

53/149

DRAWING NUMBER

DRAWING NUMBER

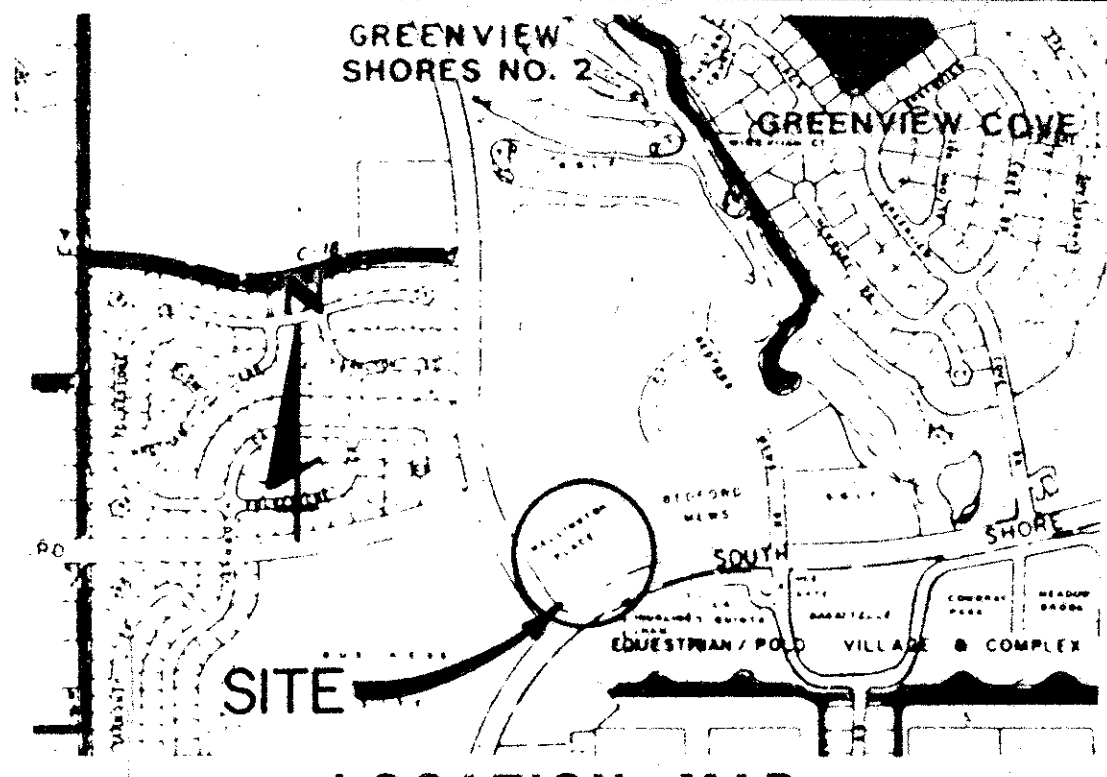
DRAWING NUMBER

THE WELLINGTON PLACE OF WELLINGTON P.U.D.

BEING A PART OF AN ABANDONED PORTION OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D. (ABANDONED BY PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. R-80-774, RECORDED IN OFFICIAL RECORD BOOK 3323, PAGES 0811 THROUGH 0813 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA IN TWO SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1985



LOCATION MAP
N.T.S.
DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on this 14th day of May, 1986, and duly recorded in Plat Book No. 53 on Pages 149 thru 150.
JOHN B. DUNKLE
Clerk Circuit Court
By: [Signature] D.C.

149

DESCRIPTION

Being a part of an abandoned portion of GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D. (Abandoned by PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. R-80-774, recorded in Official Record Book 3323, Pages 0811 through 0813 of the Public Records of Palm Beach County, Florida) as recorded in Plat Book 31, Pages 120 through 136 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the Southwest Corner of the plot of BEDFORD MEWS AT WELLINGTON - P.U.D., as recorded in Plat Book 42, Pages 25 through 27 of the Public Records of Palm Beach County, Florida, said Southwest Corner being on the Northerly Right-of-Way of South Shore Boulevard, said Right-of-Way being the arc of a curve concave to the Southeast having a radius of 1560.00 feet, at said Southwest Corner tangent bears South 70°23'41" West; thence Southwesterly along the arc of said curve and Right-of-Way as shown on the plat of said GREENVIEW SHORES NO. 2, through a central angle of 17°57'51", a distance of 489.11 feet; thence North 84°06'24" West along the Right-of-Way of GREENVIEW SHORES BOULEVARD (Platted as Lake Worth Road) as shown on said GREENVIEW SHORES NO. 2, a distance of 34.39 feet; thence North 40°38'37" West along the Easterly Right-of-Way of said GREENVIEW SHORES BOULEVARD, a distance of 170.32 feet to the point of curvature of a curve concave to the Northeast having a radius of 1287.96 feet; thence Northwesterly along the arc of said curve and said Right-of-Way Line through a central angle of 25°21'32", a distance of 570.04 feet; thence North 72°27'50" East along a line 50.72 feet Northerly and parallel with the Easterly Extension of the centerline of Greenbriar Boulevard as shown on said GREENVIEW SHORES NO. 2, a distance of 714.92 feet to the intersection with the Westerly Limits of said plot of BEDFORD MEWS; thence South 14°16'20" East along said Westerly Limits, a distance of 634.05 feet to the POINT OF BEGINNING.

Containing 10.00 Acres more or less

LAND USE

TOWNHOUSE LOTS (80) ----- 4.49 ACRES
PARCEL "A" (COMMON AREA) ----- 5.21 ACRES
TOTAL AREA ----- 10.00 ACRES
DENSITY ----- 8.0 UNITS/ACRE

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON-P.U.D.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements.
- No Buildings, landscaping or any kind of construction shall be placed in Parcel "A" without the approval of all utilities occupying the same.
- Landscaping on Utility Easements shall be only with approval of all utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF DADE
THE UNDERSIGNED hereby certify that they are the holders of a mortgage deed recorded in Official Records Book 4702, at Page 944, of the Public Records of Palm Beach County, Florida, upon the hereon described property and do hereby join in and consent to the dedications of the lands described in the dedication hereto, by the owner thereof.

IN WITNESS WHEREOF, the said Mortgagees have caused these presents to be signed by their duly authorized officers below, this 7th day of May, 1986.

SOUTHEAST BANK, N.A., a National Banking Association
By: [Signature]
Witness: [Signatures]

COREPOINT CORP., a Florida Corporation
By: Alberto Vadia, Jr. President
Witness: [Signatures]

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)
The foregoing consent was acknowledged before me this 7th day of May, 1986, by Stanley J. Starnment, as President of SOUTHEAST BANK, N.A., on behalf of said Corporation.
WITNESS my hand and official seal this 7th day of May, 1986.
My Commission Expires: 2/15/88
Notary Public, State of Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)
The foregoing consent was acknowledged before me this 7th day of May, 1986, by Alberto Vadia, Jr., as President of COREPOINT CORP., on behalf of said Corporation.
WITNESS my hand and official seal this 7th day of May, 1986.
My Commission Expires: April 1, 1989
Notary Public, State of Florida

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 10 day of June, 1986.
By: [Signature]
Karen T. Marcus, Chair

Attest: JOHN B. DUNKLE, Clerk
By: [Signature]
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 10 day of June, 1986.
By: [Signature]
H.F. Kahlert, County Engineer

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 1 day of May, 1986.
By: Madison F. Pacetti - Secretary
Attest: A.W. Glisson - General Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that WELLINGTON PLACE DEVELOPMENT CORP., a Florida Corporation, licensed to do business in the State of Florida, the owner of the land shown hereon as THE WELLINGTON PLACE OF WELLINGTON P.U.D., being in part of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida and 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 Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control over access rights.
The Utility Easements, as shown hereon, are hereby dedicated to the ACME IMPROVEMENT DISTRICT in perpetuity for the construction and maintenance of utilities.
The Access Easement, as shown hereon, is for private road purposes, utilities, drainage, water and sewer by ACME IMPROVEMENT DISTRICT, and is hereby dedicated to the Wellington Place Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
Parcel "A", as shown hereon, is for Common Purposes, utilities, drainage, water and sewer by ACME IMPROVEMENT DISTRICT, and is hereby dedicated to the Wellington Place Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested to by its Secretary - Treasurer and its corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 7th day of May, 1986.

WELLINGTON PLACE DEVELOPMENT CORP., a Florida Corporation
Attest: [Signature] By: [Signature]
Maria A. Souлары, Secretary - Treasurer Jose F. Souлары, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Jose F. Souлары and Maria A. Souлары, Secretary - Treasurer, respectively of WELLINGTON PLACE DEVELOPMENT CORP., a Florida Corporation licensed to do business in the State of Florida, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 7th day of May, 1986.
My commission expires: [Signature]
Notary Public State of Florida at large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ANDREW L. SULLI, 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 be vested in WELLINGTON PLACE DEVELOPMENT CORP., a Florida Corporation, that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon and that all mortgagees are shown and are true and correct; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record.
Andrew L. Sulli
ANDREW L. SULLI, Attorney at Law
Licensed in Florida, Date: May 7, 1986

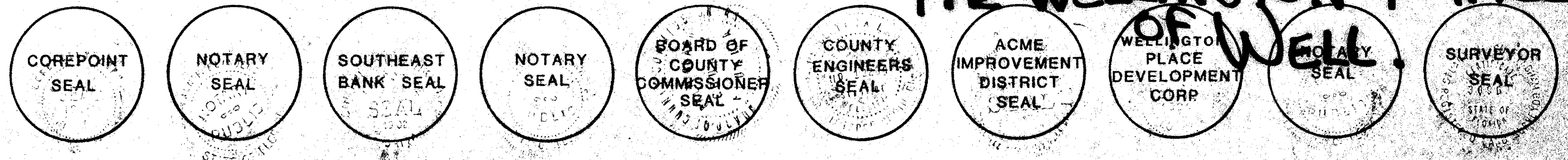
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Sept. 26, 1985, that we completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent monuments have been set as required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM 2090 Palm Beach Lakes Boulevard West Palm Beach, Florida

Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3392 Date: [Signature]

GEE & JENSON - Engineers, Architects, Planners, Inc.



THE WELLINGTON PLACE OF WELL.

53/149