

41-130

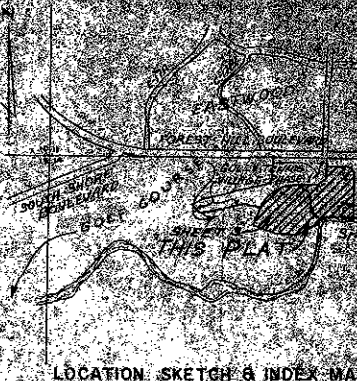
GOLF AND TENNIS VILLAGE - PHASE 2A OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

IN PART OF SECTION 14, 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
JANUARY 1980



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument was filed for record in 1980
in the 21st day of August
and duly recorded in Plat Book No. 12
Page 130-131
John B. Dunkle, Clerk Circuit Court
of Palm Beach County, Florida

DESCRIPTION

A parcel of land lying in part of Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 14; thence N.89°48'25"W. along the North Line of said Section 14, a distance of 1034.82 feet to the Permanent Reference Monument marking the Northeast Corner of Parcel A, GOLF AND TENNIS VILLAGE - PHASE I, OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., as recorded in Plat Book 35, Pages 188 & 186, Public Records of Palm Beach County, Florida; thence meandering the East Line of said Parcel A, S. 44° 26' 25" E., a distance of 35.38 feet; thence S. 00° 11' 35" W., a distance of 45 feet to the beginning of a curve concave to the northeast having a radius of 130 feet and a central angle of 42° 38' 01"; thence southerly and southeasterly along the arc of said curve, a distance of 96.73 feet to a Permanent Reference Monument and the POINT OF BEGINNING of this description; thence continue on the southeasterly extension of the same curve leaving said East line of Parcel A, through a central angle of 17° 21' 59", a distance of 107.47 feet; thence S. 89° 48' 25" E. along the tangent to said curve, a distance of 341.51 feet to the beginning of a curve concave to the southwest having a radius of 70 feet and a central angle of 90° 41' 38"; thence easterly, southeasterly, and southerly along the arc of said curve a distance of 110.80 feet; thence S. 00° 53' 14" W., a distance of 928.40 feet; thence N. 89° 08' 46" W., a distance of 486.76 feet to the beginning of a curve concave to the southeast having a radius of 154.42 feet and a central angle of 17° 31' 35"; thence westerly, northwesterly, and southerly along the arc of said curve a distance of 635.88 feet; thence S. 03° 21' 59" W. along the tangent to said curve, a distance of 37.00 feet; thence S. 65° 21' 25" W., a distance of 364.65 feet; thence N. 84° 06' 54" W., a distance of 379.24 feet; thence N. 07° 21' 45" W. along a line radial to a curve to be described, a distance of 433.00 feet to a point on a curve concave to the southeast having a radius of 500.00 feet and a central angle of 11° 15' 55"; thence northeasterly along the arc of said curve, a distance of 98.31 feet; thence N. 33° 54' 10" E., a distance of 90.00 feet to the beginning of a curve concave to the northwest having a radius of 600.00 feet and a central angle of 33° 50' 35"; thence northeasterly and northerly along the arc of said curve, a distance of 354.34 feet; thence N. 00° 03' 55" E. along the tangent to said curve, a distance of 45.62 feet; thence N. 37° 46' 40" W., a distance of 30.68 feet to a point on the South Line of said GOLF AND TENNIS VILLAGE - PHASE I, meandering said boundary by the following courses: S. 75° 37' 16" E., a distance of 81.34 feet to a point on a curve concave to the southeast having a radius of 170 feet and a central angle of 37° 04' 52"; thence southerly along the arc of said curve, a distance of 110.02 feet; thence N. 37° 08' 47" E. along the tangent to said curve, a distance of 104.75 feet to the beginning of a curve concave to the southeast having a radius of 369 feet and a central angle of 39° 11' 23"; thence northeasterly along the arc of said curve, a distance of 208.62 feet; thence N. 75° 22' 02" E. along the tangent to said curve, a distance of 78.76 feet to the beginning of a curve concave to the southeast having a radius of 452.61 feet and a central angle of 17° 51' 25"; thence northeasterly and easterly along the arc of said curve, a distance of 109.46 feet; thence S. 89° 48' 25" E. along the tangent to said curve, a distance of 279.85 feet; thence N. 00° 11' 35" E., a distance of 200.00 feet to a point on the South Line of said Parcel A; thence S. 89° 48' 25" E., a distance of 202.28 feet; thence N. 55° 43' 00" E., a distance of 138.57 feet; thence N. 06° 11' 35" E., a distance of 193.92 feet to the Permanent Reference Monument and the POINT OF BEGINNING.

TR 47A

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 Reference Monument.
○ denotes Permanent Control Point.

LAND USE

PARCEL "A" 24 S.F. Lots ----- 2.86 Acres Common Area ----- 4.56 Acres Total ----- 7.42 Acres	PARCEL "D" 6 S.F. Lots ----- 0.58 Acres Common Area ----- 1.12 Acres Total ----- 1.70 Acres
PARCEL "B" 9 S.F. Lots ----- 1.14 Acres Common Area ----- 2.46 Acres Total ----- 3.60 Acres	PARCEL "G" 6 S.F. Lots ----- 0.58 Acres Common Area ----- 1.36 Acres Total ----- 1.94 Acres
PARCEL "C" 24 S.F. Lots ----- 2.55 Acres Common Area ----- 3.70 Acres Total ----- 6.25 Acres	PARCEL "E" (Club House Area) ----- 9.42 Acres
	PARCEL "F" (Open Space) ----- 0.56 Acres
Roads & Access Tracts ----- 4.84 Acres Total Area in Plat ----- 35.73 Acres Total Lots ----- 69 Units Density ----- 1.93 DU./Acre	

DEDICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation, the owner of the land shown hereon as GOLF AND TENNIS VILLAGE - PHASE 2A OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. in part of Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described in the left order Description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
The streets and access tracts as shown are for private road purposes, drainage and utilities. All are hereby dedicated to Palm Beach Polo and Country Club Property Owners' Association, Inc. and are the perpetual maintenance obligation of said Association. The lots in Parcels A, B, C, D and G are for single family residential lots. All other areas shown are for common purposes, utilities, drainage, parking and access, and parking. Parcel F as shown is for open space and landscaping. Parcels A, B and E are the perpetual maintenance obligation of the East Line Golf and Tennis Owners' Association, Inc. Parcel G is the perpetual maintenance obligation of the South Line Home Owners' Association, Inc. Parcels D and H are the perpetual maintenance obligation of the Wimbledon Home Owners' Association, Inc. The common areas in the above named Parcels are dedicated to the respective Homeowners' Association.
The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of August, 1980.
GOULD FLORIDA INC., a Delaware Corporation
* Parcel E is for Club House, Golf and Tennis Facilities.
Attest: James J. Osorek, Secretary
James J. Osorek, Chief Secretary, Querry Stribling, President

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 encumbered by the mortgages shown hereon, and that I find all mortgages are shown and are true and correct, and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander - Attorney at Law
Licensed in Florida - Date: NOV. 17, 1980

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record, this 19th day of August, 1980.
By: Madison F. Pacetti, Secretary
Attest: A.W. Glisson, General Manager

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 19th day of August, 1980.
By: Dennis P. Koehler, Chairman
Attest: JOHN B. DUNKLE, Clerk
By: Joe Tuley, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 19th day of August, 1980.
By: R.F. Kahler, County Engineer

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3146, Page 21, of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.
IN WITNESS WHEREOF, Trustees of General Electric Pension Trust, by and through GUERRY STRIBLING, the President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney-in-Fact and on behalf of and in the name of Trustees of General Electric Pension Trust, pursuant to the Power of Attorney given to the President or any Vice-President of GOULD FLORIDA INC., a Delaware Corporation, by Trustees of General Electric Pension Trust, dated September 27, 1979, and recorded in Official Record Book 3146, Page 1711, of the Public Records of Palm Beach County, Florida, which Power of Attorney is in force and is unrevoked, do hereby set my hand and seal this 14th day of August, 1980.

TRUSTEES OF GENERAL ELECTRIC PENSION TRUST
Signed, sealed and delivered in the presence of:
By: Guerry Stribling, President of Gould Florida Inc., as Attorney-in-Fact for Trustees of General Electric Pension Trust.
Anna DeTelle
Richard J. Curran

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, personally appeared GUERRY STRIBLING, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of Gould Florida Inc., a Delaware Corporation, as Attorney-in-Fact on behalf of Trustees of General Electric Pension Trust; duly authorized to execute this instrument in the name of General Electric Pension Trust, the mortgage, and acknowledged to and before me that he executed such instrument for the purpose expressed therein and that he executed the same under authority duly vested in him by General Electric Pension Trust.
WITNESS my hand and official seal this 14th day of August, 1980.

Notary Public, State of Florida at Large
My Commission expires: 1-29-1981

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OSOREK, President and Assistant Secretary respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers and that the seal affixed to said instrument is the seal of said Corporation, and that they were authorized 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 19th day of August, 1980.

My Commission expires: 1-29-1981

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 15th day of August, 1980, they completed the survey of land as shown on the foregoing plat; that said plat is a correct representation of the land therein described and platted; that permanent reference monuments (P.R.M.) have been placed as shown thereon as required by law and that permanent control points will be set under the supervision of the Board of County Commissioners of Palm Beach County, Florida, for the proposed improvements and that the survey data complies with all requirements of Chapter 171, Part 1, Amended, and Ordinances of Palm Beach County, Florida.

DAILEY - FOTDRY, INC.
Florida Surveyors Association, Land Surveyors
Florida Registration No. 2587 - Date: 12/17/80

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 19th day of August, 1980, they completed the survey of land as shown on the foregoing plat; that said plat is a correct representation of the land therein described and platted; that permanent reference monuments (P.R.M.) have been placed as shown thereon as required by law and that permanent control points will be set under the supervision of the Board of County Commissioners of Palm Beach County, Florida, for the proposed improvements and that the survey data complies with all requirements of Chapter 171, Part 1, Amended, and Ordinances of Palm Beach County, Florida.

GEE & JENSON - Engineers, Architects, Planners, Inc.
Florida Registration No. 2587 - Date: 12/17/80

THIS INSTRUMENT PREPARED BY WILLIAM W. WILSON
2018 Greenhollow Blvd., West Palm Beach, Florida

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