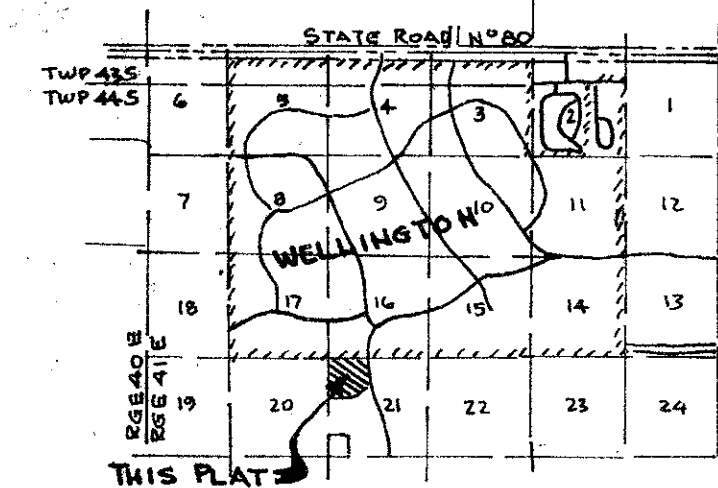


# MALLET HILL OF WELLINGTON COUNTRYPLACE - P.U.D.

IN PART OF SECTION 21, TWP. 44 S., RGE. 41 E.  
PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JULY 1978



LOCATION SKETCH

123

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:42  
this 31 day of May, 1978  
and duly recorded in Plat Book No. 3  
on page 123-124.  
JOHN B. DUNKLE, Clerk Circuit Court  
By John B. Dunkle, D.C.  
B and AO-1

## DESCRIPTION

A Parcel of land lying in part of Section 21, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest Corner of said Section 21, being the Southwest Corner of GREENVIEW SHORES NO. 2 OF WELLINGTON, P.U.D. as recorded in Plat Book 31, Pages 120 to 136, inclusive, Public Records of Palm Beach County, Florida, shown on Sheet No. 15; thence S.89°37'54"E. along the North Line of said Section 21, a distance of 2090.25 feet to the Southeast Corner of said GREENVIEW SHORES NO. 2 OF WELLINGTON; thence S.00°51'23"W., a distance of 0.51 feet to the beginning of a curve concave to the northeast having a radius of 2640 feet and a central angle of 20°30'01"; thence southerly and southeasterly along the arc of said curve, a distance of 944.58 feet; thence S.19°38'38"E. along the tangent to said curve, a distance of 740.00 feet; thence S.70°21'22"W., a distance of 120.00 feet; thence N.19°38'38"W., a distance of 100.00 feet; thence S.70°21'22"W., a distance of 500.00 feet; thence S.00°59'07"E., a distance of 200.00 feet; thence N.81°05'03"W., a distance of 348.89 feet; thence N.67°54'20"W., a distance of 622.57 feet; thence S.79°35'13"W., a distance of 574.06 feet; thence N.89°37'49"W., a distance of 418.68 feet to the West Line of said Section 21; thence N.00°51'46"E. along said West Line, a distance of 1765.07 feet to the Northwest Corner of said Section 21 and the POINT OF BEGINNING.

## LAND USE

Total Area ----- 90.97 Acres, more or less  
Single Family Lots ----- 42 Units  
Density ----- 0.46 D.U./Acre

## MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF

The undersigned hereby certifies that it is Trustee for the holders of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 2714, Page 743, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation, as Trustee, has caused these presents to be signed by its Trust Officer and attested by its Trust Officer and its corporate seal to be affixed hereto by and with the authority of the Mortgage Holder, this 14th day of April, 1979.

AMERICAN NATIONAL BANK AND TRUST COMPANY  
OF FT. LAUDERDALE, a Corporation of U.S.A., as Trustee

Attest: James B. Kappeler By: Richard H. Crider  
James B. Kappeler Trust Officer  
James B. Kappeler

## 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 hereon described property is vested in GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by ACME IMPROVEMENT DISTRICT; that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon and that I find all mortgages are shown and are true and correct and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander  
Larry Alexander  
Attorney at Law, Licensed in Florida  
Date: APRIL 2, 1979

## 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.
- 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.

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF

BEFORE ME personally appeared RICHARD R. WEIDMAN and LAURENCE K. STREPELWERTH, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Trust Officer and TRUST OFFICER of AMERICAN NATIONAL BANK AND TRUST COMPANY OF FT. LAUDERDALE, a Corporation of U.S.A. 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 4th day of April, 1979.

Maria H. Williams  
Notary Public



## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 29 day of MAY, 1979.

By: Dennis P. Koshler  
DENNIS P. Koshler  
Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Marjorie B. Jennings  
Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record, this 29 day of MAY, 1979.

By: H.F. Kahler  
H.F. Kahler - County Engineer

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, --- joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as MALLET HILL OF WELLINGTON COUNTRYPLACE, lying in part of Section 21, 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 and Parcel A as shown hereon are hereby dedicated to ACME IMPROVEMENT DISTRICT, in Fee Simple, and are the perpetual maintenance obligation of said District. The Utility, Drainage and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

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.

IN WITNESS WHEREOF, the said 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 5th day of APRIL, 1979.

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

Attest: Diana L. Curren By: Guerry Stribling  
Diana L. Curren - 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 PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, GUERRY STRIBLING and DIANA L. CURREN, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida 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 Corporation 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 5th day of APRIL, 1979.

Jack Z. 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 shown 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  
Florida Registration No. 2283  
Date: April 19, 1979

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

37/123

0333-001

Area B  
Wellington Countryplace  
Pet. 76-60