

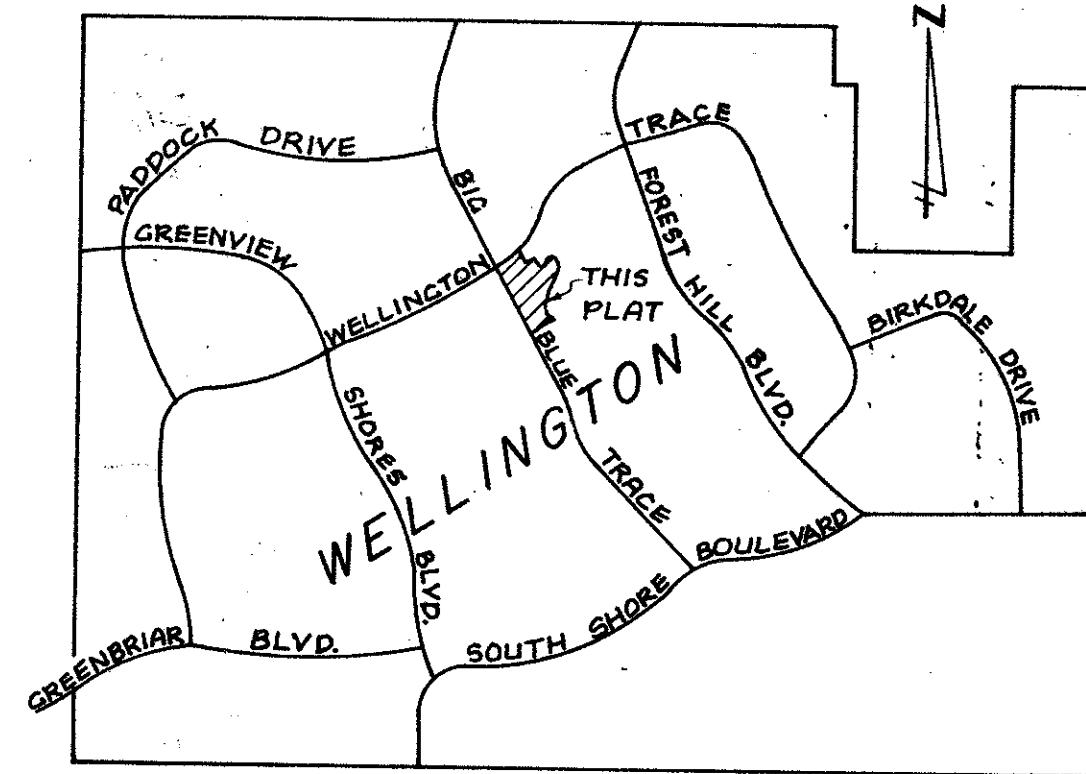
44/59

TRACT 39 - WELLINGTON - P.U.D.

IN PART OF SECTIONS 3,4,9 & 10, TWP. 44S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1981



LOCATION SKETCH
n.t.s.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:30 A.M.
this 18 day of March, 1982
and duly recorded in Plat Book No. 44
on page 59 + 60
JOHN B. DUNKLE, Clerk Circuit Court
By: Clyde O. McNeal, D.C.

DESCRIPTION

A parcel of land lying in part of Sections 3,4,9 and 10, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Permanent Reference Monument marking the Northeastly Right-of-Way Line of Big Blue Trace with the fillet on the Southeastly Right-of-Way Line of Wellington Trace as shown on Sheet No. 3, PINEWOOD GROVE OF WELLINGTON - P.U.D. as recorded in Plat Book 40, Pages 37 through 40, inclusive, Public Records of Palm Beach County, Florida; thence N. 15°25'20" E. (for convenience all bearings shown herein are relative to an assumed meridian used throughout Wellington) a distance of 35.36 feet to the Southeastly Right-of-Way Line of said Wellington Trace; thence N. 60°25'20" E., a distance of 35.00 feet to the beginning of a curve concave to the northwest having a radius of 1953.01 feet and a central angle of 08°41'51"; thence northeasterly along the arc of said curve, a distance of 296.47 feet to the South Line of said Section 4; thence continue on the northeasterly extension of the same curve, through a central angle of 17°27'39", a distance of 595.18 feet; thence leaving said right-of-way line S. 31°08'54" E. making an angle with the tangent to said curve measured from southwest to southeast of 65°24'44", a distance of 511.30 feet to a point on the South Line of said Section 4; thence S. 89°39'44" E. along said South Line, a distance of 253.30 feet to a point on a curve concave to the east having a radius of 85 feet and a central angle of 80°45'26", the tangent to said curve bears S. 43°48'16" E. at this point; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 119.81 feet to a point of reverse curvature; thence northeasterly along the arc of a curve concave to the southeast having a radius of 455 feet and a central angle of 02°23'10", a distance of 18.95 feet to the South Line of said Section 4; thence continue northeasterly, easterly and southeasterly along the extension of the same curve concave to the south having a radius of 455 feet and a central angle of 53°40'12", a distance of 426.21 feet to a point on the West Line of said Section 3, said point lying N. 01°10'33" E. a distance of 40.65 feet from the Southwest Corner of said Section 3; thence continue on the southeasterly extension of the same curve, through a central angle of 11°21'25", a distance of 90.19 feet to the North Line of said Section 10; thence continue on the southeasterly and southerly extension of the same curve through a central angle of 71°08'55", a distance of 565.01 feet; thence S. 14°00'00" W. along the tangent to said curve, a distance of 640.00 feet to the beginning of a curve concave to the northwest having a radius of 455 feet and a central angle of 35°55'06", a distance of 285.24 feet to the East Line of said Section 9; thence continue on the southwesterly extension of the same curve, through a central angle of 13°34'54", a distance of 107.85 feet; thence S. 63°30'00" W. along the tangent to said curve, a distance of 126.73 feet to the beginning of a curve concave to the east having a radius of 110 feet and a central angle of 119°29'32"; thence southwesterly, southerly and southeasterly along the arc of said curve, a distance of 229.41 feet; thence S. 64°01'05" W. along a line making an angle with the tangent to the last described curve, measured from southeast to southwest, of 120°00'37", a distance of 613.67 feet to a point on the Northeastly Right-of-Way Line of Big Blue Trace as shown on Sheet No. 3, GREENVIEW SHORES NO. 1 OF WELLINGTON - P.U.D. as recorded in Plat Book 31, Pages 113, 114 and 115, of said Public Records; said point being on the arc of a curve concave to the southwest having a radius of 18066.34 feet and a central angle of 03°01'30" and whose tangent at this point bears S. 26°33'10" E.; thence northwesterly along the arc of said curve, a distance of 953.78 feet; thence N. 29°34'40" W. along the tangent to said curve, a distance of 1007.62 feet to the POINT OF BEGINNING. Containing 62.29 acres, more or less.

NOTES

- denotes Permanent Reference Monument.
- All bearings shown hereon are relative to an assumed meridian used throughout Wellington.
- Building Setback Lines shall be as required by Pdm Beach County Zoning Regulations.
- There shall be no buildings, trees, shrubs or other structures placed on Easements.

This plat shall be replatted if further subdivided.

The Land Use for this plat shall be in accordance with the Wellington - P.U.D. Master Land Use Plan as approved by the Department of Planning, Zoning and Building, Palm Beach County, Florida.

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, the owner of the tract of land shown hereon as TRACT 39 OF WELLINGTON - P.U.D., lying in part of Sections 3,4,9 & 10, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as the lot under description have caused the same to be surveyed and platted as shown and do hereby dedicate as follows:

The Limited Access Easement as shown is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights. The use of the Utility, Drainage 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 has caused the presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by the authority of its Board of Directors, this 17th day of February, 1982.

GOULD FLORIDA INC., a Delaware Corporation

Attest: James J. Ogorek
James J. Ogorek, Assistant Secretary

By: Guerry Stribling
Guerry 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's encumbered by the mortgage shown hereon and that all mortgages are shown and are true and correct, and that the property's found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander
Larry Alexander, Attorney at Law
Licensed in Florida, Date: FEB 18, 1982

ACKNOWLEDGEMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH

BEFORE ME personally appeared GUERRY STRIBLING 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 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 that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 17th day of February, 1982.

Victoria Olsen
Notary Public - State of Florida at large

My Commission expires: June 27, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3-4-82, 1982, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law and that the survey data complies with all requirements of Part I, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

DAILEY - FOTORNY, INC.

Paul J. Foxorony
Paul J. Foxorony, Professional Land Surveyor
Florida Registration No. 2297 Date: 3-4-82

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3-4-82, 1982, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

Clyde O. McNeal
Clyde O. McNeal, Professional Land Surveyor
Florida Registration No. 2883, Date: 3/4/82

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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 join in and consents to the dedication of the land in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3144, Page 21 of the Public Record 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 the 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 17th day of February, 1982.

TRUSTEES OF GENERAL ELECTRIC PENSION TRUST

By: Guerry Stribling
Guerry Stribling, President of Gould Florida Inc.
Attorney in Fact for Trustees of General Electric Pension Trust

Signed, sealed and delivered in the presence of:

Victoria Olsen
Anne L. 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 mortgagee, 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 17th day of February, 1982.

Victoria Olsen
Notary Public

State of Florida at large

Commission expires: June 27, 1982

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 23 day of FEBRUARY, 1982.

By: Madison F. Racetti
Madison F. Racetti Secretary

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

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 16 day of March, 1982.

By: Norman R. Gregory
Norman R. Gregory - Chairman

Attest: John B. Dunkle
John B. Dunkle - Clerk

Kathryn S. Miller
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 16 day of March, 1982.

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

THIS INSTRUMENT PREPARED BY
CLYDE O. MCNEAL
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida