WELLINGTON AERO CLUB OF THE LANDINGS AT WELLINGTON-P.U.D.

IN PART OF SECTION 18, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 6 SHEETS SHEET NO. 1

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

SCALE: 1" = 100'

DESCRIPTION

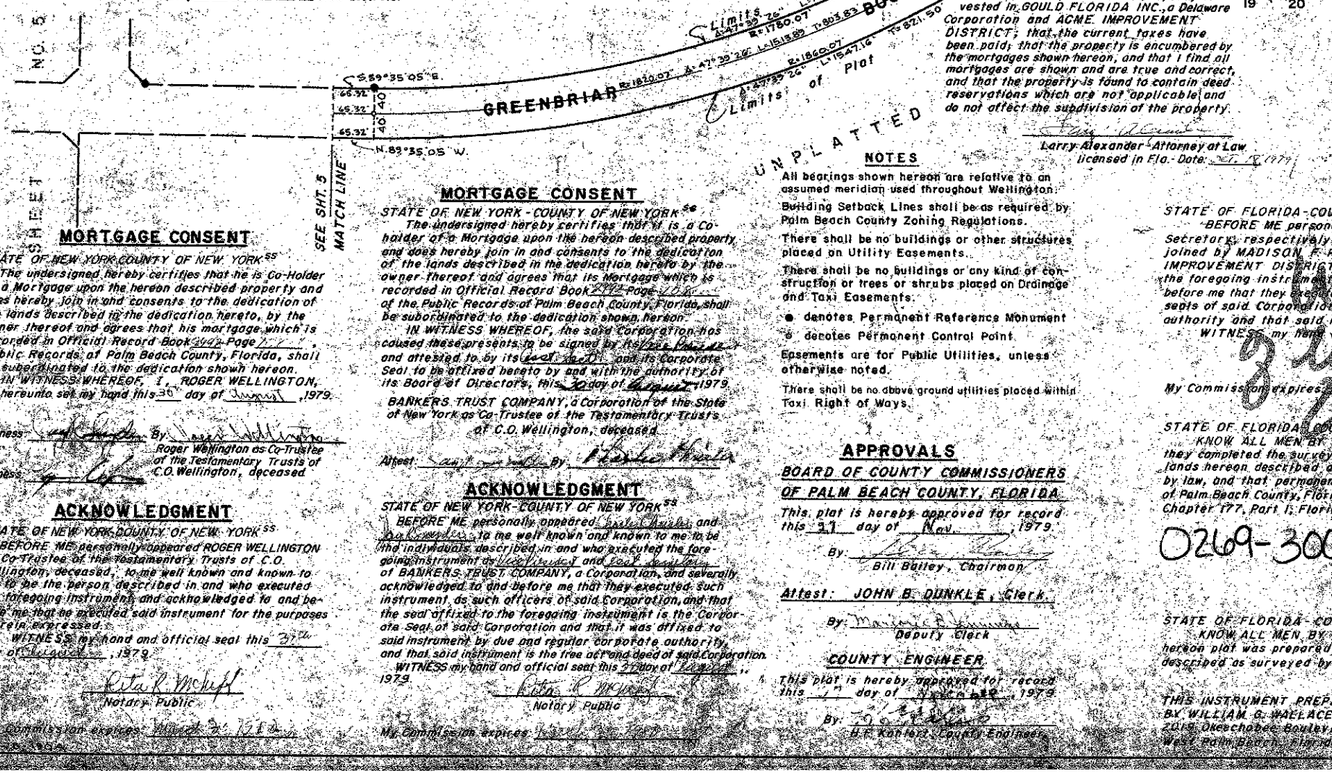
A parcel of land lying in part of Section 18, Township 44 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:

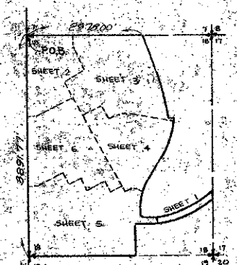
BEGINNING at the Northwest Corner of said Section 18; thence S.89°45'01"E. along the North Line of Section 18, a distance of 2978.00 feet; thence S.22°00'00"E., a distance of 866.24 feet to the beginning of a curve concave to the southwest having a radius of 2863 feet and a central angle of 21°56'24"; thence southeasterly and southerly along the arc of said curve, a distance of 1097.08 feet; thence N.89°56'24"E. along a radial line, a distance of 80.00 feet to a point on a concentric curve concave to the northwest having a radius of 2945 feet and a central angle of 36°33'36"; thence southerly and southwesterly along the arc of said curve, a distance of 1879.18 feet; thence S.36°30'00"W. along the tangent to said curve, a distance of 294.66 feet to the beginning of a curve concave to the southeast having a radius of 540 feet and a central angle of 36°05'05"; thence southwesterly and southerly along the arc of said curve, a distance of 340.09 feet; thence S.00°24'55"W. along the tangent to said curve, a distance of 385.03 feet; thence S.44°35'05"E., a distance of 35.36 feet; thence S.89°35'05"E., a distance of 365.32 feet to the beginning of a curve concave to the northwest having a radius of 1760.07 feet and a central angle of 47°39'26"; thence easterly and northeasterly along the arc of said curve, a distance of 1480.62 feet; thence N.42°45'29"E. along the tangent to said curve, a distance of 147.28 feet to a point on the East Line of said Section 18; thence S.00°49'46"W. along said East Line, a distance of 119.72 feet to a point, said point being N.00°49'46"E., a distance of 1360.22 feet from the Southeast Corner of said Section 18; thence S.42°45'29"W., parallel with and 80.00 feet southeast of, a previous described course, a distance of 58.21 feet to the beginning of a concentric curve concave to the northwest having a radius of 1860.07 feet and a central angle of 47°39'26"; thence southwesterly and westerly along the arc of said curve, a distance of 1547.16 feet; thence N.89°35'05"W. along the tangent to said curve, a distance of 470.32 feet; thence S.00°24'55"W., a distance of 709.97 feet to the South Line of said Section 18; thence N.89°35'05"W. along said South Line, a distance of 2669.99 feet to the Southwest Corner of said Section 18; thence N.00°16'40"E. along the West Line of Section 18, a distance of 3891.77 feet to the Southeast Corner of Section 12, Township 44 South, Range 40 East; thence N.00°17'21"E. along said West Line of Section 18, a distance of 1483.62 feet to the Northwest Corner of said Section 18 and the POINT OF BEGINNING.

LAND USE

Total Area	395.69 Acres±
Single Family	251 Lots
Commercial	3.61 Acres±
Tie Down Area	5.05 Acres±
Density	0.63 D.U./Ac.

SEE SHEET NO. 2 FOR ADDITIONAL MORTGAGE CONSENT & ACKNOWLEDGMENT.





MORTGAGE CONSENT

STATE OF NEW YORK-COUNTY OF NEW YORK ss

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 described in the dedication hereto, by the owner thereof and agrees that his mortgage which is recorded in Official Record Book 4142 Page 1756 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 January, 1979.

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

Witness _____

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 30th day of January, 1979.

_____
Notary Public

My commission expires March 30, 1980

MORTGAGE CONSENT

STATE OF NEW YORK-COUNTY OF NEW YORK ss

The undersigned hereby certifies that it 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 described in the dedication hereto by the owner thereof and agrees that its Mortgage which is recorded in Official Record Book 4142 Page 1756 of the 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 Robert Hunter and attested to by its Asst. Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of January, 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 _____

ACKNOWLEDGMENT

STATE OF NEW YORK-COUNTY OF NEW YORK ss

BEFORE ME personally appeared Robert Hunter and Asst. Secretary, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Co-Trustee and Asst. Secretary 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 January, 1979.

_____
Notary Public

My Commission expires _____

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 reservations which are not applicable and do not affect the subdivision of the property.

_____
Larry Alexander - Attorney at Law
licensed in Fla. - Date: _____

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 and Taxi Easements.

● denotes Permanent Reference Monument

○ denotes Permanent Control Point

Easements are for Public Utilities, unless otherwise noted.

There shall be no above ground utilities placed within Taxi Right of Ways.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 27 day of Nov., 1979.

By _____
Bill Bailey, Chairman

Attest: JOHN B. DUNKLE, Clerk

By _____
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 1st day of November, 1979.

By _____
H.F. Kahler, County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation, joined by ACME IMPROVEMENT DISTRICT, owner of the land shown hereon as WELLINGTON AERO CLUB OF THE LANDINGS AT WELLINGTON P.U.D. in part of Section 18, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described in the first above caption, has 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 PUBLIC for COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.

Acme Improvement District Rights of Way and Parcels, if any, shown hereon and hereby indicated to ACME IMPROVEMENT DISTRICT, in Fee Simple, provided however, that in the event ACME IMPROVEMENT DISTRICT ceases to exist or abandons the use thereof for the R/W's and Parcels, then in that event, the same mentioned shall revert to THIRD WELLINGTON, INC. and shall be held in trust by THIRD WELLINGTON, INC. as provided in the ------ Articles of Incorporation in Official Record Book 3 on Pages 333 to 971, 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.

Parcel A, (Tie down Area), Parcel F (Barber Strip), the Country Club Drive and Taxi Right of Ways as shown on the hereon plat of WELLINGTON AERO CLUB OF THE LANDINGS AT WELLINGTON P.U.D. are hereby dedicated to WELLINGTON AERO CLUB PROPERTY OWNERS ASSOCIATION, INC. in Fee Simple and are the perpetual maintenance obligation of said Association.

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 27th day of November, 1979.

GOULD FLORIDA INC., a Delaware corporation

Attest: _____ By _____
Diana L. Curtin, Asst. Secretary — Robert Hunter, President

ACME IMPROVEMENT DISTRICT

Attest: _____ By _____
A.W. Glisson, General Manager — Madison F. Pacetti, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA-COUNTY OF PALM BEACH ss

BEFORE ME personally appeared GUERRY STRIBLING and DIANA L. CURTIN, as President and Asst. Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, and they severally joined by MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, to me well known and known 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 of said Corporation and District, and that the seals affixed to said instrument are the true seals of said Corporation and District, and that said instrument was executed pursuant to 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 27th day of November, 1979.

_____
Notary Public

My Commission expires JAN 29 1980

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA-COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a duly licensed Surveyor and Mapper, does hereby certify that they completed the survey of lands as shown on the hereon plat prior to the execution of same by the owners of the lands hereon described and platted; that permanent reference monuments have been placed as required by law, and that permanent control points will be set upon the completion of the required improvements, and that the survey data complies with all the requirements of the Ordinances of Palm Beach County, Florida for the required improvements, and that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended and Ordinances of Palm Beach County.

DAILEY-FOTORNY, INC.

_____
Paul J. Fotorny, Jr. Professional Land Surveyor
Florida Reg. No. 2099 - State of Florida

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA-COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that the hereon plat was prepared and delineated under my supervision and that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended and described as surveyed by DAILEY-FOTORNY, INC.

GEE & JENSON Engineers-Architects-Planners, Inc.

_____
William G. Wallace, Jr. Professional Land Surveyor
Florida Reg. No. 3868 - State of Florida

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2015 Okeechobee Boulevard West Palm Beach, Florida

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