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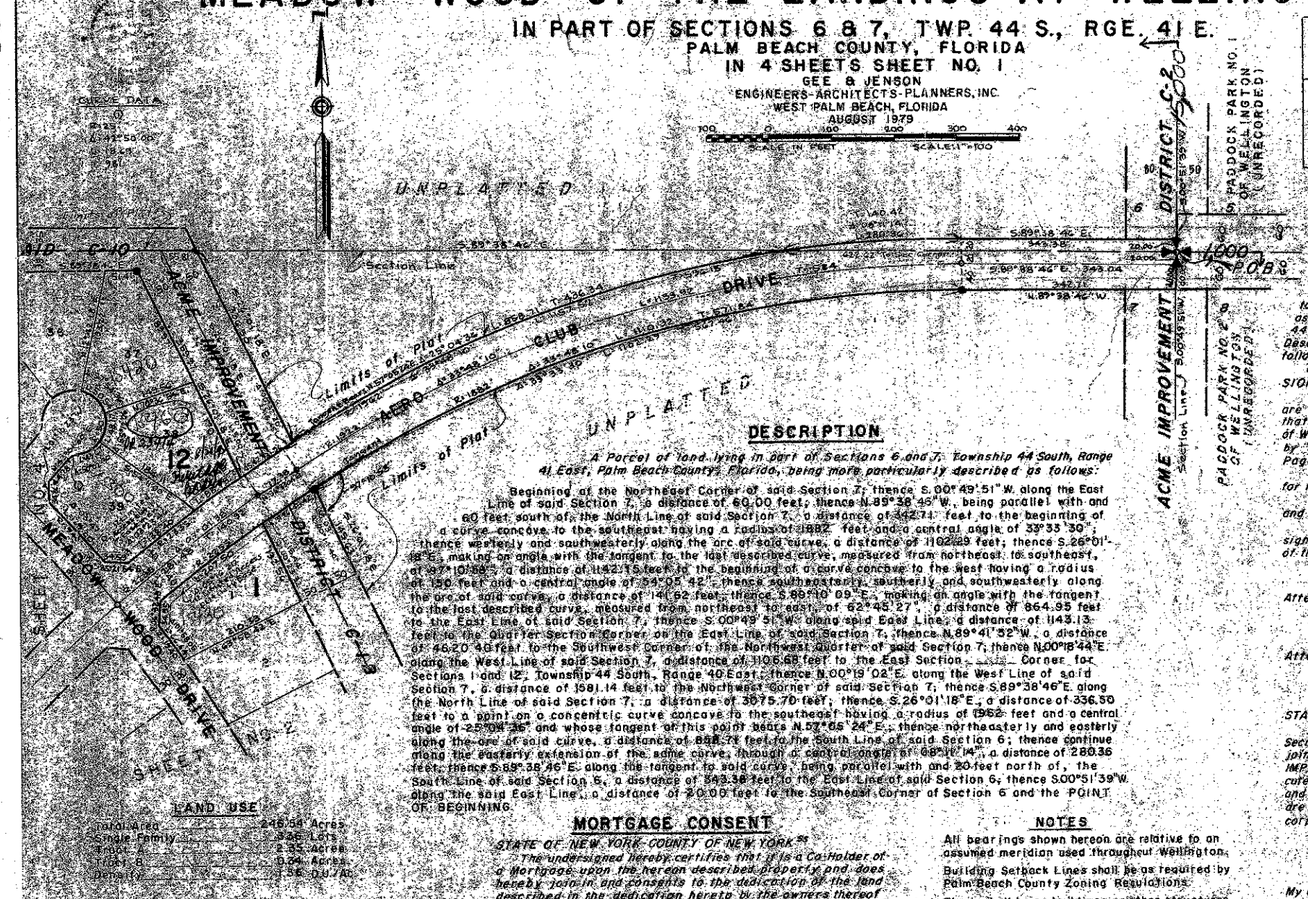
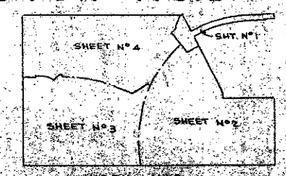
MEADOW WOOD OF THE LANDINGS AT WELLINGTON - P.U.D.

IN PART OF SECTIONS 6 & 7, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1979





INDEX MAP

LOCATION SKETCH

Flood Zone "B"

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DESCRIPTION

A Parcel of land lying in part of Sections 6 and 7, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of said Section 7; thence S.00°49'51"W. along the East Line of said Section 7, a distance of 60.00 feet; thence N.89°38'46"W., being parallel with and 60 feet south of, the North Line of said Section 7, a distance of 442.74 feet to the beginning of a curve concave to the southeast having a radius of 1882 feet and a central angle of 33°33'30"; thence westerly and southwesterly along the arc of said curve, a distance of 1102.29 feet; thence S.26°01'18"E., making an angle with the tangent to the last described curve, measured from northeast to southeast, of 90°00'00", a distance of 1142.15 feet to the beginning of a curve concave to the west having a radius of 130 feet and a central angle of 54°05'42"; thence southwesterly, southerly and southwesterly along the arc of said curve, a distance of 141.52 feet; thence S.89°10'09"E., making an angle with the tangent to the last described curve, measured from northeast to east, of 62°45'27", a distance of 864.95 feet to the East Line of said Section 7; thence S.00°49'51"W. along said East Line, a distance of 1143.13 feet to the Quarter Section Corner on the East Line of said Section 7; thence N.89°41'52"W., a distance of 46.20 feet to the Southwest Corner of the Northwest Quarter of said Section 7; thence N.00°18'44"E. along the West Line of said Section 7, a distance of 1106.68 feet to the East Section Corner for Sections 1 and 12, Township 44 South, Range 40 East; thence N.00°19'02"E. along the West Line of said Section 7, a distance of 1981.14 feet to the Northwest Corner of said Section 7; thence S.89°38'46"E. along the North Line of said Section 7, a distance of 3075.70 feet; thence S.26°01'18"E., a distance of 336.50 feet to a point on a concentric curve concave to the southeast having a radius of 1962 feet and a central angle of 25°04'36" and whose tangent at this point bears N.52°65'24"E.; thence northeasterly and easterly along the arc of said curve, a distance of 858.71 feet to the South Line of said Section 6; thence continue along the easterly extension of the same curve, through a central angle of 08°16'14", a distance of 280.36 feet; thence S.88°38'46"E. along the tangent to said curve, being parallel with and 20 feet north of, the South Line of said Section 6, a distance of 543.38 feet to the East Line of said Section 6; thence S.00°51'39"W. along the said East Line, a distance of 20.00 feet to the Southeast Corner of Section 6 and the POINT OF BEGINNING.

LAND USE

Total Area	246.54 Acres
Single Family	936 Lots
Tract A	2.35 Acres
Tract B	0.24 Acres
Density	3.96 D.U./Ac.

MORTGAGE CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

The undersigned hereby certifies that he is a Co-Holder of a Mortgage upon the hereon described property and does hereby join in and consents to the dedication of the lands shown hereon to the dedication of the land described in the dedication hereto by the owners thereof and agrees that its Mortgage which is recorded in Official Record Book 2962, Page 707, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Chief Auditor, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of August, 1979.

BANKERS TRUST COMPANY, a Corporation of the State of New York as Co-Trustee of the Testamentary Trusts of C.O. Wellington, deceased.

Attest: _____ *By:* _____

MORTGAGE CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

The undersigned hereby certifies that he is Co-Holder of a Mortgage upon the hereon described property and does hereby join in and consents to the dedication of the lands shown hereon to the dedication shown hereon and agrees that this mortgage which is recorded in Official Record Book 2962, Page 707, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, ROGER WELLINGTON, do hereunto set my hand this 30 day of August, 1979.

Witness: _____ *By:* _____
Witness: _____ *Roger Wellington as Co-Trustee of the Testamentary Trusts of C.O. Wellington, deceased.*

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK ss

BEFORE ME personally appeared ROGER WELLINGTON as Co-Trustee of the Testamentary Trusts of C.O. Wellington, deceased, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 28 day of August, 1979.

_____
Notary Public

My Commission expires: _____

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK ss

BEFORE ME personally appeared _____ *and* _____ *to me well known and known to me to be the individuals described in and who executed the foregoing instrument as their attorneys and* _____ *of BANKERS TRUST COMPANY, a Corporation, 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 30 day of August, 1979.

_____
Notary Public

My Commission expires: _____

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.

● denotes Permanent Reference Monument.

⊙ denotes Permanent Control Point.

Easements are for Public Utilities, unless otherwise noted.

◎ denotes Curve Data Number

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 29 day of January, 1980.

By: _____
DENNIS P. KOEHLER, *Chairman*

Attest: JOHN B. DUNKLE - *Clerk*

By: _____
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 29 day of January, 1980.

_____
H.E. Kohlert - County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, owner by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as MEADOW WOOD OF THE LANDINGS AT WELLINGTON P.U.D. lying in part of Sections 6 and 7, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described in the Caption Hereon and Description, have cause the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Street Right of Ways and Tracts A and B are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.

Acme Improvement District Rights of Way and the use of the Canal Maintenance Easements as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT, the Rights of Way 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 Ways, then in that event the aforementioned shall revert to THIRD WELLINGTON, INC. and shall be maintained by THIRD WELLINGTON, INC. as provided in the Articles of Incorporation in Official Record Book 1724 Pages 863 to 871, inclusive, Public Records of Palm Beach County, Florida.

The Limited Access Easements as shown are hereby dedicated to said BOARD OF COUNTY COMMISSIONERS 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 above named Corporation 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 21st day of August, 1979.

GOULD FLORIDA INC., a Delaware Corporation

Attest: _____ *By:* _____
Diana L. Curren, Assistant Secretary — *Guerry Stribling, President*

ACME IMPROVEMENT DISTRICT

Attest: _____ *By:* _____
A.W. Gilsson, General Manager — *Madison F. Facette, Secretary*

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

BEFORE ME personally appeared GUERRY STRIBLING and DIANA L. CURREN, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by MADISON F. FACETTE and A.W. GILSSON, 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 foregoing instrument as such officers of said Corporation and District, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seals affixed to said instrument are the seals of said Corporation and District, 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 Corporation and District.

WITNESS my hand and official seal this 21st day of August, 1979.

_____
Notary Public

My Commission expires: JAN 27, 1980

TITLE CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

I, LARRY ALEXANDER, 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., a Delaware Corporation, and ACME IMPROVEMENT DISTRICT, that the current taxes have been paid, that the property is encumbered by the mortgages shown hereon, and that I find all mortgages are shown and are true and correct, and that the property is found to contain deed restrictions which are not applicable and do not affect the subdivision of the property.

0269-304

_____
Larry Alexander - Attorney at Law
Licensed in Florida, Date _____

SURVEYOR'S CERTIFICATIONS

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on NOV. 1979, their completed survey of the lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted, that permanent reference monuments have been set as shown 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 requirements of Chapter 177, Part I, as Amended and Ordinances of Palm Beach County, Florida.

DAILEY & FORNEY, INC.

_____
Paul J. Forney
Professional Land Surveyor
Florida Registration No. 3297 Date 11-30-79

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on JAN. 1980, the hereon plat was prepared and derived under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY & FORNEY, INC.

GEE & JENSON Engineers, Architects, Planners, Inc.

TURNOUT REQUIRED

_____
William C. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283
Date JAN 21 1980

THIS INSTRUMENT WAS PREPARED BY WILLIAM C. WALLACE, JR. 2010 Okeechobee Boulevard West Palm Beach, Florida

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MEADOW WOOD OF LANDINGS Well.