

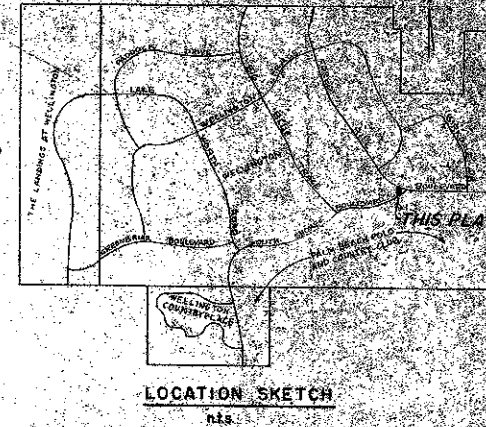
11-87

# PLAT NO. 1 TOWN CENTER OF WELLINGTON-P.U.D.

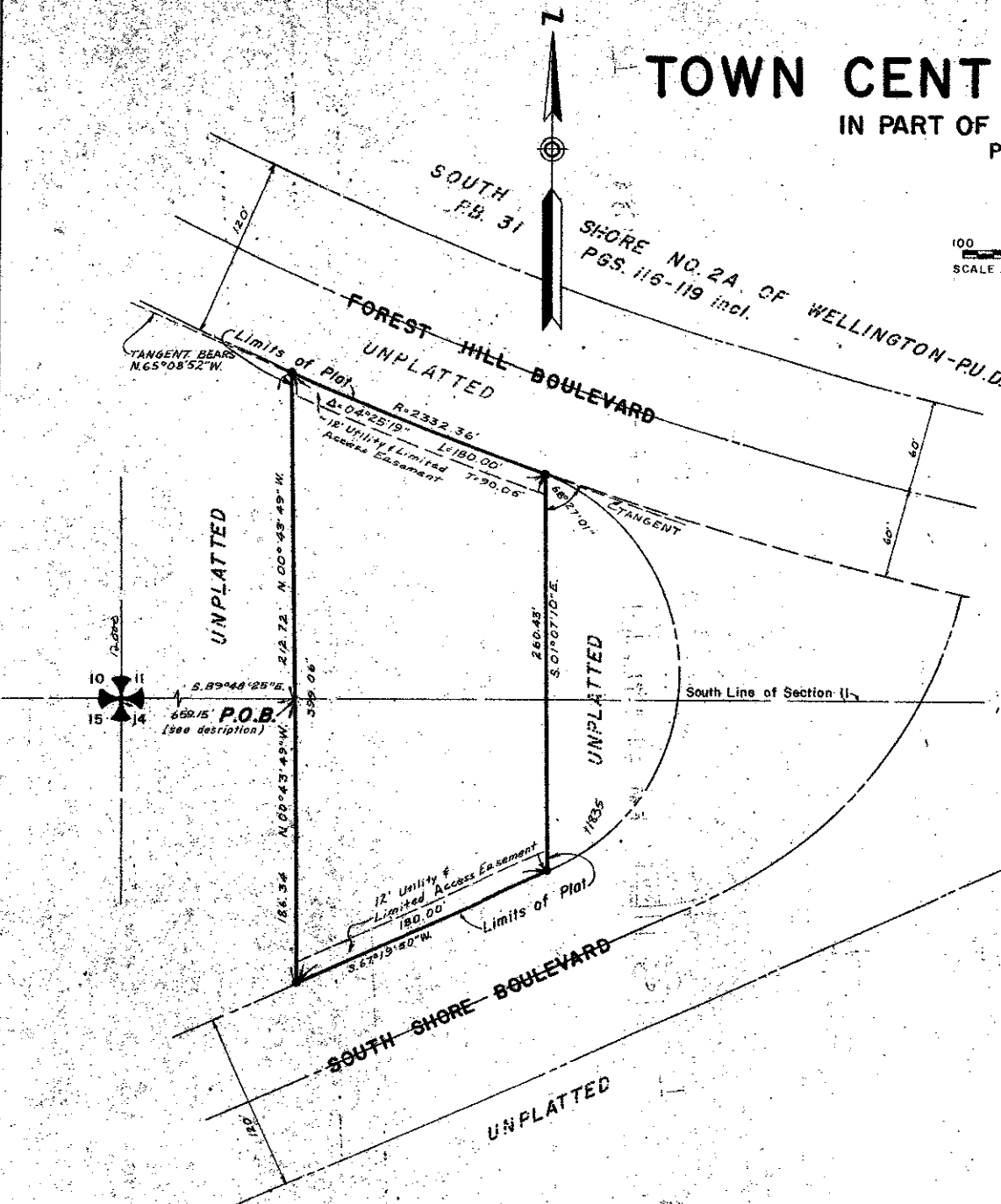
IN PART OF SECTIONS 11 & 14, TWP. 44 S., RGE. 41 E.  
PALM BEACH COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
OCTOBER 1980

SCALE IN FEET SCALE 1"=50'



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on the 11th day of December, 1980, and duly recorded in Palm Beach County Public Records, Book 119, Page 327.  
JOHN B. DUNKLE, Clerk  
By: [Signature]



### NOTES

● denotes Permanent Reference Monument  
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.  
All bearings are relative to an assumed meridian used throughout Wellington.

### LAND USE

Total Area (Commercial) 1.25 Acres ±

### APPROVALS

#### ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 3rd day of DECEMBER, 1980

By: [Signature]  
Madison F. Pacetti Secretary

Attest: [Signature]  
A.W. Glisson, General Manager

#### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 14th day of DECEMBER, 1980.

By: [Signature]  
Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature]  
Deputy Clerk

#### COUNTY ENGINEER

This plat is hereby approved for record, this 14th day of DECEMBER, 1980.

By: [Signature]  
H.F. Kahler - County Engineer

### DEDICATION & DESCRIPTION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, the owners of the land shown hereon as PLAT NO. 1, TOWN CENTER OF WELLINGTON P.U.D. lying in part of Sections 11 & 14, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:  
Commencing at the Southwest Corner of said Section 11, thence S 89° 48' 25" E, for convenience all bearings shown herein are relative to an assumed meridian used throughout Wellington, a distance of 659.15 feet to the POINT OF BEGINNING of this dedication, thence N 00° 43' 49" W, a distance of 212.72 feet to a point on the Southwesterly Right-of-Way Line of Forest Hill Boulevard as now laid out and in use, said point being on the arc of a curve concave to the Northeast having a radius of 2332.36 feet and a central angle of 04° 25' 19" and whose tangent at this point bears N 65° 08' 52" W, thence southeasterly along the arc of said curve and said Right-of-Way Line, a distance of 180.00 feet, thence S 01° 07' 10" E, making an angle with the tangent to the last described curve, measured from east to south of 68° 27' 01", a distance of 260.43 feet to a point on the Northerly Right-of-Way Line of South Shore Boulevard as now laid out and in use, thence S 67° 19' 50" W along said Northerly Right-of-Way Line, a distance of 180.00 feet, thence N 00° 43' 49" W, a distance of 186.34 feet to the POINT OF BEGINNING.  
has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:  
The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.  
The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.  
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 3rd day of DECEMBER, 1980.

GOULD FLORIDA INC., a Delaware Corporation

Attest: [Signature]  
James J. Ogorek, Assistant Secretary  
[Signature]  
Guerry Strubling, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared GUERRY STRUBLING and JAMES J. OGOREK, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary respectively, of GOULD FLORIDA INC., a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal attached 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 3rd day of DECEMBER, 1980.

My commission expires: JAN. 29, 1984  
[Signature]  
Notary Public

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on DEC 4, 1980, they completed the survey of the lands as shown on the hereon plat, that said plat is a correct representation of the lands hereon described and platted; that Permanent Reference Monuments have been set as shown as required by law and that the survey data complies with all requirements of Chapter 177, Part 1, as Amended, and Ordinances of Palm Beach County, Florida.

DAILEY-FOTDRNY, INC.

[Signature]  
Paul J. Fotodny (Professional Land Surveyor)  
Florida Registration No. 2297, Date DEC 4, 1980

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on DECEMBER 14, 1980, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY-FOTDRNY, INC.

GEE & JENSON ENGINEERS, ARCHITECTS, PLANNERS, INC.

[Signature]  
William G. Wallace, Jr. Professional Land Surveyor  
Florida Registration No. 2284, Date DEC 4, 1980

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

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, LARRY ALEXANDER, 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 GOULD FLORIDA INC., a Delaware Corporation; that the current taxes have been paid; that the property is not encumbered by the lien of any mortgage; and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

[Signature]  
Larry Alexander - Attorney at Law  
Licensed in Florida Date: DECEMBER 8, 1980