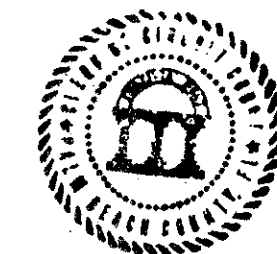


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:25 P.M.  
this 31 day of January 1997  
and duly recorded in Plat Book No. 77  
on page 199 thru 201  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Steph A. Huddy D.C.

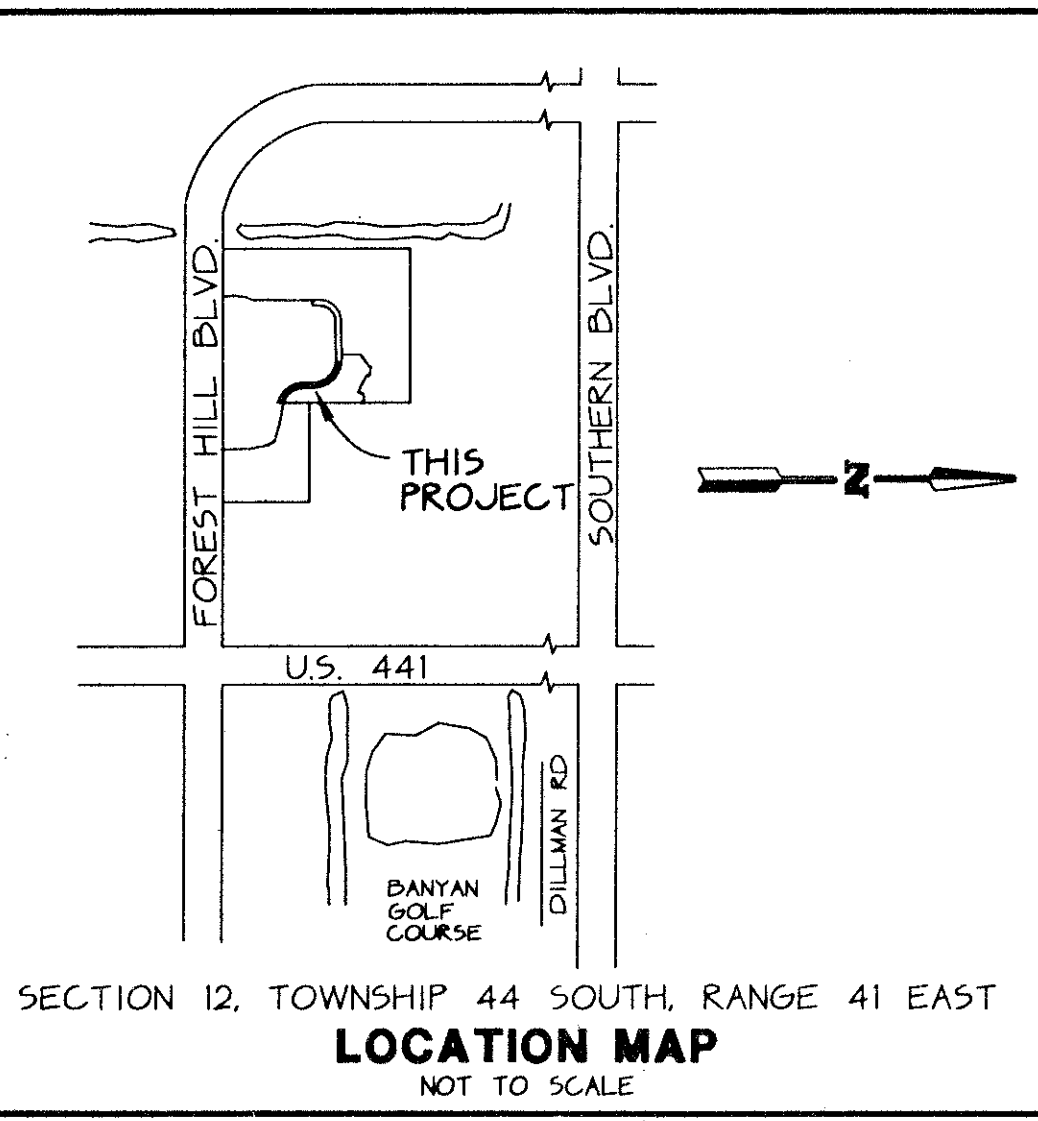
SHEET 1 OF 3



# WELLINGTON'S EDGE, PARCEL 77 - PHASE 3, A P.U.D.

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.  
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS  
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNICE INC. A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON'S EDGE, PARCEL 77 - PHASE 3, A P.U.D. SITUATE IN THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12  
THENCE S87°48'22"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 200283 FEET TO A LINE 4000 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER;  
THENCE S01°26'35"W ALONG SAID PARALLEL LINE A DISTANCE OF 1845.30 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S137°56'W;  
THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7°50'40" AND A RADIUS OF 340.00 FEET FOR AN ARC DISTANCE OF 473.61 FEET TO A POINT OF TANGENCY;  
THENCE N01°26'35"E A DISTANCE OF 104.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 7°32'25" AND A RADIUS OF 415.00 FEET FOR AN ARC DISTANCE OF 53151 FEET TO A POINT ON A NON-TANGENT LINE;  
THENCE S18°05'43"W ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S18°05'43"W;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7°32'25" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 429.05 FEET TO A POINT OF TANGENCY;  
THENCE S01°26'35"W A DISTANCE OF 104.76 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;  
THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 7°28'10" AND A RADIUS OF 450.00 FEET FOR AN ARC DISTANCE OF 619.30 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING 4000 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER;  
THENCE N01°26'35"E ALONG SAID PARALLEL LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING  
SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 2.19 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- A WATER AND SEWER EASEMENT OVER TRACT A IS DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IS FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,  
THIS 30 DAY OF FEBRUARY, 1996.  
ATTEST: Denise Kalland, VP  
DENISE KALLAND  
VICE PRESIDENT  
SUNICE, INC.  
A FLORIDA CORPORATION  
BY: E. M. Ryan  
EDWARD A. RYAN  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED EDWARD A. RYAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNICE, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30 DAY OF FEBRUARY, 1996.  
MY COMMISSION EXPIRES 1-4-98  
NOTARY PUBLIC  
ROBERT L. CRANE  
PRINTED NAME

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNICE, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30 DAY OF FEBRUARY, 1996.  
MY COMMISSION EXPIRES 1-4-98  
NOTARY PUBLIC  
ROBERT L. CRANE  
PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WELLINGTON EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20 DAY OF FEBRUARY, 1996.  
WITNESS: Vivian Teifer  
PRINTED NAME: Vivian Teifer  
WITNESS: Andrea Raso  
PRINTED NAME: Andrea Raso

WELLINGTON EDGE PROPERTY ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Denise Kalland, Pres.  
DENISE KALLAND - PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EDGE PROPERTY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF FEBRUARY, 1996.  
MY COMMISSION EXPIRES 1-4-98  
NOTARY PUBLIC  
ROBERT L. CRANE  
PRINTED NAME

### SURVEYOR'S CERTIFICATE

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 THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND PERMANENT CONTROL POINTS ("P.C.P.'S") HAVE BEEN PLACED AS REQUIRED BY LAW;

AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
James E. Park  
JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

### NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH INAD 27, 1972 ADJUSTMENT BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID WEST LINE HAVING A BEARING OF N01°22'30"E.  
COORDINATES SHOWN ARE:  
GRID DATUM - NAD 83 1990 ADJUSTMENT  
ZONE - FLORIDA EAST  
LINEAR UNIT - US SURVEY FEET  
COORDINATE SYSTEM - NAD 83 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR - 1.0000267  
ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N01°22'30"E (PLAT BEARING) - 0°00'00" COUNTERCLOCKWISE ROTATION  
N01°22'27"E (GRID BEARING) - PLAT TO GRID
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915  
P.O.B. - DENOTES POINT OF BEGINNING  
P.O.C. - DENOTES POINT OF COMMENCEMENT  
● - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES, LOT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

0332-115

P.U.D. TABULAR DATA	
OPEN SPACE	0 ACRES
TOTAL AREA	2.19 ACRES
DWELLING UNITS	0
PETITION NUMBER	86-32KJ

SUBDIVISION: WELLINGTON'S EDGE - PARCEL 77 - PHASE 3-A  
BOOK 78  
PAGE 199  
FLOOD MAP # 1006  
ZONING: RT5  
MAP # 62  
WB 80-141  
ZIP CODE: 33411  
PUD NAME: WELLINGTON'S EDGE - PARCEL 77 - PHASE 3-A

