

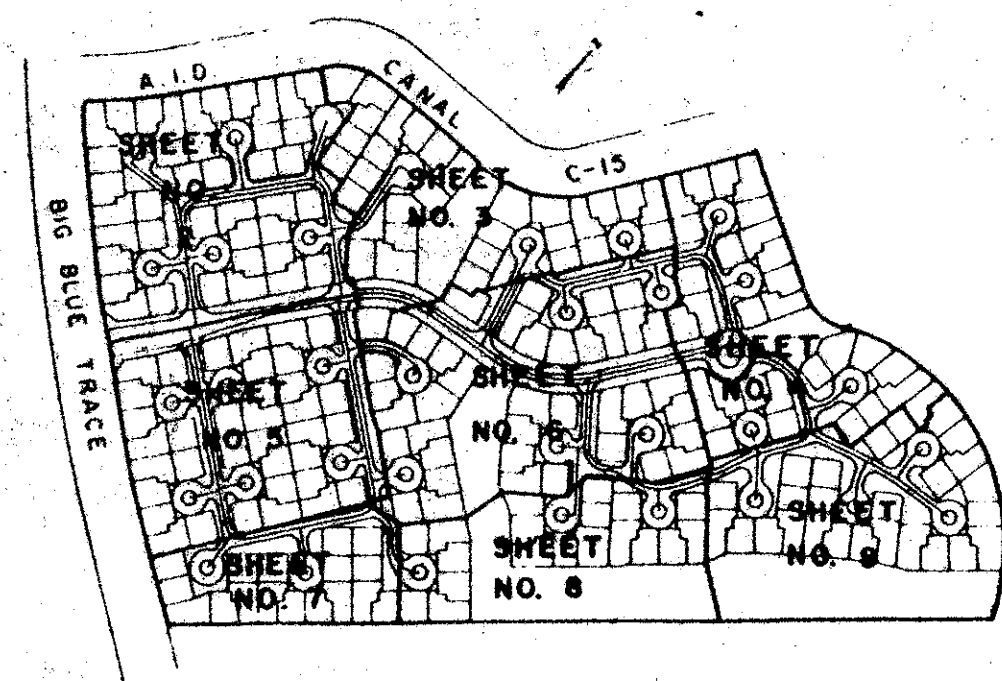
54/58

58

TRACT 42 - B OF WELLINGTON P.U.D.

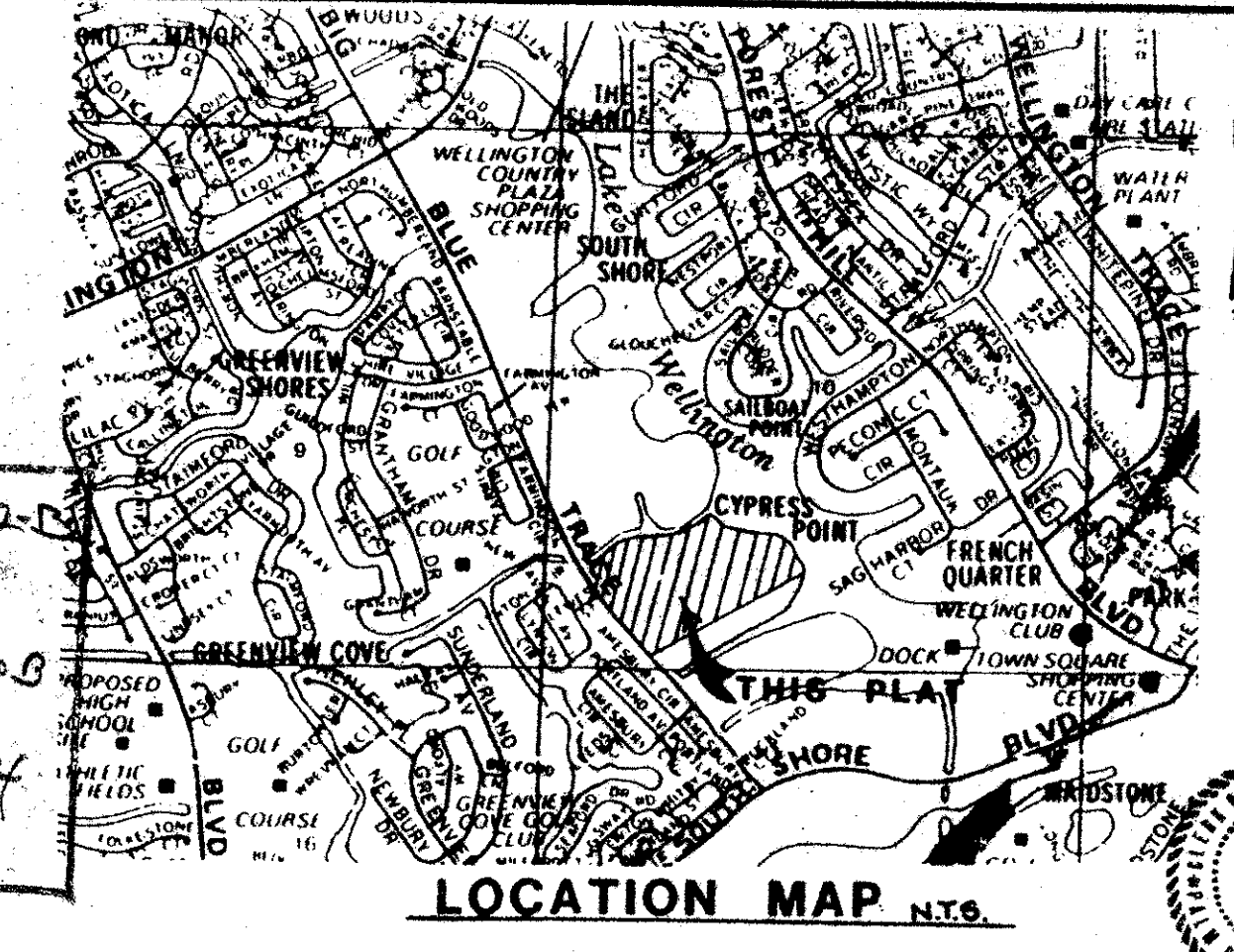
IN PART OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN NINE SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERING - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1986



KEY MAP
N.T.S.

SUBDIVISION	Wellington Tract 42-B
BOOK	54
PAGE	58-66
FLOOD ZONE	B
FLOOD MAP	# 10-0
QUAD	62
ZONING	
SE	
ZIP CODE	33414
PLD NAME	



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:11 A.M. this 22 day of August, 1986, and duly recorded in Plat Book No. 54 on Pages 58 thru 66.
JOHN B. DUNKLE
Clerk Circuit Court
By: *Margaret A. Dando* S.C.

LAND USE	
SINGLE FAMILY LOTS (237)	21.65 ACRES
PARCELS A & B (DRAINAGE)	4.21 ACRES
PARCEL C (RECREATION)	0.32 ACRES
PARCELS D, E, F & G (ACCESS)	10.87 ACRES
ROAD RIGHT-OF-WAY	2.18 ACRES
TOTAL	39.23 ACRES

DENSITY 6.04 D.U./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. The West Line of Section 10-44-41 is assumed to bear North 01°10'33" East.
- 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 structures, trees or shrubs shall be placed in the Maintenance or Drainage Easements.
- 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.
- Dedication to WELLINGTON HOMEOWNERS ASSOCIATION, Inc. are not intended to create any rights in favor of the general public.

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record this 31 day of July, 1986.
By: *Madison F. Pacetti*
Madison F. Pacetti - Secretary

Attest: *Edward C. Lowder*
Edward C. Lowder - Business Manager

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 31 day of July, 1986.
By: *Karen J. Marcus*
Karen J. Marcus, Chair

Attest: JOHN B. DUNKLE, Clerk
By: *Kathryn S. Miller*
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 26 day of August, 1986.
By: *H.F. Kahlert*
H.F. Kahlert, County Engineer

DESCRIPTION

A Parcel of Land in Section 10, Township 44 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:
Commencing at the Southwest Corner of said Section 10, thence North 01°10'33" East, along the West Line of said Section 10, a distance of 1042.03 feet;
thence North 58°22'53" East, along the Centerline of Acme Improvement District Canal C-15, a distance of 377.82 feet, to a point on the East Right-of-Way Line of Big Blue Trace, as shown on Plat of Greenview Shores No. 2 of Wellington P.U.D., as recorded in Plat Book 31, Pages 120 to 136 inclusive, of the Public Records of said County, said Centerline being a radial line and said point being a point on a curve; thence Southeasterly, along the arc of said curve and said East Right-of-Way Line, concave to the Northeast, having a radius 5172.14 feet and a central angle of 00°33'14", a distance of 50.00 feet, to the non-tangent intersection with the Southerly Right-of-Way Line of Acme Improvement District Canal C-15, the tangent bears North 32°10' 21" West at said intersection also being the POINT OF BEGINNING;
thence the next seven courses along the said Southerly Right-of-Way Line, North 58°22' 53" East, a distance of 89.76 feet, to the beginning of a curve;
thence Northeasterly, along the arc of said curve, concave to the northwest, having a radius of 853.02 feet and a central angle of 07°07'33", a distance of 106.09 feet;
thence North 51°15'20" East, along the tangent of said curve, a distance of 326.00 feet, to the beginning of a curve;
thence Northeasterly and Southeasterly, along the arc of said curve, concave to the southwest, having a radius of 166.17 feet and a central angle of 49°39'00", a distance of 144.00 feet;
thence South 79°05'40" East, along the tangent of said curve, a distance of 277.25 feet, to the beginning of a curve;
thence Southeasterly, Easterly, and Northeasterly, along the arc of said curve, concave to the North, having a radius of 250.98 feet and a central angle of 52°54'20", a distance of 231.75 feet;
thence North 48°00' 00" East, along the tangent of said curve, a distance of 364.68 feet;
thence the next four courses along the West Line of Lake Wellington (Drainage Easement as per Official Record Book 2452, Pages 250 to 266 inclusive), South 49°00'00" East, a distance of 317.03 feet, to the beginning of a curve;
thence Southeasterly and Easterly, along the arc of said curve, concave to the northeast, having a radius of 102.52 feet and a central angle of 52°00'00", a distance of 93.04 feet;
thence North 79°00'00" East, along the tangent of said curve, a distance of 51.03 feet, to the beginning of a curve;
thence Easterly, Southeasterly and Southerly, along the arc of said curve, concave to the southwest, having a radius of 455.00 feet and a central angle of 92°52'40", a distance of 737.57 feet, to a non-tangent intersection with the North Line of The Shores at Wellington, the tangent bears South 08°07' 20" East at said intersection, The Shores at Wellington is recorded in Plat Book 42, Pages 172, 173 and 174, of the said Public Records;
thence South 60°58'08" West, along said North Line, a distance of 1767.63 feet, to a point on the East Right-of-Way Line of said Big Blue Trace;
thence North 42°44'25" West, along said East Right-of-Way Line, a distance of 147.38 feet, to the beginning of a curve also a part of said East Right-of-Way Line;
thence Northwesterly, along the arc of said curve, concave to the northeast, having a radius of 5172.14 feet and a central angle of 10°34'04", a distance of 953.96 feet, to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 31, 1986, that they 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 reference 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.

DAILEY - FOTORNY, INC.
Paul J. Fotorny
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 Date: 7-31-86

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on Aug. 1, 1986, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

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

0332-063 Pt. 86-32

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

Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: 8/1/86

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a Florida Corporation, licensed to do business in the State of Florida joined by COSTAIN FLORIDA, INC., a Florida Corporation, licensed to do business in the State of Florida, the owners of the land shown hereon as TRACT 42 - B OF WELLINGTON P.U.D., being in part of Section 10, Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described below under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
The Drainage Easements as shown are for the construction and maintenance of drainage facilities and are hereby dedicated to the WELLINGTON LAKES HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. However Palm Beach County shall have the right, but not the obligation to maintain that portion of the drainage system encompassed by the plat which is associated with the drainage of public roads.
The Water and Sewer Easements as shown are for the construction and maintenance of water and sewer facilities and are hereby dedicated to the ACME IMPROVEMENT DISTRICT and are the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
The Road Right-of-Way as shown is for private road purposes, utilities, drainage, water and sewer and is hereby dedicated to the WELLINGTON LAKES HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
Parcels "D", "E", "F" and "G" (Access Tracts) as shown are for private road purposes, utilities, drainage, water and sewer and are hereby dedicated to the WELLINGTON LAKES HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
Parcels "A" and "B" as shown are for drainage purposes and are hereby dedicated to the WELLINGTON LAKES HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
The Maintenance Easements adjacent to Parcels "A" and "B" as shown are for the maintenance of said parcels and are hereby dedicated to the WELLINGTON LAKES HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
The Maintenance Easement adjacent to Lake Wellington and Acme Improvement District Canal C-15 as shown are for the maintenance of said Lake and Canal and are hereby dedicated to the Acme Improvement District, and are the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
Parcel "C" as shown is for recreation purposes and is hereby dedicated to the WELLINGTON LAKES 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 Corporations 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 31 day of July, 1986.

COREPOINT CORP., a Florida Corporation
Attest: *Ricardo Vadia* By: *Alberto Vadia Jr.*
Ricardo Vadia, Vice President Alberto Vadia Jr., President

COSTAIN FLORIDA, INC., a Florida Corporation
Attest: *Barry N. Sement* By: *J.E. Mackenzie*
Barry N. Sement, Assistant Secretary J.E. Mackenzie, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared ALBERTO VADIA JR. and RICARDO VADIA, President and Vice President, respectively of COREPOINT CORP., a Florida Corporation licensed to do business in 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 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.
WITNESS my hand and official seal this 31 day of July, 1986.

My commission expires: 12/30/89
Katherine G. Brown
Notary Public State of Florida at large

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared J.E. MACKENZIE and BARRY N. SEMENT, as President and Assistant Secretary, respectively of COSTAIN FLORIDA, INC., a Florida Corporation licensed to do business in 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 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.
WITNESS my hand and official seal this 26 day of JUNE, 1986.

My commission expires: JAN 4, 1988
Robert C. Ackerman
Notary Public State of Florida at large

COREPOINT SEAL COSTAIN SEAL NOTARY SEAL NOTARY SEAL BOARD OF COUNTY COMMISSIONERS SEAL COUNTY ENGINEERS SEAL ACME IMPROVEMENT DISTRICT SEAL SURVEYOR SEAL SURVEYOR SEAL

TRACT 42-B OF WELLINGTON P.U.D.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER