

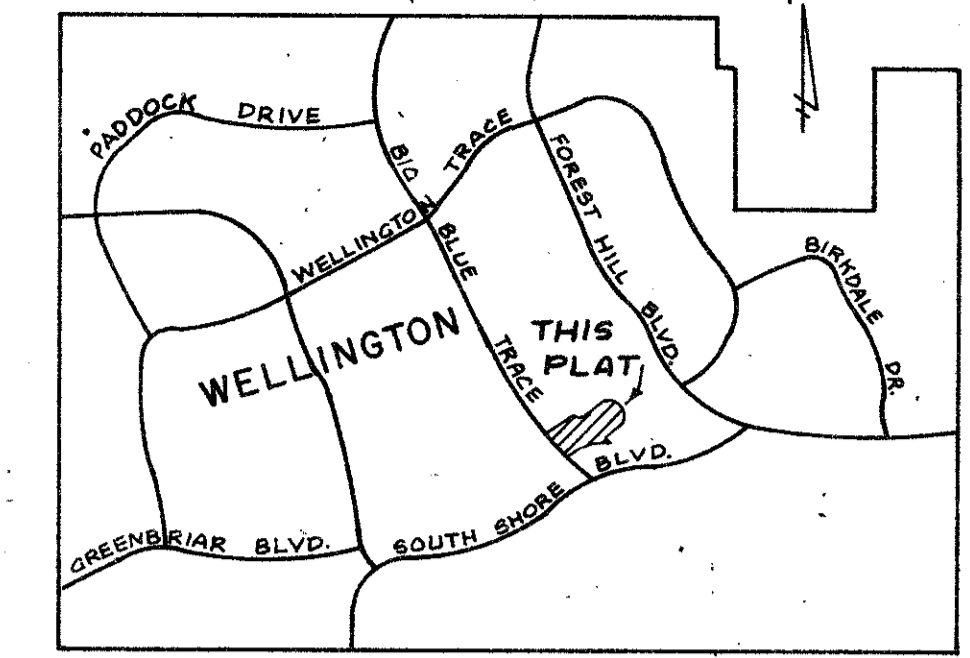
44/61

# TRACT 43 - WELLINGTON - P.U.D.

IN PART OF SECTIONS 10 & 15, TWP 44 S. RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS - ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JANUARY 1982



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STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
This Plat was filed for record at 9:44 A.M.  
this 18 day of March, 1982  
and duly recorded in Plat Book No. 44  
on page 61  
JOHN B. DUNKLE, Clerk Circuit Court  
By: Clyde O. McNeal, D.C.

### DEDICATION & DESCRIPTION

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
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 TRACT 43 OF WELLINGTON - P.U.D. lying in part of Sections 10 and 15, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 10; thence S. 89°45'17" E. (for convenience all bearings shown herein are relative to an assumed meridian used throughout Wellington) along the South Line of said Section 10, a distance of 1362.02 feet to the Easterly Right-of-Way Line of Big Blue Trace as shown on Sheet No. 10, GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., as recorded in Plat Book 31, Pages 120 through 136, inclusive, Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of this Description, thence N. 60°58'08" E. along a line radial to a curve to be described, a distance of 1019.52 feet to a point on a curve concave to the northwest having a radius of 50 feet and a central angle of 91°58'08"; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 80.26 feet; thence N. 59°00'00" E. along the tangent to said curve, a distance of 484.95 feet to the beginning of a curve concave to the southwest having a radius of 360 feet and a central angle of 180°00'00"; thence northeasterly, easterly, southeasterly, southerly and southwesterly along the arc of said curve, a distance of 1130.97 feet; thence S. 59°00'00" W. along the tangent to said curve a distance of 207.96 feet to the beginning of a curve concave to the northeast having a radius of 75 feet and a central angle of 159°30'00"; thence southwesterly, southerly, southeasterly and easterly along the arc of said curve, a distance of 208.78 feet; thence S. 79°30'00" W. along a line tangent to said curve, a distance of 180.79 feet to the beginning of a curve concave to the southeast having a radius of 1557.01 feet and a central angle of 32°14'25"; thence southwesterly along the arc of said curve, a distance of 876.13 feet; thence S. 47°15'35" W. along the tangent to said curve, a distance of 114.76 feet to a point on the Easterly Right-of-Way Line of Big Blue Trace; thence N. 42°44'25" W. along said Easterly Right-of-Way Line, a distance of 864.08 feet to the POINT OF BEGINNING. Containing 30.99 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:  
The use of Utility, Drainage and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.  
The Limited Access Easements as shown are hereby 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 12th day of February, 1982.

GOULD FLORIDA INC., a Delaware Corporation

Attest: James J. Ogorek Assistant Secretary By: Guerry Stribling President

### ACKNOWLEDGEMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH 55  
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, and that said instrument is the free act and deed of said Corporation.  
WITNESS my hand and official seal this 12th 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 55  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 24 FEB 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 1, 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. 0332-046  
Paul J. Fotorny, Professional Land Surveyor  
Florida Registration No. 2297 Date: 2-24-82

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH 55  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 18 MAR 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, Professional Land Surveyor  
Florida Registration No. 2883, Date: 3/4/82

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

### MORTGAGE CONSENT

STATE OF FLORIDA - COUNTY OF PALM BEACH 55  
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 described 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 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 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 Trustee 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 12th day of February, 1982

TRUSTEES OF GENERAL ELECTRIC PENSION TRUST

Signed, sealed and delivered in the presence of:  
Victoria Olsen  
Niana L. Curran  
By: Guerry Stribling, President of Gould Florida Inc., as Attorney in Fact for Trustees of General Electric Pension Trust

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH 55  
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 he 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 12th day of February, 1982  
Victoria Olsen  
Notary Public  
My Commission expires: June 27, 1982

### 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 mortgage shown hereon and that the mortgages are shown and are true and correct, and that there is found to contain deed reservations which are not shown and do not affect the subdivision of the property.

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

### NOTES

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.  
● 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 Palm 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.

### APPROVALS

ACME IMPROVEMENT DISTRICT  
This plat is hereby approved for record this 23 day of February, 1982  
By: Madison F. Pacetti  
Madison F. Pacetti Secretary  
Attest: Robert 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 - Clerk  
Kathryn S. Miller  
Deputy Clerk

COUNTY ENGINEER  
This plat is hereby approved for record this 16 day of March, 1982  
By: H.F. Kahlert  
H.F. Kahlert - County Engineer