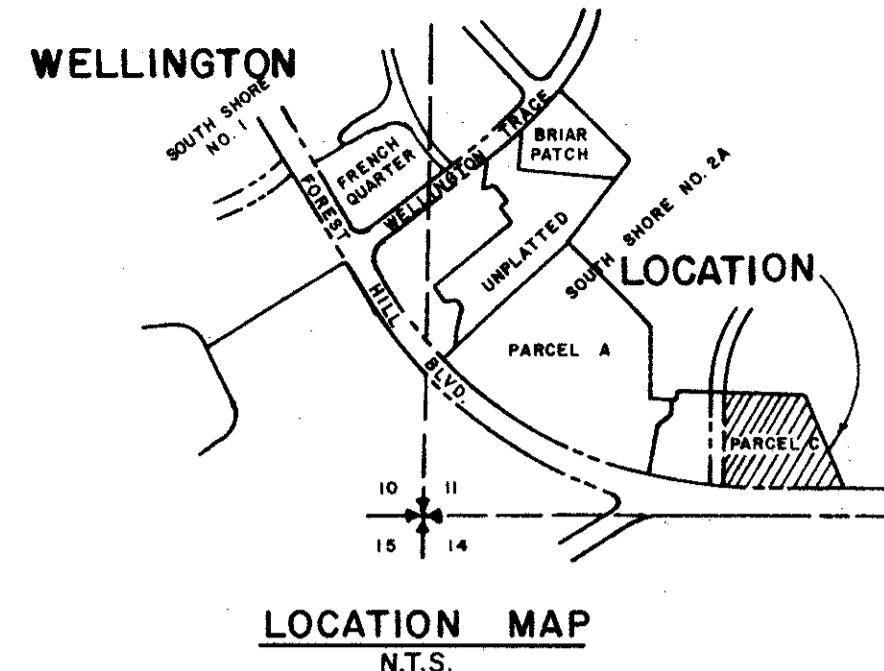


42/178



135

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STATE OF FLORIDA)
COUNTY OF PALM BEACH)
This Plat was filed for record
at 9:30 A.M., this 23 day of
July, 1981, and
duly recorded in Plat Book No.
42 on Page No. 178+179.
JOHN B. DUNKLE, CLERK OF
CIRCUIT COURT
BY: *John Shreff* D.C.

COVENTRY GREEN AT WELLINGTON

P.U.D.
BEING A REPLAT OF PARCEL "C"
SOUTH SHORE 2A OF WELLINGTON, P.B. 31, PGS. 116 TO 119 INCL.
IN SECTION II, TWP 44S., RGE. 41E.
PALM BEACH COUNTY, FLORIDA

JULY, 1981
SHEET 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that NEXUS DEVELOPMENT CORPORATION, a Florida Corporation, owners of the land shown hereon, being Parcel "C", of the Plat of South Shore No. 2A of Wellington, in Section 11, Township 44 South, Range 41 East, in Palm Beach County, Florida; said parcel of land shown hereon as "COVENTRY GREEN AT WELLINGTON", being more particularly described as follows:

Being all of Parcel "C", SOUTH SHORE NO. 2A OF WELLINGTON, according to the Plat thereof, as recorded in Plat Book 31, Page 116 through 119, Public Records of Palm Beach County, Florida.

CONTAINING 5.7826 acres of land, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. CANTERBURY CIRCLE is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
2. The Limited Access Easement as shown is dedicated to said Board of County Commissioners for the purpose of control and jurisdiction over access rights.
3. The Ingress and Egress Easement, and the Access Easements as shown is dedicated to the Coventry Green Homeowners Association, and is the perpetual maintenance obligation of said Association.
4. Tract "A" is Common Area, and is hereby dedicated to the Coventry Green Homeowners Association and is the perpetual maintenance obligation of said Association.
5. The use of the Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, THE NEXUS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF APRIL, A.D. 1981.

NEXUS DEVELOPMENT CORPORATION
ATTEST: *Michael K. Hoff* BY: *Robert M. Sweeney*
MICHAEL K. HOFF SECRETARY ROBERT M. SWEENEY VICE PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED ROBERT M. SWEENEY AND MICHAEL K. HOFF, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE NEXUS DEVELOPMENT CORPORATION, A FLORIDA 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 IN THE COUNTY OF PALM BEACH, AND THE STATE OF FLORIDA, THIS 16 DAY OF April, A.D. 1981.

MY COMMISSION EXPIRES 12-8-81 *Mary Alice Young*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON, AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE SAID DEDICATION, BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3376, PAGES 384 - 386, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: *Carol J. Karlecke* BY: *David R. McMechan*
DAVID R. MCMECHAN

WITNESS: *Mary Alice Young*

WITNESS: *Carol J. Karlecke* BY: *Patricia L. McMechan*
PATRICIA L. MCMECHAN

WITNESS: *Mary Alice Young*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DAVID R. MCMECHAN AND PATRICIA L. MCMECHAN, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 13th DAY OF APRIL, A.D., 1981.

MY COMMISSION EXPIRES 12-8-81 *Mary Alice Young*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, ALAN J. WERKSMAN, 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 TO NEXUS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT THE MORTGAGE IS TRUE AND CORRECT.

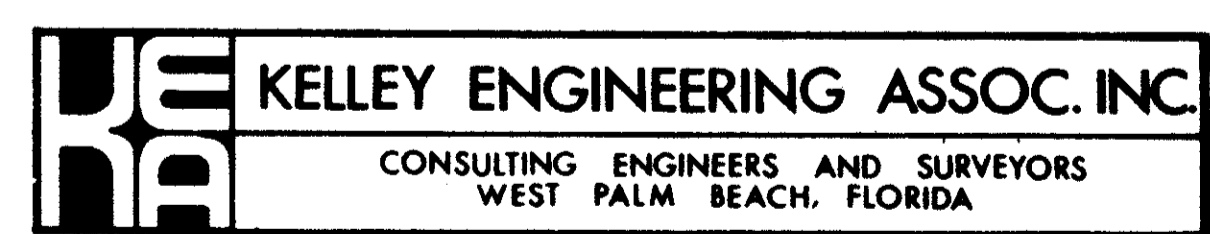
DATE: APRIL 13, 1981 BY: *Alan J. Werksman*
ALAN J. WERKSMAN, ATTORNEY
SHAPIRO, LEDER AND WERKSMAN
ATTORNEYS AT LAW

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
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 (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: APRIL 7, 1981 BY: *Herbert D. Kelley, Jr.*
HERBERT D. KELLEY, JR.
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 24271

THIS INSTRUMENT WAS PREPARED BY THEODORE F. SANDERS, FOR KELLEY ENGINEERING ASSOCIATES, INC., 1744 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, 33409 TELEPHONE (305) 689-2323



GENERAL NOTES

1. ALL NEW P.R.M.'s BEAR THE REGISTRATION NUMBER "2427" SHOWN THUS • P.R.M.
2. PERMANENT CONTROL POINTS SHOWN THUS • P.C.P.
3. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON.
4. D.E. DENOTES DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
6. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT.
7. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS, EXCEPTING CONDITIONS PERMISSIBLE WITHIN THE TRACTS WHICH HAVE BEEN DEDICATED FOR PURPOSES AS NOTED, AND FOR PUBLIC AND PRIVATE DRAINAGE PURPOSES.

APPROVALS

ACME IMPROVEMENT DISTRICT
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF APRIL, A.D. 1981.
ATTEST: *A. W. Glisson* BY: *Madison F. Pacetti*
A. W. GLISSON General Manager MADISON F. PACETTI Secretary

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF July, A.D. 1981.
BY: *Frank Foster*
FRANK FOSTER CHAIRMAN

0332-343

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF July, A.D. 1981.
BY: *John B. Dunkle*
HERBERT F. KEBLERT, P.E.

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS
BY: *John B. Dunkle*
DEPUTY CLERK

COVENTRY GREEN AT WELLINGTON
42/178 11/44/41

