

# WELLINGTON'S EDGE CIVIC SITE

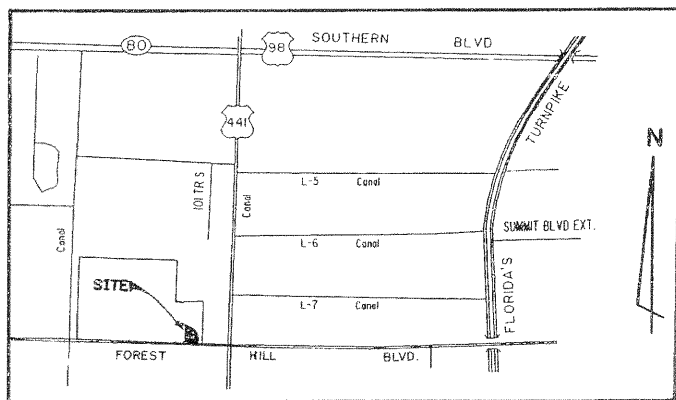
BEING THE REPLAT OF A PORTION OF BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 A P.U.D. JANUARY, 2000



177

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 11:12  
 A.M. THIS 14 DAY OF April 2000  
 AND DULY RECORDED IN PLAT BOOK NO. 8  
 ON PAGE 177-178  
 DOROTHY H. BELKEN, CLERK OF THE CIRCUIT COURT  
 BY *Janice G. Lat* D.C.



LOCATION MAP  
 NOT TO SCALE

**DEDICATIONS AND RESERVATIONS**

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 CIVIC SITE, BEING THE REPLAT OF A PORTION OF BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SAID PARCEL LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 87°44'41" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 74.29 FEET; THENCE NORTH 02°15'19" EAST, A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (S.R. 882) AS RECORDED IN OFFICIAL RECORD BOOK 2198, PAGES 1200 AND 1201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 02°15'19" EAST, A DISTANCE OF 530.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WELLINGTON'S EDGE BOULEVARD, SAID POINT BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 04°24'01" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF WELLINGTON'S EDGE BOULEVARD, HAVING A CENTRAL ANGLE OF 21°44'51", A RADIUS OF 385.00 FEET AND AN ARC DISTANCE OF 146.13 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 49°40'48" EAST, A DISTANCE OF 188.52 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 SOUTH 54°29'31" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 37°45'48", A RADIUS OF 385.00 FEET AND AN ARC DISTANCE OF 253.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°15'19" WEST, A DISTANCE OF 120.27 FEET; THENCE SOUTH 47°15'19" WEST, A DISTANCE OF 35.36 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PROPOSED WELLINGTON'S EDGE BOULEVARD) TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD; THENCE NORTH 87°44'41" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 345.59 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.74 ACRES MORE OR LESS.

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

DEDICATION      DEDICATION NOTARY      CLERK OF CIRCUIT COURT      SURVEYOR

1. WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

3. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, SUNICE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>th</sup> DAY OF October, 1999.

SUNICE, INC.  
 A FLORIDA CORPORATION  
 ATTEST: *Terry Bove* BY: *E. M. Ryan*  
 TERRY BOVE      EDWARD M. RYAN  
 VICE PRESIDENT      PRESIDENT

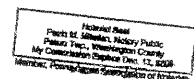
**ACKNOWLEDGMENTS**

STATE OF PENNSYLVANIA  
 COUNTY OF WASHINGTON

BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN AND TERRY BOVE WHO ARE PERSONALLY KNOWN TO ME AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF SUNICE, INC., 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 15<sup>th</sup> DAY OF October, 1999.

MY COMMISSION EXPIRES: 12/17/2001 *Paula M. Mikulan*  
 NOTARY PUBLIC



*Paula M. Mikulan*  
 PRINTED NAME

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**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") 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 THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 1/20/2000 BY: *C. S. Pusey*  
 CRAIG S. PUSEY,  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 5019  
 1850 FOREST HILL BLVD., SUITE 100  
 WEST PALM BEACH, FLORIDA 33406  
 CERTIFICATE OF AUTHORIZATION L.B. #4396

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

**NOTES**

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, HAVING A BEARING OF SOUTH 87°44'41" EAST PER PALM BEACH COUNTY SECTIONAL DATA (NAD 27, 1972 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT  
 L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT  
 U.E. DENOTES UTILITY EASEMENT  
 L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
 R DENOTES RADIUS  
 P.O.B. DENOTES POINT OF BEGINNING  
 L DENOTES ARC LENGTH  
 Δ DENOTES DELTA ANGLE  
 C DENOTES CENTERLINE  
 R L DENOTES RADIAL LINE  
 N DENOTES NORTHING  
 E DENOTES EASTING  
 P.B.C. DENOTES PALM BEACH COUNTY  
 O.R.B. DENOTES OFFICIAL RECORD BOOK  
 S.R. DENOTES STATE ROAD  
 P.B. DENOTES PLAT BOOK
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE ORDINANCES AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.



Landmark Surveying & Mapping Inc.  
 1850 Forest Hill Boulevard  
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida

WELLINGTON'S EDGE  
 CIVIC SITE