

# CHURCH SITE NO. 1 OF WELLINGTON

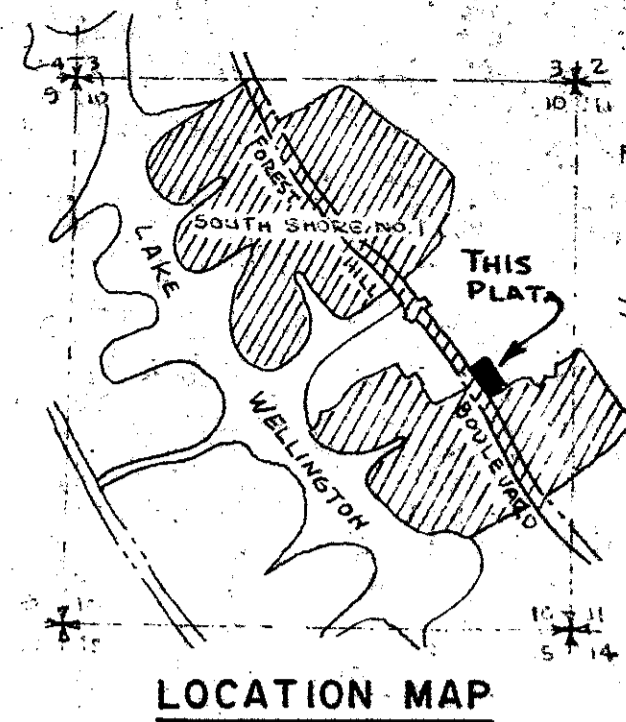
P.U.D.

IN PART OF SECTION 10, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
NOVEMBER 1975

SCALE IN FEET SCALE: 1" = 100'



236

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record on 12th day of April, 1976, and duly recorded in Plat Book No. 31 on page 236.

JOHN B. DUNKLE, Clerk, Circuit Court  
By James Sadock, Jr., D.C.

## DESCRIPTION & DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ALCOA FLORIDA, INC. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, owners of the land shown hereon as CHURCH SITE NO. 1 OF WELLINGTON, being in part of Section 10, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the intersection of the Easterly Right of Way Line of Forest Hill Boulevard with the Northerly Right of Way Line of Easthampton as shown on Sheet No. 4 of SOUTH SHORE NO. 1 OF WELLINGTON as recorded in Plat Book 29, Pages 222 through 226, inclusive, Public Records of Palm Beach County, Florida; thence N. 29°45'08"W. along the Easterly Right of Way Line of said Forest Hill Boulevard, a distance of 175 feet to the beginning of a curve concave to the southwest having a radius of 4606.36 feet and a central angle of 05°06'15"; thence northwesterly along the arc of said curve and said Right of Way Line, a distance of 410.36 feet; thence N. 55°08'37"E. along a line radial to the last described curve, a distance of 360 feet to a point on a curve being concentric with the last described curve having a radius of 4966.36 feet and a central angle of 05°06'15"; thence southeasterly along the arc of said curve, a distance of 442.42 feet; thence S. 29°45'08"E. along the tangent to said curve, a distance of 175 feet to a point on the Northerly Right of Way Line of said Easthampton; thence S. 60°14'52"W. along said Northerly Right of Way Line, a distance of 360 feet to the POINT OF BEGINNING.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Limited Access Easement is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights, subject to easements heretofore granted. The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. The Street Fillet Right of Way as shown is hereby dedicated to ACME IMPROVEMENT DISTRICT in fee simple; provided however that in the event ACME IMPROVEMENT DISTRICT ceases to exist or to have the authority to maintain the Street Fillet, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC., and shall be maintained by said FIRST WELLINGTON, INC. as provided for in the Restated Articles of Incorporation in Official Record Book 2111, Pages 1545 to 1554, inclusive and Amended in Official Record Book 2285, Pages 1977 to 1979, inclusive, Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the said Corporations and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 12th day of November, A.D. 1975.

ALCOA FLORIDA, INC., a Corporation of the State of Florida

Attest: K. Kelly, Assistant Secretary  
By: John R. Dunkle, Vice President  
BREAKWATER HOUSING CORP., a Corporation of the State of Florida

Attest: Jenny H. Graf, Assistant Secretary  
By: Guerry Stribling, President  
ACME IMPROVEMENT DISTRICT

Attest: A.W. Glisson, General Manager  
By: Madison F. Pacetti, Secretary

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, personally appeared JOHN R. DUNKLE and K.F. KELLY, Vice President and Assistant Secretary, respectively, of ALCOA FLORIDA, INC. and GUERRY STRIBLING and JENNY H. GRAF, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., both Florida Corporations, to me well known and known to me to be the individuals described in and who executed the instrument as such officers of said Corporations, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporations, and that the seals affixed to the foregoing instrument are the corporate seals of said Corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporations.

WITNESS my hand and official seal this 12th day of November, 1975.

0332-378 Victoria Olsen  
Notary Public

My Commission expires: June 24, 1948

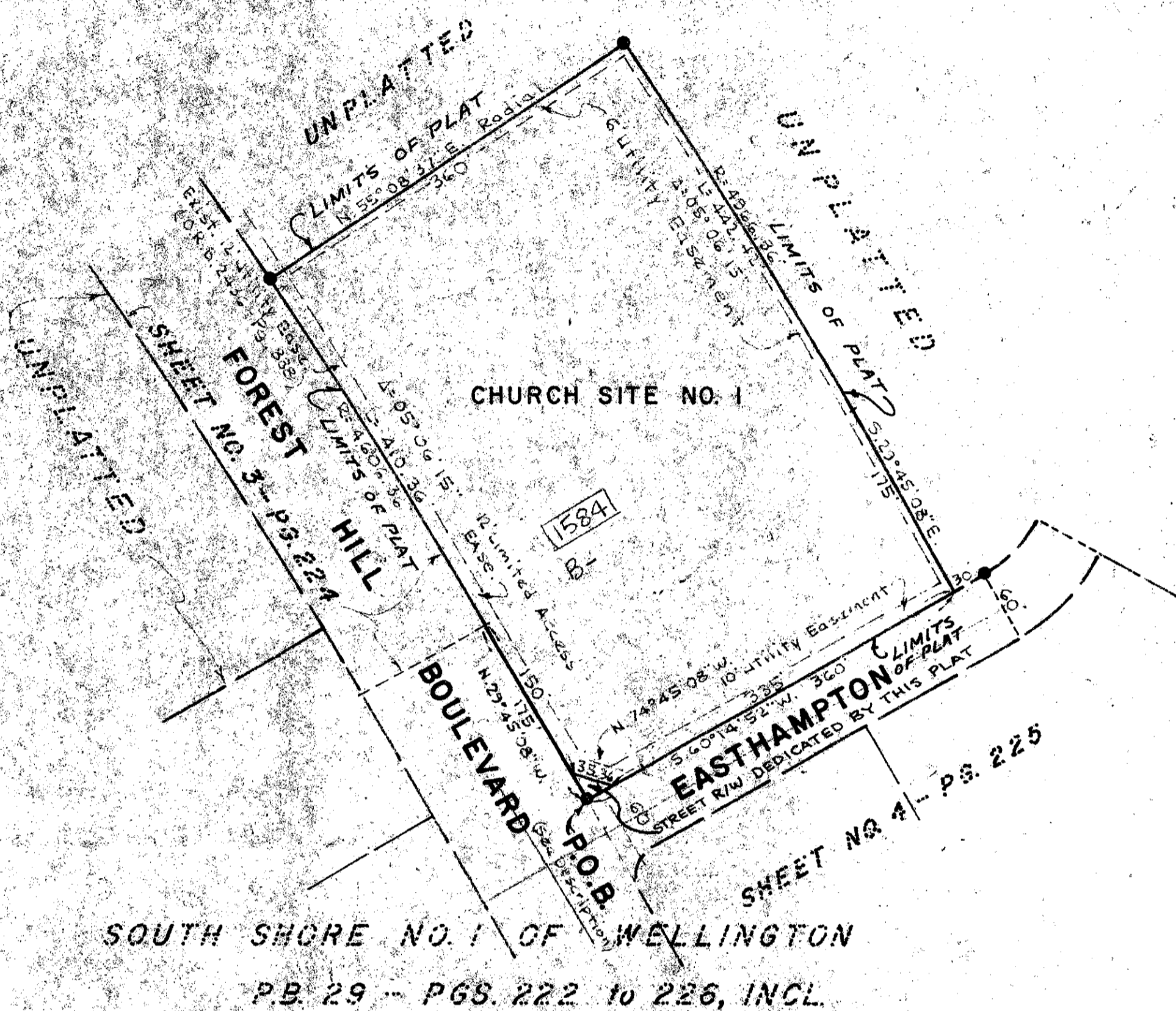
## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and that the same complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

By: William S. Wallace, Jr.  
Registered Land Surveyor  
Florida Certificate No. 2283  
12-11-75

THIS INSTRUMENT WAS PREPARED BY:  
WILLIAM S. WALLACE, JR.  
2019 Okeechobee Boulevard  
West Palm Beach, Florida



## NOTES

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 or other structures placed on Utility Easements:

- denotes Permanent Reference Monument

CHURCH SITE No. 1	4.963 Acres
STREET FILLET	0.007 Acres
TOTAL	4.970 Acres

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

I, JAMES SADOCK, JR., 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 to ALCOA FLORIDA, INC. and BREAKWATER HOUSING CORP.; that the current taxes have been paid; and that I find the property is free of encumbrances and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

James Sadock, Jr.  
Attorney at Law, licensed in Florida

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, to me well known and known to me to be the individuals described in and who executed the instrument as such officers of said District, and that the seal affixed to the foregoing instrument is the Corporate Seal of said District 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 District.

WITNESS my hand and official seal this 12th day of November, 1975.

Bradford M. Brannon, Jr.  
Notary Public

My Commission expires: 9-10-77

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this day of November, 1975.

By: W. S. Waller  
Chairman

COUNTY ENGINEER  
This plat is hereby found to meet all requisite State and County laws and ordinances

By: H.F. Kohler, Jr.  
County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: John B. Dunkle  
Deputy Clerk

WELLINGTON  
0332-378  
31/236