

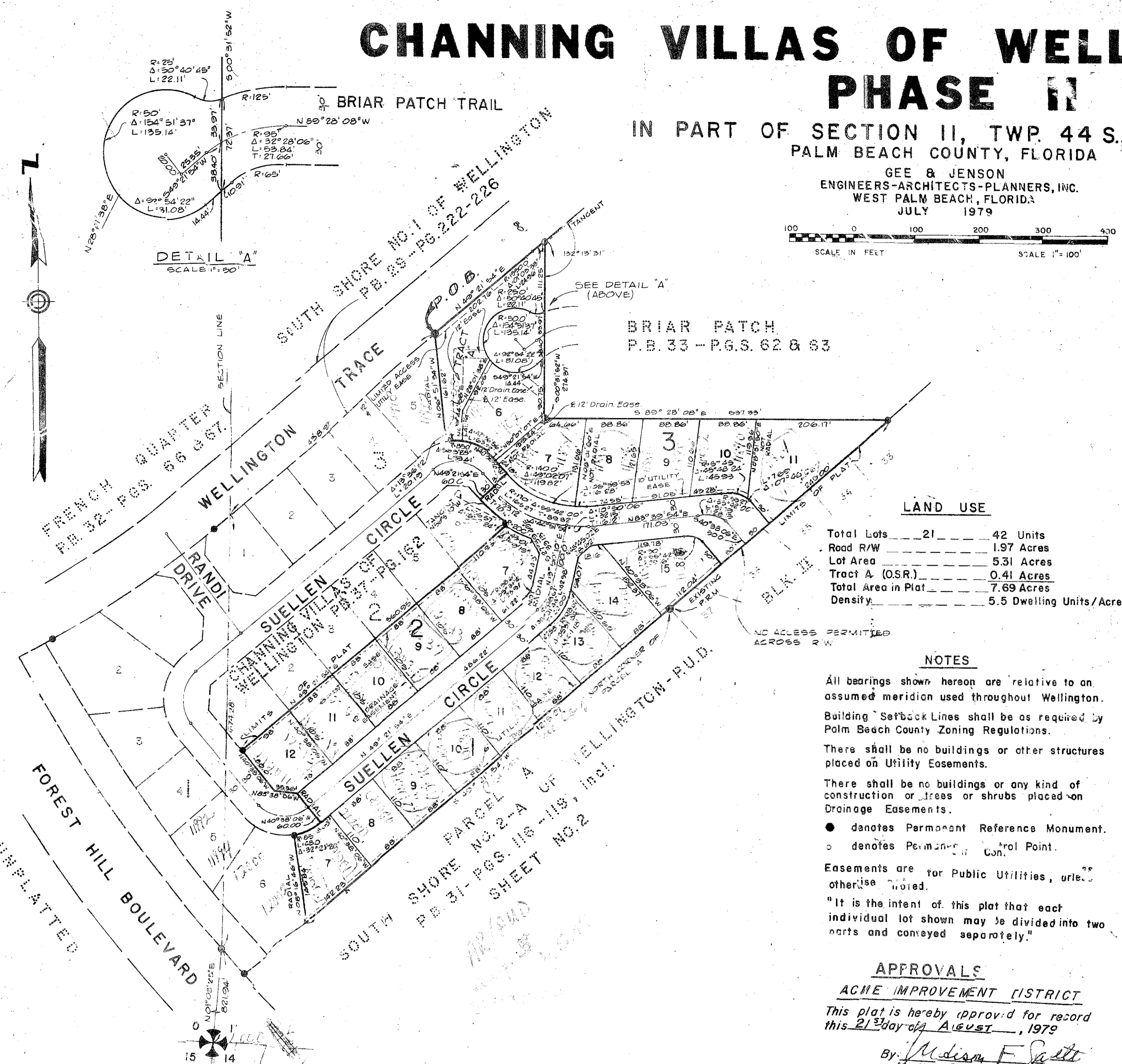
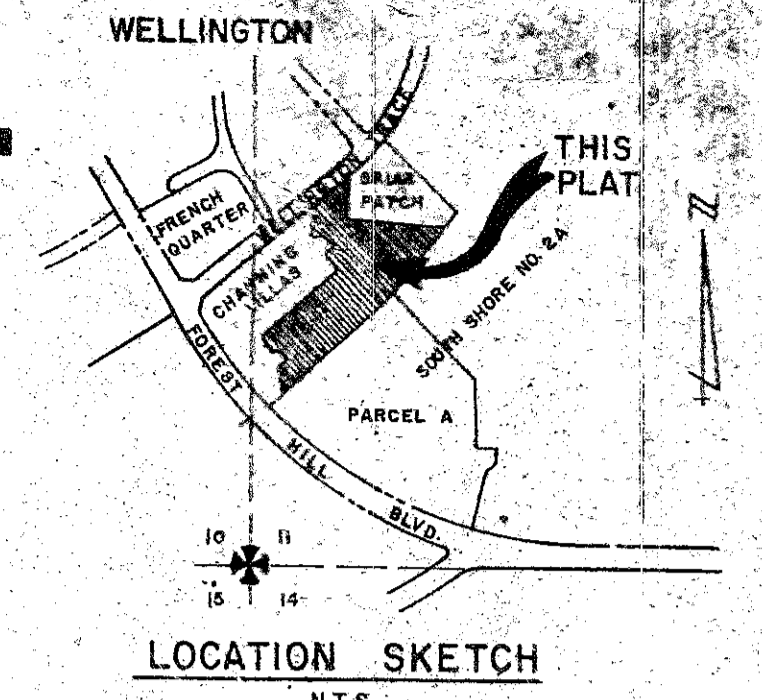
38-145

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CHANNING VILLAS OF WELLINGTON - P.U.D. PHASE II

IN PART OF SECTION II, TWP. 44 S., RGE. 41 E. PALM BEACH COUNTY, FLORIDA

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



LAND USE

Total Lots	21	42 Units
Road R/W		1.97 Acres
Lot Area		5.31 Acres
Tract A (OSR)		0.41 Acres
Total Area in Plat		7.69 Acres
Density		5.5 Dwelling Units/Acre

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.

"It is the intent of this plat that each individual lot shown may be divided into two parts and conveyed separately."

DEDICATION & DESCRIPTION

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, the owner of the tract of land shown hereon as CHANNING VILLAS OF WELLINGTON - P.U.D. PHASE II, lying in part of Section II, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast Corner of Lot 5, Block 3, CHANNING VILLAS OF WELLINGTON - P.U.D. as recorded in Plat Book 37 Page 162, Public Records of Palm Beach County, Florida; thence N 49° 21' 54" E along the Southerly Right-of-Way of Wellington Trace as shown on SOUTH SHORE NO. 1 OF WELLINGTON - P.U.D. as recorded in Plat Book 29 Page 225, of said Public Records, a distance of 202.76 feet to the beginning of a curve concave to the northwest having a radius of 1350 feet and a central angle of 01° 03' 33"; thence Northeastly along the arc of said curve, a distance of 24.96 feet to the intersection of the Southerly Right-of-Way Line of Wellington Trace with the Northwest Corner of BRIAR PATCH, as recorded in Plat Book 33, Pages 62 and 63 of said Public Records; thence S 00° 31' 52" W, making an angle with the tangent to the last described curve, measured from Northeast to South, of 132° 13' 31", a distance of 274.37 feet; thence S 89° 28' 08" E along the South Line of said BRIAR PATCH, a distance of 537.33 feet to a point on the Northwest boundary of SOUTH SHORE NO. 2-A OF WELLINGTON - P.U.D., as recorded in Plat Book 31, Page 117 of said Public Records; thence S 49° 21' 54" W along said Northwest boundary of said SOUTH SHORE NO. 2-A, a distance of 1215.27 feet to the Southeast Corner of Lot 6, Block 1, of said CHANNING VILLAS OF WELLINGTON; thence N 08° 16' 46" W, along the East Boundary of said CHANNING VILLAS OF WELLINGTON and a line radial to a curve to be described, a distance of 145.84 feet to a point on a curve concave to the North having a radius 85 feet and a central angle of 32° 21' 20"; thence easterly along the arc of said curve, a distance of 480.0 feet; thence N 40° 38' 06" W along a line radial to the last described curve, a distance of 60 feet; thence N 85° 36' 08" W, a distance of 35.36 feet; thence N 40° 38' 06" W, a distance of 80 feet; thence N 49° 21' 54" E, a distance of 560.95 feet to a point on a curve concave to the Northeast having a radius of 200 feet and a central angle of 16° 12' 24" and whose tangent at this point bears N 58° 51' 30" W; thence Northwestly along the arc of said curve, a distance of 565.57 feet; thence N 49° 21' 54" E along a line radial to the last described curve, a distance of 60 feet; thence N 40° 38' 06" W, a distance of 24.18 feet to the beginning of a curve concave to the South having a radius 85 feet and a central angle of 56° 13' 28"; thence Northwestly and Westerly along the arc of said curve, a distance of 83.41 feet; thence N 06° 51' 34" W, along a line radial to the last described curve, a distance of 161.62 feet to the POINT OF BEGINNING.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: (1) The streets hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the proper use of the public for proper purposes. (2) Tract A as shown is for open space and recreation (O.S.R.), utility and drainage. (Subject to existing Easements of Record) and is hereby dedicated to CHANNING VILLAS PROPERTY OWNERS ASSOCIATION and is the perpetual maintenance obligation of said Association. (3) The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. (4) 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.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 20th day of AUGUST, 1979.

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

Attest: Diana L. Curren L. Curren, Assistant Secretary By: Gerry Strubling Gerry Strubling, President

0332-305

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 21st day of August, 1979

By: Madison F. Sacetti Madison F. Sacetti, Secretary

Attest: L. W. Glisson L. W. Glisson, General Manager

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 27th day of November, 1979

By: Bill Bailey Bill Bailey, Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Deputy Clerk Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 27th day of November, 1979

By: W. R. Kohler, Jr. W. R. Kohler, Jr., County Engineer

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 15. OCT. 1979, they completed the survey of 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 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

DAILEY-FORTORNY, INC.

Paul J. Fortorny Professional Land Surveyor Florida Registration No. 2297, Date: 10-15-79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 27th day of August, 1979, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY-FORTORNY, INC.

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

William G. Wallace, Jr. Professional Land Surveyor Florida Registration No. 2285, Date: 10-18-79

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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH ss

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, and I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation; that the current taxes have been paid, and that the property is free of encumbrances and the property is found to contain deed reservation which are not applicable and do not affect the subdivision of the property.

Larry Alexander Larry Alexander - Attorney at Law licensed in Florida. Date: SEPT 25, 1979

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH ss

BEFORE ME personally appeared QUERRY STRIBLING and DANA L. CURREN, to me well known and known to me to be the individuals described, and who executed the foregoing instrument, as President and Assistant Secretary of GOULD FLORIDA INC., a Delaware Corporation, and personally 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 20th day of AUGUST, 1979.

Jack P. Casler Notary Public

My Commission expires: JAN. 29, 1980