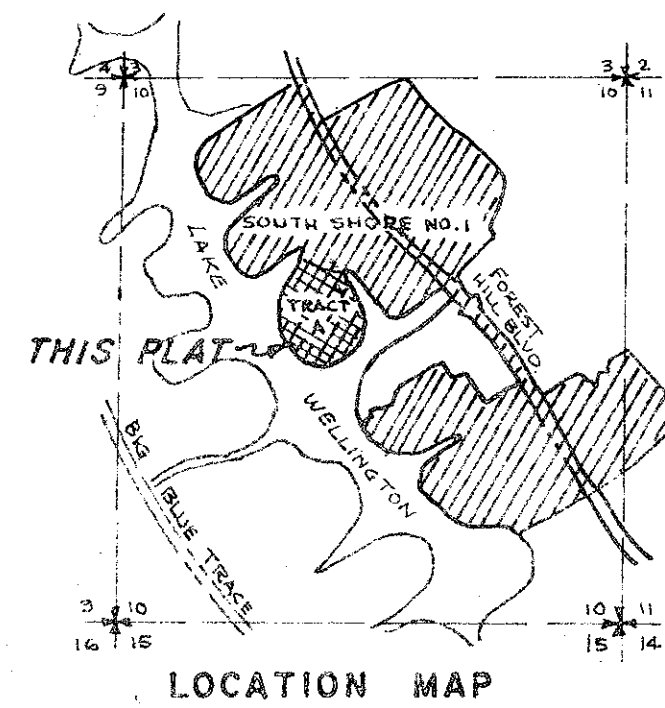
ENGINEERS-ARCHITECTS-PLANNERS, INC.

WEST PALM BEACH, FLORIDA

AUGUST 1975

Being a REPLAT of TRACT A of SOUTH SHORE NO. 1 OF WELLINGTON as recorded in Plat Book 29, Pages 222 through 226, inclusive, Public Records of Palm Beach County, Florida.

SCALE IN FEET SCALE: 1"=100'



243

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:30 P.M. this 17th day of October, 1975, and duly recorded in Plat Book No. 37 on page 243.  
JOHN B. DUNKLE, Clerk Circuit Court  
By John B. Dunkle, D.C.

## DESCRIPTION & DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that ALCOA FLORIDA, INC. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT are the owners of the Parcel of land shown hereon as SAILBOAT POINT OF WELLINGTON lying and being in part of Section 10, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows, to wit:

Being all of TRACT A, SOUTH SHORE NO. 1 OF WELLINGTON, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 29, Pages 222 thru 226 inclusive. HAVE CAUSED the same to be replatted as shown hereon and do hereby dedicate as follows:

The use of the Easements are hereby dedicated to the perpetual use of the public for the construction and maintenance of Public Utilities, Maintenance of Lake and Drainage Purposes.

AND FURTHERMORE, Sailboat Circle and Rudder Cove are hereby dedicated to ACME IMPROVEMENT DISTRICT, in fee simple; provided however, that in the event ACME IMPROVEMENT DISTRICT ceases to exist or to have the authority to maintain the roads, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC., and shall be maintained by said FIRST WELLINGTON, INC. as provided in the Restated Articles of Incorporation in Official Record Book 2111, Pages 1545 to 1554, inclusive, and Amended in Official Record Book 2283, Pages 1977 to 1979, inclusive, Palm Beach County Records.

IN WITNESS WHEREOF, the said Corporations and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 21st day of OCTOBER, A.D. 1975.

ALCOA FLORIDA, INC., a corporation of the State of Florida

Attest: Harriett B. Gilbreath  
Harriett B. Gilbreath, Assistant Secretary

By: John R. Dunkle  
John R. Dunkle, Vice President

BREAKWATER HOUSING CORP., a corporation of the State of Florida

Attest: Jenny H. Graf  
Jenny H. Graf, Assistant Secretary

By: Guerry Stribling  
Guerry Stribling, President

ACME IMPROVEMENT DISTRICT

Attest: A.W. Glisson  
A.W. Glisson, General Manager

By: Madison F. Pacetti  
Madison F. Pacetti, Secretary

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, JOHN R. DUNKLE and HARRIETT B. GILBREATH, Vice President and Assistant Secretary, respectively, of ALCOA FLORIDA, INC. and GUERRY STRIBLING and JENNY H. GRAF, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., and they acknowledge before me that they executed the hereon Dedication as such officers of said Corporations by and with the authority of their Boards of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporations. WITNESS my hand and official seal, this 21st day of OCTOBER, 1975.

Notary Public - State of Florida at large

My Commission expires: June 25, 1979

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, and they executed the hereon Dedication as such officers of said District by and with the authority of the Board of Directors and that their act and deed was the act and deed of said District. WITNESS my hand and official seal, this 21st day of OCTOBER, 1975.

Notary Public - State of Florida at large

My Commission expires: 5/13/77

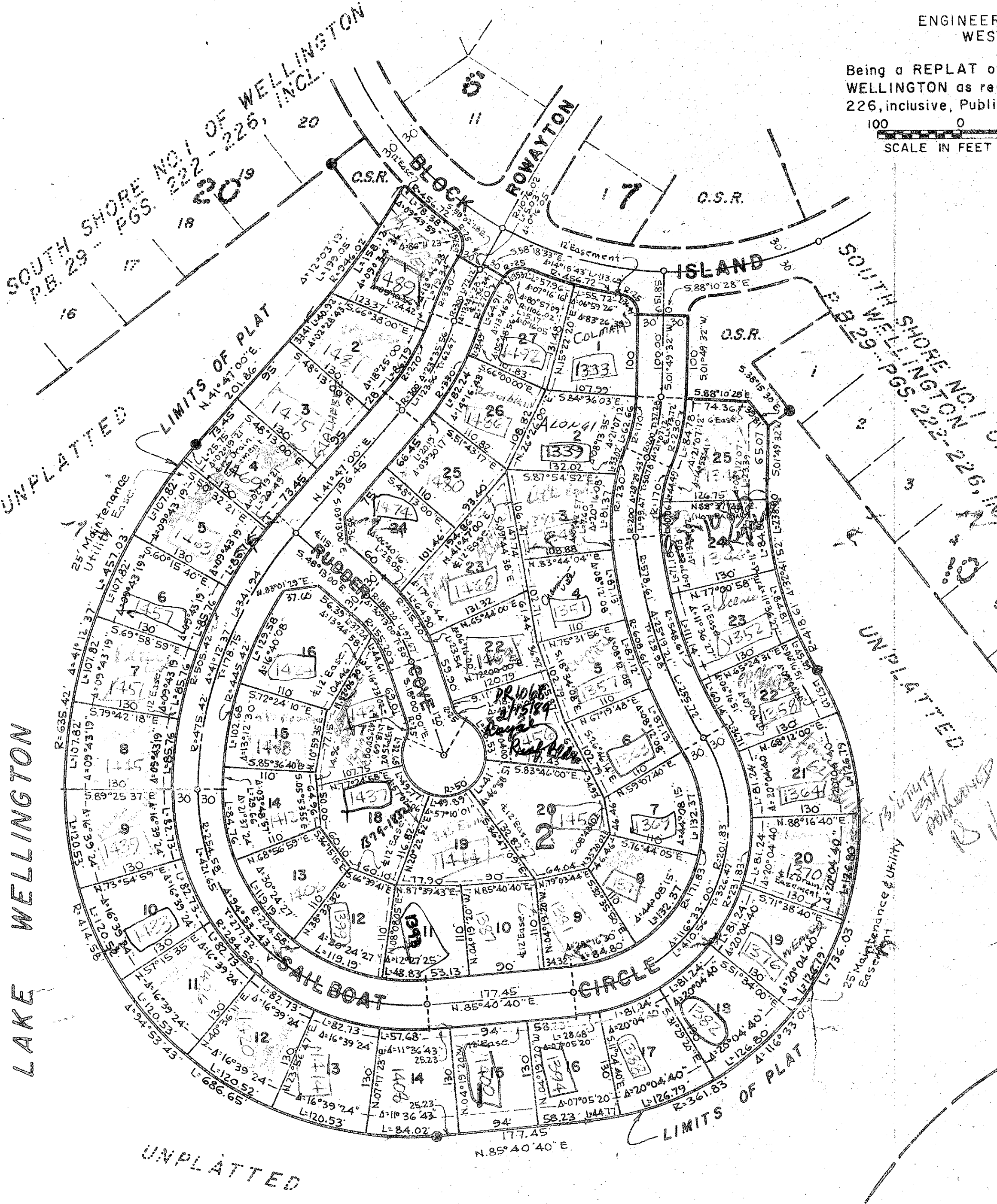
## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and furthermore that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and Ordinance 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.  
Registered Land Surveyor  
Florida Certificate No. 2263

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Blvd. West Palm Beach, Florida.



Total Area	18.123 Acres
Density	2.869 Units/Acre
Lots	52

## NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Wellington.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

Easements are for Public Utilities, unless otherwise noted.

○ denotes Permanent Control Point.

● denotes Permanent Reference Monument.

Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD ss

I, JAMES SADOCK, JR., a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in ALCOA FLORIDA, INC., BREAKWATER HOUSING CORP. and ACME IMPROVEMENT DISTRICT, that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the sub-division of the property.

James Sadock, Jr.  
Attorney at Law, licensed in Florida

## MORTGAGE CONSENT

STATE OF VIRGINIA  
CITY OF RICHMOND ss

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consents to the dedication of the lands described in the dedication hereto, by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 2373, Page 509 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Sr. Vice President and attested by its Asst. Vice President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 22nd day of October, 1975.

BANK OF VIRGINIA - CENTRAL  
a corporation of the State of Virginia

Attest: Charles L. Perry  
Sr. Vice President

## APPROVAL

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 11th day of October, 1975.

By: Chairman  
Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County Laws and Ordinances.

By: H.F. Kahler  
H.F. Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk

By: Deputy Clerk  
Deputy Clerk

## ACKNOWLEDGMENT

STATE OF VIRGINIA  
CITY OF RICHMOND ss

The foregoing instrument was acknowledged before me this 21st day of October, 1975 by J.P. Dent and Charles L. Perry, Sr. Vice President of BANK OF VIRGINIA - CENTRAL, a Virginia Corporation, on behalf of said Corporation.

Notary Public

My Commission expires: 7-30-79

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