
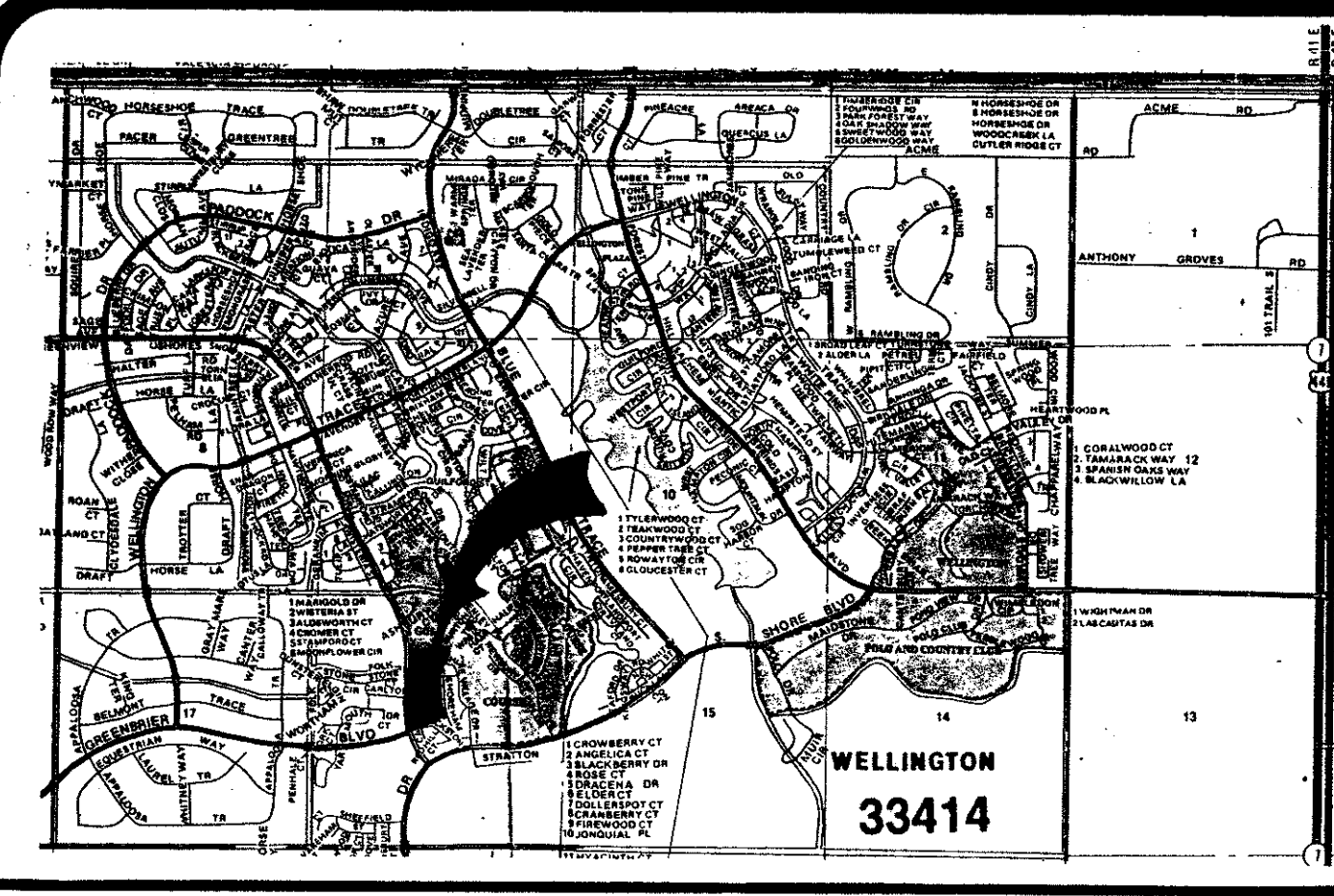


184

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plan was filed for record on 1:27 PM
the 7th day of JUNE
1989, and duly recorded in the Book No. 62 on page 184+185
JOHN B. DUNKLE, Clerk Circuit Court
Dawn A. Martin, D.C.

LOCATION MAP

STONEGATE 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 TWP. 44S., RANG. 41E.
PALM BEACH COUNTY, FLORIDA.
IN 2 SHEETS SHEET 1 OF 2
MARCH 1989

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS STONEGATE OF WELLINGTON - P. U. D., BEING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED 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, INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO THE STONEGATE 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 ROAD TRACTS (CARLTON STREET, STONEGATE DRIVE, SANDSTONE COURT AND LITTLE ROCK COURT), ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN AND ARE HEREBY DEDICATED TO THE STONEGATE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. A WATER AND SEWER EASEMENT UPON THE AREA DESIGNATED AND SHOWN AS PRIVATE ROADS IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER.

TRACT B IS FOR OPEN SPACE AND LAKE ACCESS PURPOSES AS SHOWN AND IS HEREBY DEDICATED TO THE STONEGATE HOMEOWNERS ASSOCIATION, INC. AND IS 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 ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

THE LAKE AND WATER MANAGEMENT TRACT A, AS SHOWN IS FOR THE CONSTRUCTION AND MAINTENANCE OF A LAKE AND DRAINAGE FACILITIES, AND IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS, LAKE ACCESS EASEMENTS AND ACME DRAINAGE EASEMENTS AS SHOWN ARE FOR THE MAINTENANCE OF LAKE (LAKE AND WATER MANAGEMENT TRACT "A") AND DRAINAGE FACILITIES AND IS 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. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, 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 BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF April 1989.

ATTEST: *David R. Seach*
DAVID R. SEACH, VICE PRESIDENT

MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION
BY: *William R. Seach*
WILLIAM R. SEACH, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM R. SEACH, AND DAVID R. SEACH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA 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 7th DAY OF April 1989.
MY COMMISSION EXPIRES: _____

Ronald J. Elquist
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

LAND USE:

TRACT A (LAKE & WATER MANAGEMENT TRACT A, URAINAGE).....	2.212 ACRES
TRACT B (COMMON & MAINTENANCE EASEMENT ACCESS).....	0.126 ACRES
ROAD TRACTS (50' PRIVATE).....	4.157 ACRES
SINGLE FAMILY LOTS (76).....	18.116 ACRES
TOTAL.....	24.611 ACRES

DENSITY (76 UNITS)..... 3.09 UNITS/ACRE
PETITION NO. 86-32

NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT.
- DENOTES PERMANENT CONTROL POINT.

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P. U. D. THE NORTH LINE OF SECTION 16-44-41 IS ASSUMED TO BEAR SOUTH 89° 44' 02" EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, OR WATER AND SEWER EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER UNLESS OTHERWISE NOTED.

WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

DEDICATIONS TO THE STONEGATE HOMEOWNERS ASSOCIATION, INC. ARE NOT INTENDED TO CREATE ANY RIGHTS IN FAVOR OF THE GENERAL PUBLIC.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BEDFORD MEWS AT WELLINGTON - P. U. D., AS RECORDED IN PLAT BOOK 42, PAGES 25 THRU 27 INCLUSIVE, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD; THENCE NORTH 14 DEGREES 16 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID BEDFORD MEWS AT WELLINGTON - P. U. D., A DISTANCE OF 634.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 27 MINUTES 50 SECONDS WEST A DISTANCE OF 714.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (CURRENTLY KNOWN AS GREENVIEW SHORES BOULEVARD) AS SHOWN ON GREENVIEW SHORES NO. 2 OF WELLINGTON - (P. U. D.) AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136 INCLUSIVE; SAID INTERSECTION BEING A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1287.96 FEET AND A RADIAL BEARING OF NORTH 74 DEGREES 42 MINUTES 55 SECONDS EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 08 MINUTES 28 SECONDS, A DISTANCE OF 362.84 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 728.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3498.86 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 30 MINUTES 35 SECONDS, A DISTANCE OF 275.39 FEET TO THE SOUTHWEST CORNER OF PARCEL C, AS SHOWN ON SAID GREENVIEW SHORES NO. 2 OF WELLINGTON - (P. U. D.); THENCE NORTH 62 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF GREENVIEW SHORES NO. 2 OF WELLINGTON - (P. U. D.); THENCE SOUTH 89 DEGREES 08 MINUTES 37 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 410.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 544.90 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 40 MINUTES 58 SECONDS, A DISTANCE OF 386.91 FEET TO THE NORTHERLY MOST CORNER OF SAID BEDFORD MEWS AT WELLINGTON - P. U. D.; THENCE SOUTH 41 DEGREES 32 MINUTES 21 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID BEDFORD MEWS AT WELLINGTON - P. U. D., A DISTANCE OF 215.69 FEET; THENCE SOUTH 21 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 701.55 FEET; THENCE SOUTH 14 DEGREES 16 MINUTES 20 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 346.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,072,056 SQUARE FEET OR 24.611 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, THE FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MEADOWLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

Glenda Bellamy
GLENDA BELLAMY, VICE PRESIDENT
FIRST AMERICAN TITLE INSURANCE COMPANY
LICENSED IN FLORIDA, DATE: 4-13-89

AR/PUD

SURVEYOR'S CERTIFICATION:

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 DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.S.) 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21HH-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Quadr 73
Jasp # 25
16/44/41 Flood B
0332-075

Stonegate of Wellington

Paul J. Fotorony
PAUL J. FOTORONY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297

S.P. APUD 10/26/88
Exh # 283
Tr. 57A
Well. PUD
8532

THIS INSTRUMENT PREPARED BY:
PAUL J. FOTORONY OF DAILEY-FOTORONY, INC.
5050 TENTH AVENUE NORTH, SUITE B
LAKE WORTH, FLORIDA

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF JUNE 1989.

BY: *Carol Elquist*
CAROL J. ELMQUIST, CLERK

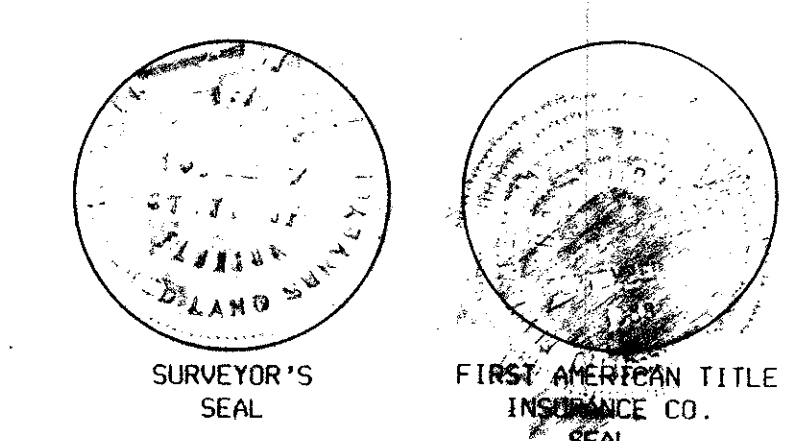
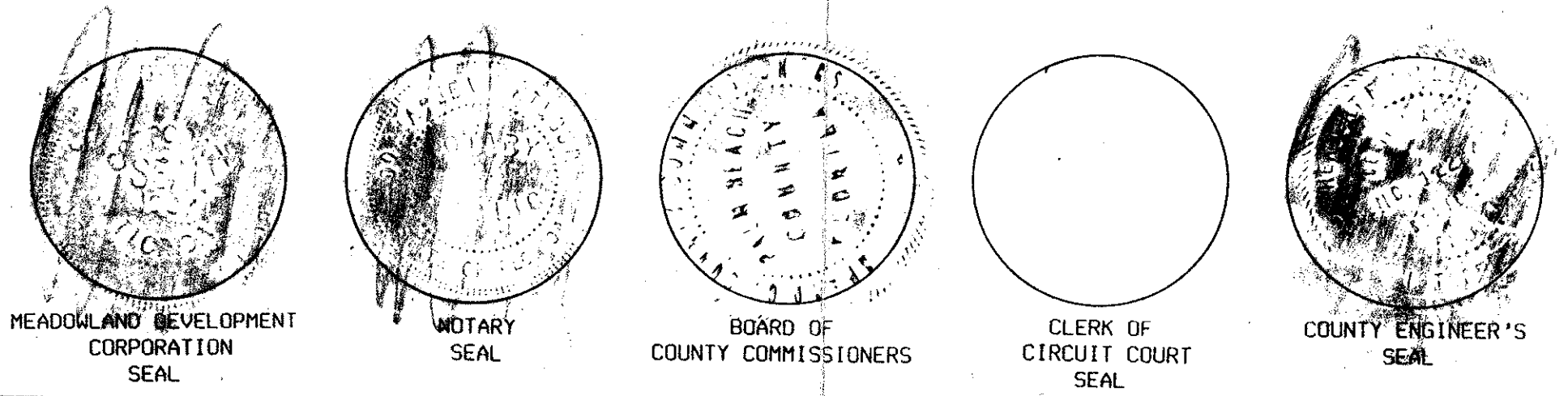
ATTEST: *John B. Dunkle*
JOHN B. DUNKLE, CLERK

BY: *Drilla Cowart*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF JUNE 1989.

BY: *H. R. Kahlert*
H. R. KAHLERT, P.E., COUNTY ENGINEER




Dailey-Fotorony, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite B - Lake Worth, Florida 33469
Phone 305/965-8787

SUBDIVISION * STONEGATE OF WELLINGTON
 BOOK 62 PAGE 184
 FLOOD MAP * PUD *
 ZONING AR 86-32
 6/29/89
 ZIP CODE 33412
 TAZ 728
 COUNTY OF WELLINGTON