

66-114

PADDOCK PARK NO. 2 OF WELLINGTON - P.U.D.

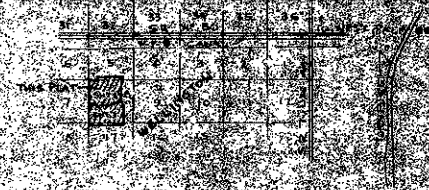
IN PART OF SECTIONS 5, 8 & 17, TWP 44 S., RGE 41 E.

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
APRIL 1979

Being Platted under an Affidavit of Exemption recorded in Official Record Book 2462,
Pages 924 to 926, inclusive, Public Records of Palm Beach County, Florida.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record in
Official Record Book No. 2462,
Page 924, on this 21st day of August,
1979.
Notary Public
[Signature]

DESCRIPTION

A Parcel of land lying and being in part of Sections 5, 8 and 17, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest Corner of Section 8, Township 44 South, Range 41 East, Palm Beach County, Florida; thence S.89°37'29"E along the North Line of said Section 8, a distance of 910 feet; thence N.00°22'31"E, a distance of 60.00 feet to the intersection of the West and South Lines of Lot 1, Block 1, SUGAR POND MANOR OF WELLINGTON as recorded in Plat Book 30, Pages 20 through 32, inclusive, shown on sheet No. 2, Public Records of Palm Beach County, Florida; thence including the boundary of said Plat to the Southwest Corner, by the following courses: thence S.89°37'29"E, parallel with and 60 feet north of, the South Line of said Section 5, a distance of 2436.59 feet to the beginning of a curve concave to the south having a radius of 1778.88 feet and a central angle of 12°25'01"; thence easterly and southeasterly along the arc of said curve, a distance of 385.81 feet to the Southwest Corner of Lot 7, Block 51 of said SUGAR POND MANOR, shown on Sheet No. 3; thence S.25°12'36"W, making an angle with the tangent to the last described curve, measured from west to southwest, of 77°34'56", a distance of 20.26 feet to the South Line of said Section 5; thence continue S.25°12'36"W, a distance of 75.47 feet to the beginning of a curve concave to the east having a radius of 2098.59 feet and a central angle of 39°47'46"; thence southwesterly, southerly and southeasterly along the arc of said curve, a distance of 1467.62 feet; thence S.14°35'10"E along the tangent to said curve, a distance of 766.28 feet to the beginning of a curve concave to the southwest having a radius of 5779.58 feet and a central angle of 15°25'52"; thence southeasterly and southerly along the arc of said curve, a distance of 1556.58 feet; thence S.00°50'42"W along the tangent to said curve, a distance of 1684.65 feet to the South Line of said Section 8; thence continue S.00°50'42"W, a distance of 50.00 feet to the Southwest Corner of said SUGAR POND MANOR; thence N.89°46'11"W, parallel with and 50 feet south of, the North Line of said Section 17, a distance of 4009.42 feet to the West Line of said Section 17; thence N.00°50'00"E, a distance of 60.00 feet to the Southwest Corner of said Section 8; thence N.00°50'00"E, along the West Line of said Section 8, a distance of 6366.39 feet to the Northwest Corner of said Section 8 and the POINT OF BEGINNING.

Containing 478.34 Acres, more or less.

Total Lots: 172
Density: 0.35 Dwelling Units/Acre

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- (Standard Placement on Survey Rods, 5ft 4" below Crown in Shell Woods)
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or the planting of trees or shrubs on Drainage Easements.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- A.E. denotes Anchor Easement.

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

All block corners are rounded with a 25 foot radius curve unless otherwise shown.

Easements are for Public Utilities unless otherwise noted.

DEDICATION

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, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as PADDOCK PARK NO. 2 OF WELLINGTON - P.U.D. lying in part of Sections 5, 8 and 17, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described in the plat under description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: (1) The Major Streets, Greenview Shores Boulevard, Westview Drive, Paddock Drive and Wellington Trace are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for perpetual use of the public for proper purposes; (2) All minor streets and cul-de-sacs, the Bridge Paths and Acme Improvement District Right-of-Way easements 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 same, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC. and shall be maintained by 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 2285, Pages 1577, to 1579, inclusive, Public Records of Palm Beach County, Florida; (3) The Limited Access Easements as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights; (4) The Utility, Easements and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the said Corporation and District have caused the same to be signed by their respective officers and their corporate seals to be hereunto affixed by me with the authority of their Boards of Directors, this 21st day of August, 1979.

GOULD FLORIDA INC., a Corporation of the State of Delaware
Attest: *[Signature]*
Diana L. Currier, Assistant Secretary
By: *[Signature]*
ACME IMPROVEMENT DISTRICT
Attest: *[Signature]*
A.W. Blisson, General Manager
By: *[Signature]*
Madison C. Packer, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared DIANE L. CURRIER and DIANE L. CURRIER, Assistant Secretary and Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation and Madison C. Packer and A.W. Blisson, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, all of me well known and known to me to be the individuals described and who executed the foregoing instrument as such officers of said Corporation and District, and that the same were signed by the foregoing instrument with the corporate seals of said Corporation and District, and that they were affixed to said instrument by due and regular corporate authority and that the same are the free act and deed of said Corporation and District.

WITNESS my hand and official seal this 21st day of August, 1979.
[Signature]
Notary Public
My Commission expires: JAN 29 1980

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, DANIEL J. DUNKLE, Surveyor, on 11/11/79, has completed the survey of land as shown on the foregoing plat, that said survey is a true and correct representation of the lands therein described and platted, that permanent monuments and markers have been set as shown as required by law, and that permanent monuments and markers have been set that the survey data complies with all requirements of Chapter 173, Part 1, Florida Statutes, as Amended, and ordinances of Palm Beach County, Florida.

Daniel J. Dunkle
Surveyor
Board of Surveyors, Palm Beach County, Florida
Florida Registration No. 2247, Date 11/11/79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, WILLIAM G. WALLACE, Surveyor, on 11/11/79, has completed the survey of land as shown on the foregoing plat, that said survey is a true and correct representation of the lands therein described and platted, that permanent monuments and markers have been set as shown as required by law, and that permanent monuments and markers have been set that the survey data complies with all requirements of Chapter 173, Part 1, Florida Statutes, as Amended, and ordinances of Palm Beach County, Florida.

William G. Wallace
Surveyor
Board of Surveyors, Palm Beach County, Florida
Florida Registration No. 2247, Date 11/11/79

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

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 30th day of December, 1980.

[Signature]
Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE - Clerk

[Signature]
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 30th day of December, 1980.

[Signature]
H.F. Kohler, County Engineer

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, and ACME IMPROVEMENT DISTRICT, that the current taxes have been paid, and that the property described in the dedication is not encumbered by 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: July 8, 1979



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