

# THE PINES OF WELLINGTON

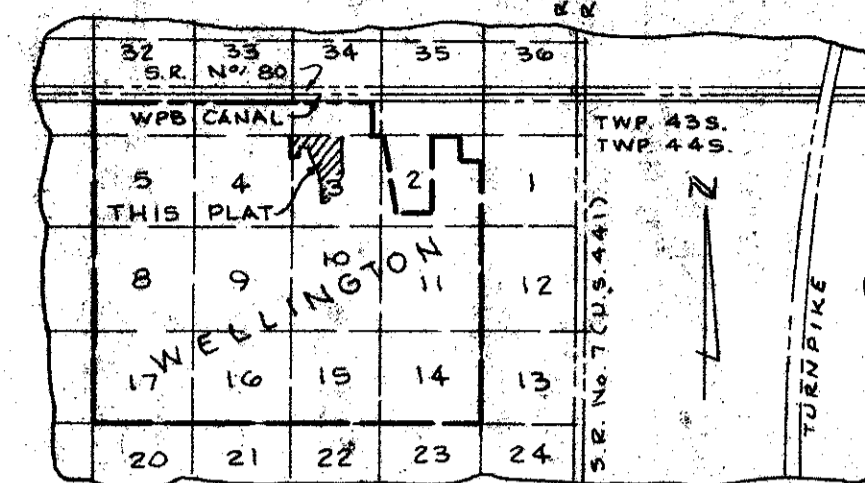
P.U.D.

IN PART OF SECTIONS 3 & 4, TWP. 44S., RGE. 41E.

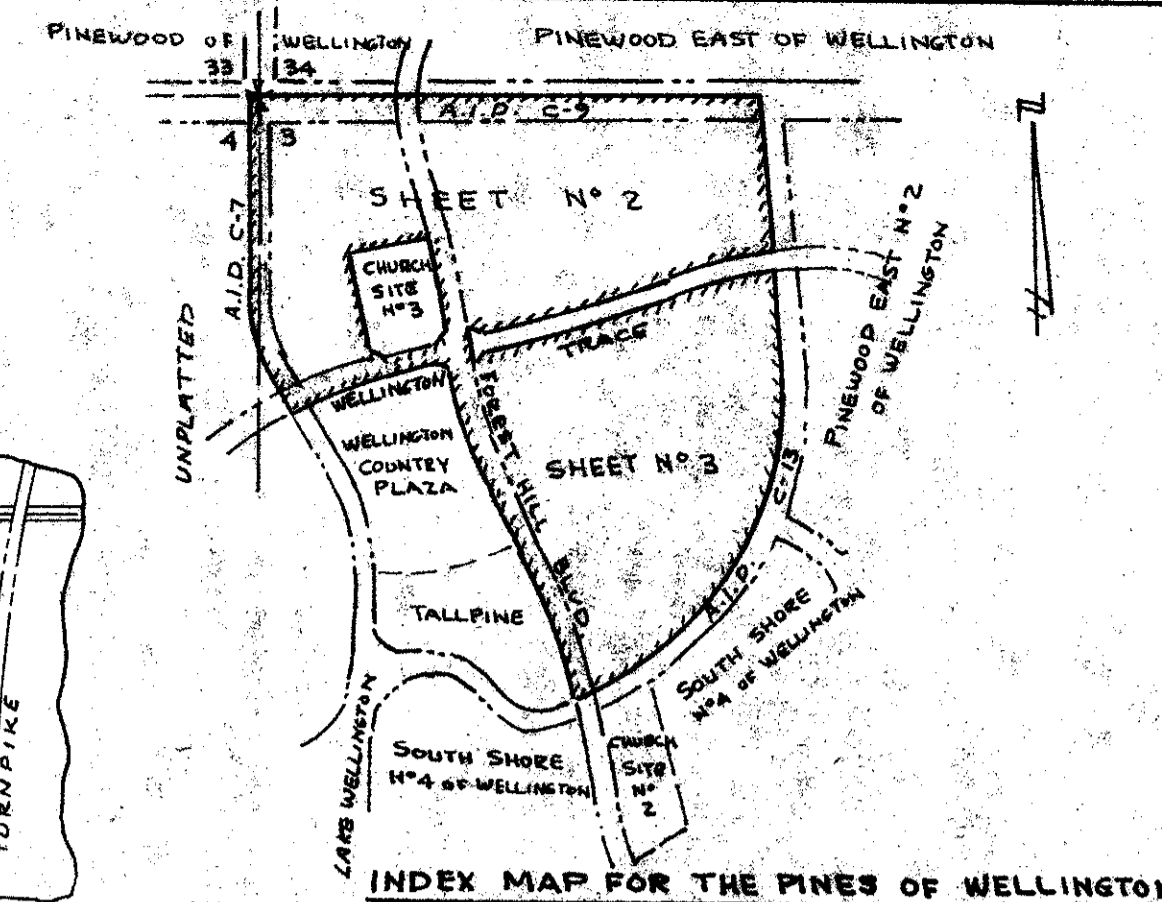
PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
AUGUST 1977



LOCATION MAP



INDEX MAP FOR THE PINES OF WELLINGTON

## DESCRIPTION

A Parcel of land lying in part of Sections 3 and 4, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest Corner of said Section 3; thence N.89°59'58.4" E. along the North Line of said Section 3, being the South Line of PINWOOD OF WELLINGTON as recorded in Plat Book 31, Pages 170 through 173, inclusive, Public Records of Palm Beach County, Florida, a distance of 810.00 feet to the Southwest Corner of PINWOOD EAST OF WELLINGTON as recorded in Plat Book 32, Pages 96 to 98, incl., of said Public Records; thence continue N.89°59'58.4" E. along said North line of Section 3, a distance of 1695.33 feet to the Northwest Corner of PINWOOD EAST NO.2 OF WELLINGTON as recorded in Plat Book 33, Pages 96 to 100, inclusive; thence meandering the boundary of said PINWOOD EAST NO.2 by the following courses: S.04°56'42" E., a distance of 854.15 feet to a point on the North Right of Way Line of Wellington Trace, said point being on the arc of a curve concave to the South having a radius of 1410.00 feet and a central angle of 10°30'52" and whose tangent at this point bears N.83°01'22" E.; thence westerly along the arc of said curve, a distance of 258.75 feet; thence S.72°30'30" W. along the tangent to said curve, a distance of 961.12 feet to the beginning of a curve concave to the North having a radius of 1869.66 feet and a central angle of 08°58'57"; thence westerly along the arc of said curve, a distance of 293.11 feet; thence S.81°29'27" W. along the tangent to said curve, a distance of 64.06 feet; thence N.52°40'42" W., a distance of 35.86 feet to a point on a curve concave to the east having a radius of 2266.13 feet and a central angle of 03°19'26" and whose tangent at this point bears N.06°50'50" W.; thence southeasterly along the arc of said curve, a distance of 131.46 feet; thence N.35°39'35" E., making an angle with the tangent to the last described curve, measured from south to northeast, of 134°10'09", a distance of 35.86 feet; thence N.81°29'27" E., parallel with and 80.00 feet south of a previously described course, a distance of 64.06 feet to the beginning of a concentric curve concave to the north having a radius of 1949.66 feet and a central angle of 08°58'57"; thence easterly along the arc of said curve, a distance of 305.66 feet; thence N.72°30'30" E., a distance of 961.12 feet to the beginning of a concentric curve concave to the south having a radius of 1330.00 feet and a central angle of 10°23'32"; thence easterly along the arc of said curve, a distance of 241.23 feet to the West Right of Way Line of Acme Improvement District C-13 as shown on said PINWOOD EAST NO.2, thence S.04°56'42" E., making an angle with the tangent to the last described curve, measured from east to south, of 92°09'16", a distance of 808.59 feet to the beginning of a curve concave to the northwest having a radius of 1243.07 feet and a central angle of 80°46'30"; thence southerly and southwesterly along the arc of said curve, a distance of 1752.46 feet; thence S.75°49'48" W., a distance of 65.13 feet; thence leaving said boundary of PINWOOD EAST NO.2, continue S.75°49'48" W., a distance of 120.01 feet to a point on the West Right of Way Line of Forest Hill Boulevard as now laid out and in use, 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 08°55'15" and whose tangent at this point bears S.14°43'58" E.; thence northwesterly along the arc of said curve, a distance of 792.57 feet to the South Line of WELLINGTON COUNTRY PLAZA as recorded in Plat Book No. 31, Pages 182 and 183 of said Public Records; thence continue on the northwesterly extension of the same curve, through an angle of 00°36'31", a distance of 54.07 feet; thence N.24°15'44" W. along the tangent to said curve, a distance of 371.10 feet to the beginning of a curve concave to the northeast having a radius of 2386.13 feet and a central angle of 13°43'58"; thence northwesterly and northerly along the arc of said curve, a distance of 571.91 feet; thence N.54°31'10" W., making an angle with the tangent to the last described curve, measured from south to northwest, of 136°00'36", a distance of 34.73 feet to the South Right of Way Line of Wellington Trace as now laid out and in use; thence S.81°29'27" W. along said South Right of Way Line, a distance of 107.42 feet to the beginning of a curve concave to the southeast having a radius of 2062.28 feet and a central angle of 19°46'06"; thence westerly and southwesterly along the arc of said curve, a distance of 711.53 feet to the West Right of Way Line of Acme Improvement District C-7; thence N.26°44'57" W. along said West Right of Way Line, making an angle with the tangent to the last described curve, measured from southwest to northwest, of 91°31'42", a distance of 253.38 feet to the beginning of a curve concave to the northeast having a radius of 859.40 feet and a central angle of 07°18'56"; thence northwesterly along the arc of said curve, a distance of 109.73 feet to the East Line of said Section 4; thence continue on the northeasterly extension of the same curve, through an angle of 20°36'34", a distance of 309.13 feet; thence N.01°10'33" E., parallel with and 55.00 feet West of, the East Line of said Section 4, a distance of 1002.71 feet to the North Line of said Section 4; thence N.89°59'57" E. along said North Line, a distance of 55.01 feet to the Northeast Corner of said Section 4 and to the POINT OF BEGINNING.

Less the Area of CHURCH SITE NO. 3 of WELLINGTON as recorded in Plat Book 33, Page 137 of said Public Records.

Containing 125.860 Acres, more or less.

SUBJECT to existing Rights of Way, Easements, Restrictions and Reservations of Record.

LAND USE		Total Area
Single Family	63 Lots 63 D.U.	125.86 Acres
Duplex-Tract B (to be replatted)	—	Less Tracts A&B
Medium Density-Tract A (to be replatted)	—	(to be replatted) 40.06 Acres
Total Dwelling Units	63	Net Area 85.80 Acres
		Density = 0.73 Du./Acre

## NOTE

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.

Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

GOULD FLORIDA INC. AND BREAKWATER HOUSING CORP., both Florida Corporations, have merged as of January 11, 1979. Gould Florida Inc., a Delaware Corporation is the survivor.

## 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, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as THE PINES OF WELLINGTON, P.U.D., being in part of Sections 3 and 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and being 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 Street Right of Ways are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.

Acme Improvement District Right of Ways as shown are 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 Rights of Way, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC. and shall be maintained by FIRST WELLINGTON, INC. as provided 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.

The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

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

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 29<sup>th</sup> day of DECEMBER, 1977.

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

Attest: Clara C. Jackson By: Jess R. Gift  
Clara C. Jackson, Assistant Secretary Jess R. Gift, Vice President  
BREAKWATER HOUSING CORP., a Corporation of the State of Florida

Attest: Clara C. Jackson By: Guerry Stribling  
Clara C. Jackson, Assistant Secretary Guerry Stribling, President  
ACME IMPROVEMENT DISTRICT

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

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

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, of BREAKWATER HOUSING CORP. and MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporations and District by and with the authority of their 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 29<sup>th</sup> day of DECEMBER, 1977.

Jack H. Casler  
Notary Public - State of Florida at large

My Commission expires: JAN 29, 1980

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that the plat 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 furthermore that Permanent Control Points will be set under the guarantees posted 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 Ordinance No. 73-4 of Palm Beach County, Florida.

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

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

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

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., BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, that the current taxes have been paid, and that 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.

George H. Bailey Date: October 16, 1978  
George H. Bailey - Attorney at Law, licensed in Florida

## APPROVAL

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record, this 13<sup>th</sup> day of March, 1979.

By: Bill Bailey  
Bill Bailey - Chairman

ATTEST:  
JOHN B. DUNKLE, Clerk  
By: Deputy Clerk  
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record, this 13<sup>th</sup> day of March, 1979.

By: County Engineer

The Pines of Wellington P.U.D.