

THE ISLAND OF WELLINGTON - P.U.D.

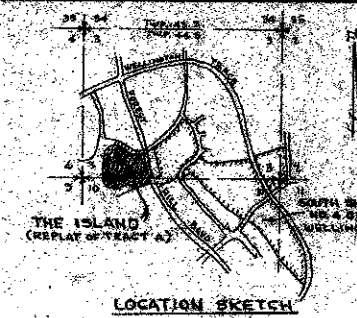
IN PART OF SECTIONS 3 & 10, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1978

Being a REPLAT of TRACT A, SOUTH SHORE NO. 4 OF WELLINGTON-P.U.D. as recorded in
Plat Book 34, Pages 63 to 66, inclusive, Public Records of Palm Beach County, Florida.

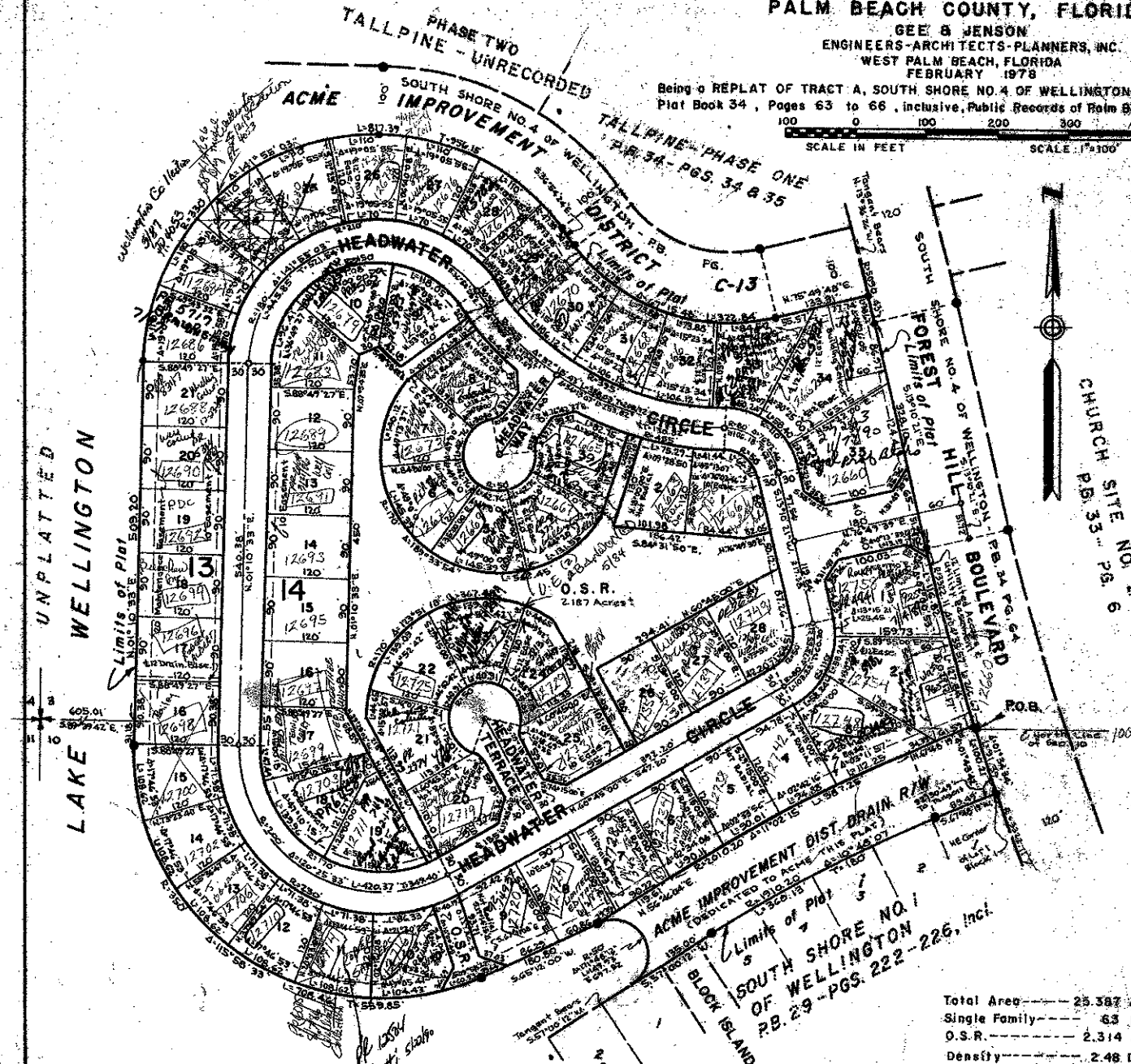
SCALE IN FEET SCALE: 1"=100'



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record of Public
Records on this 26th day of July, 1978
and duly recorded in Plat Book No. 34,
Page 62.

JOHN B. DUNKLE, Clerk Circuit Court
By: _____



DESCRIPTION & DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations, and ACME IMPROVEMENT DISTRICT, do hereby present to the Island of Wellington P.U.D. lying in part of Sections 3 and 10, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Being a REPLAT of TRACT A, SOUTH SHORE NO. 4 OF WELLINGTON-P.U.D. as recorded in Plat Book 34, Pages 63 to 66, inclusive, Public Records of Palm Beach County, Florida and described by metes and bounds as follows: Beginning at the intersection of the North Line of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, with the Westerly Right of Way Line of Forest Hill Boulevard as shown on Sheet No. 2 of the above plat, said point being on the arc of a curve concave to the northeast having a radius of 3322.11 feet and a central angle of 01°34'34" and whose tangent at this point bears N.17°46'18"W.; thence southeasterly along the arc of said curve and said Westerly Right of Way Line, a distance of 91.39 feet to the Northeastly Corner of Block 1 of SOUTH SHORE NO. 4 as recorded in Plat Book 29, Pages 222 to 226, inclusive, of said Public Records; thence S.67°48'19"W. along the North Line of said Block 1, making an angle with the tangent to the last described curve, measured from northwest to southwest, of 92°50'49", a distance of 89.48 feet to the beginning of a curve concave to the southeast having a radius of 1910.20 feet and a central angle of 10°48'07"; thence southwesterly along the arc of said curve, a distance of 360.13 feet; thence S.57°00'12"W. along the tangent to said curve, being the North Line of said Block 1, across Block Island Right of Way and part of Lot 1, Block 2 of said SOUTH SHORE NO. 4, a distance of 135.00 feet to a point on a curve concave to the southwest having a radius of 50 feet and a central angle of 171°48'12" and whose tangent at this point bears S.57°00'12"W.; thence easterly, northeasterly, northerly, northwesterly, westerly and southwesterly along the arc of said curve, a distance of 149.93 feet; thence S.65°12'00"W. along the tangent to said curve, a distance of 180.80 feet to the beginning of a curve concave to the northeast having a radius of 350 feet and a central angle of 18°55'33"; thence southwesterly, westerly, northwesterly and northerly along the arc of said curve, a distance of 708.46 feet; thence N.01°10'33"E. along the tangent to said curve, a distance of 31.18 feet to the South Line of Section 3 of said Township and Range; thence continue N.01°10'33"E., a distance of 509.20 feet to the beginning of a curve concave to the southeast having a radius of 330 feet and a central angle of 141°55'03"; thence northerly, northeasterly, easterly and southeasterly along the arc of said curve, a distance of 817.39 feet; thence S.36°54'24"E. along the tangent to said curve, a distance of 30.90 feet to the beginning of a curve concave to the northeast having a radius of 275 feet and a central angle of 67°15'48"; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 322.84 feet; thence N.78°49'48"E. along the tangent to said curve, a distance of 133.31 feet to a point on said Westerly Right of Way Line of Forest Hill Boulevard, said point being on the arc of a curve concave to the southwest having a radius of 5090.43 feet and a central angle of 00°28'05" and whose tangent at this point bears N.3°36'36"W.; thence southeasterly along the arc of said curve and said Westerly Right of Way Line, a distance of 38.62 feet; thence S.13°10'21"E. along the tangent to said curve, a distance of 328.10 feet to the beginning of a curve concave to the northeast having a radius of 3322.11 feet and a central angle of 04°35'57"; thence southeasterly along the arc of said curve, a distance of 266.67 feet to the North Line of said Section 10 and the POINT OF BEGINNING.

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

The Limited Access Easements as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights. SUBJECT to Easements heretofore granted.

The use of the Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of the Utilities and drainage.

The Street Right of Ways and Open Space and Recreation Parcels (O.S.R.) are hereby dedicated to THE ISLAND HOMEOWNER'S ASSOCIATION for ingress and egress and other proper purposes and are the perpetual maintained obligation of said Association.

The Drainage Right of Way as shown is hereby dedicated to ACME IMPROVEMENT DISTRICT in Fee Simple. The use of the Maintenance Easements are dedicated to ACME IMPROVEMENT DISTRICT for Maintenance Purposes.

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 25th day of July, 1978.

ACME IMPROVEMENT DISTRICT By: <u>Madison F. Pacetti</u> Madison F. Pacetti - Secretary	BREAKWATER HOUSING CORP., a Fla. Corp. By: <u>Clara C. Jackson</u> Clara C. Jackson - President	GOULD FLORIDA INC., a Fla. Corporation By: <u>Jess R. Gift</u> Jess R. Gift - Vice President
Attest: <u>A.W. Glisson</u> A.W. Glisson - General Manager	Attest: <u>Clara C. Jackson</u> Clara C. Jackson - Assistant Secretary	Attest: <u>Clara C. Jackson</u> Clara C. Jackson - Assistant Secretary

Total Area-----25.387 Acres
Single Family-----63 Lots
O.S.R.-----2.314 Acres
Density-----2.48 D.U./Ac.

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
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- denotes Permanent Reference Monument
- denotes Permanent Control Point.
- O.S.R. denotes Open Space and Recreation

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GEORGE H. BAILEY, 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. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, that the current taxes have been paid; and that the property is not encumbered by any mortgage; and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

George H. Bailey
GEORGE H. BAILEY
Attorney at Law, licensed in Florida
Date: July 30 1978

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 25th day of July, 1978.

By: Peggy B. Evatt
Peggy B. Evatt - Chairman

Attest:
JOHN B. DUNKLE - Clerk

By: _____
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 25th day of July, 1978.

By: _____
County Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, JESS R. GIFT and CLARA C. JACKSON, Vice President and Assistant Secretary, respectively, of GOULD FLORIDA INC. and GUERRY STRIBLING and CLARA C. JACKSON, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., and MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, and they executed the herein Dedication as such Officers of said Corporations and District by and with the authority of their respective Boards of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporations and District.

WITNESS my hand and official seal, this 25th day of July, 1978.

Victoria Olman
Notary Public - State of Florida at Large

My Commission expires: June 27 1982

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 personal direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monument have been placed as required by law, and furthermore, that Permanent Control Points will be set under the guarantee post with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes as Amended, and Chapters No. 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

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

SEE SITE PLAN
IMPACT FEE
PER 16-92
15 or 30/16
PR sub
5/15/78
5/15/78
5/15/78
5/15/78

TRACT 0A B

0332-333

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ISLAND OF WELLINGTON