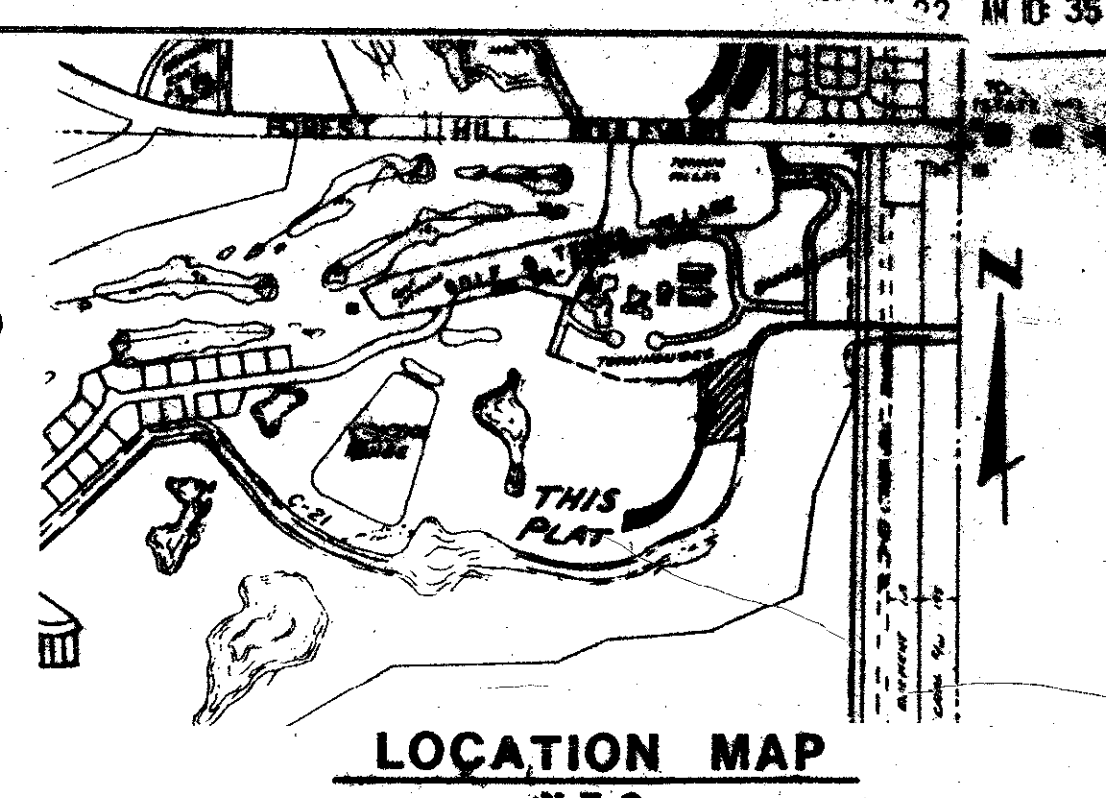


47/128

# PEBBLEWOOD - PHASE III 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  
IN TWO SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER 1983



LOCATION MAP  
N.T.S.

128

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
records on the 27th day  
of March 1984, and duly  
recorded in Plat Book No. 47  
on Pages 128 & 129.

JOHN B. DUNKLE  
Clerk Circuit Court  
of 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 the state of Florida, the owner of the land shown hereon as PEBBLEWOOD PHASE III 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 to the left under Description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The access easement is for private road purposes, utilities, drainage, water and sewer. The access and drainage easements are hereby dedicated to the Pebblewood Bungalows Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association. Its successors and assigns, without recourse to Palm Beach County. Tracts C and D are for drainage, water management and related purposes and are hereby dedicated to the Palm Beach Polo and Country Club Property Owners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns. The water and sewer easements are hereby dedicated to the Acme Improvement District in perpetuity for construction and maintenance of water and sewer. The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. Parcel H is for recreation and hereby dedicated to the Pebblewood Condominium Association, Inc. Parcel J is for Common purposes, and hereby dedicated to the Pebblewood Bungalows Homeowners Association, Inc.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed by and with the authority of its Board of Directors this 27th day of February 1984.

GOULD FLORIDA INC., Delaware Corporation

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

By: Guerry Stribling  
Guerry Stribling, President

## 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, and that said instrument is the free act and deed of said Corporation.  
WITNESS my hand and official seal this 27th day of February, 1984.

My commission expires: 6-27-86

Victoria Ohm  
Notary Public State of Florida at large

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, LARRY B. 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 found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record.

Larry B. Alexander  
Larry B. Alexander, Attorney at Law  
Licensed in Florida, Date: JAN. 17, 1984

## SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on FEB. 22, 1984, 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 permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the 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.

Nick Miller  
Nick Miller, Professional Land Surveyor  
Florida Registration No. 3688 Date: FEB. 22, 1984

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 2-27-84, 1984, the hereon plat was prepared and delineated under my supervision and the correct presentation of the lands described hereon by DAILEY - POTORNY, INC.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM  
2090 Palm Beach Lakes Boulevard  
West Palm Beach, Florida  
Stuart H. Cunningham  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 368 Date: 2-27-84

## DESCRIPTION

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

BEGINNING at the Northeast corner of PEBBLEWOOD-PHASE I of PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., recorded in Plat Book 45, Pages 35 and 36 of the Public Records of Palm Beach County, Florida, said point being on the Southerly Line of GOLF AND TENNIS VILLAGE-PARCEL "C" of PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., recorded in Plat Book 44, Pages 184 and 185 of said Public Records; thence South 84°06' 54" East along said Southerly Line of GOLF AND TENNIS VILLAGE-PARCEL "C", a distance of 379.24 feet; thence North 65°21' 25" East, a distance of 384.65 feet to a point on the Westerly Right-of-Way Line of ACME IMPROVEMENT DISTRICT CANAL C-21 as now laid out and in use; thence South 03°21' 59" West along said Westerly Right-of-Way Line, a distance of 375.41 feet to the beginning of a curve concave to the Northwest having a radius of 300.37 feet and a central angle of 65°24' 56"; thence Southerly and South-westerly along the arc of said curve, a distance of 342.94 feet; thence South 68°46' 55" West along the tangent of said curve, a distance of 121.88 feet to beginning of a curve concave to the Southeast having a radius of 553.88 feet and a central angle of 00° 45' 30"; thence Southwesterly along the arc of said curve, a distance of 7.33 feet to a point on a curve concave to the Northeast having a radius of 50.00 feet and a central angle of 69° 16' 09"; the tangents to said curves form an angle of 122° 14' 29" measured from Southeast to Southwest at this point; thence Northwesterly, Northerly and Northeasterly along the arc of said curve, a distance of 60.45 feet; thence North 15° 03' 05" East along the tangent of said curve a distance of 24.65 feet to the beginning of a curve concave to the Southeast having a radius of 33.78 feet and a central angle of 44° 48' 06"; thence Northeasterly along the arc of said curve, a distance of 26.41 feet; thence North 30° 08' 49" West, radial from the last described curve, a distance of 110.75 feet to a point on a curve concave to the Northwest having a radius of 127.53 feet and a central angle of 18° 43' 12"; the tangent to said curve bears South 42° 22' 53" West at this point; thence Southwesterly along the arc of said curve, a distance of 41.67 feet; thence South 61° 06' 05" West along the tangent of said curve, a distance of 37.59 feet to the beginning of a curve concave to the Southeast having a radius of 53.53 feet and a central angle of 11° 17' 20"; thence Southwesterly along the arc of said curve, a distance of 10.55 feet to a point on the Northeasterly Line of PEBBLEWOOD-PHASE II of PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., recorded in Plat Book 46, Page 16 of said Public Records; thence North 40° 11' 15" West, along said Northeasterly Line, radial from the last described curve, a distance of 68.34 feet; thence North 32° 28' 00" West, a distance of 90.40 feet; thence North 73° 53' 50" West, a distance of 245.92 feet to a point on the Westerly Line of said PEBBLEWOOD-PHASE I; thence North 16° 06' 10" East along said Westerly Line, a distance of 231.83 feet to the POINT OF BEGINNING.

## LAND USE

S. F. LOTS (17).....	2.78 Acres
PARCEL "H" (RECREATION).....	0.35 Acres
PARCEL "J" (COMMON AREA).....	1.14 Acres
TRACT "C" (DRAINAGE).....	1.09 Acres
TRACT "D" (DRAINAGE).....	1.48 Acres

TOTAL 6.84 ACRES

DENSITY (17 UNITS) 2.48 UNITS / ACRE

## NOTES

- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

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.

No building or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on Drainage, Water and Sewer Easements.

Easements are for Public Utilities unless otherwise noted.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

## APPROVALS

### ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 24 day of February, 1984.

By: Madison F. Pacetti  
Madison F. Pacetti - 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 27 day of February, 1984.

By: Ken Spillias  
Ken Spillias - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Elinor R. Richards  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 27 day of February, 1984.

By: H.F. Kahlert  
H.F. Kahlert, County Engineer

PEBBLEWOOD PHASE III  
47/128  
0332-025