

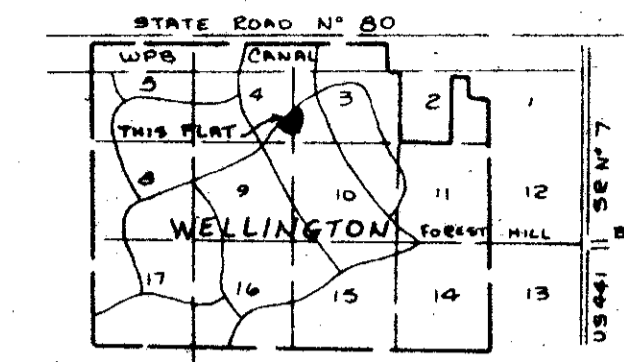
CASA NELLA FORESTA OF WELLINGTON - P.U.D.

IN PART OF SECTIONS 3 & 4, TWP. 44S., RGE. 41E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

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



LOCATION SKETCH

129

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 25
this 3 day of April, 1980,
and duly recorded in Plat Book No. 39
on page 119 + 130.
JOHN B. DUNKLE, Clerk Circuit Court
By Style Shreffers D.C.

DESCRIPTION

Being a Tract of Land lying in part of Sections 3 and 4, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:
Commencing at the Southeast Corner of said Section 4; thence North 01°10'33" East (for convenience all bearings shown herein are relative to an assumed meridian used throughout Wellington) along the East line of said Section 4, a distance of 366.79 feet to a point on a curve concave to the Northeast having a radius of 515 feet and a central angle of 58°37'41" and whose tangent at this point bears North 88°56'37" East, said point being the POINT OF BEGINNING of this description, thence Westerly and Northwesterly along the arc of said curve, a distance of 526.98 feet to a point on the Northerly right-of-way Line of Acme Improvement District C-12; thence North 32°25'42" West along the said Northerly right-of-way Line, a distance of 27.96 feet to the beginning of a curve concave to the Southwest having a radius of 525 feet and a central angle of 35°03'04"; thence Northwesterly along the arc of said curve, a distance of 321.17 feet; thence North 67°28'46" West along the tangent to said curve, a distance of 140 feet to a point on the Easterly right-of-way Line of Wellington Trace as now laid out and in use; thence North 22°31'14" East along said Easterly Right-of-way Line, a distance of 269.23 feet to the beginning of a curve concave to the Southeast having a radius of 2062.28 feet and a central angle of 33°49'41"; thence Northeasterly along the arc of said curve, a distance of 1217.59 feet to a point on the West line of said Section 3; thence continue on the Northeasterly extension of the same curve, through an angle of 05°22'26", a distance of 193.43 feet to a point on the Westerly Right-of-Way Line of Acme Improvement District C-7; thence South 26°44'57" East, making an angle with the tangent to the last described curve, measured from Northeast to Southeast, of 91°31'42", a distance of 520.92 feet to the beginning of a curve concave to the Southwest having a radius of 749.40 feet and a central angle of 27°55'30"; thence Southeasterly and Southerly along the arc of said curve, a distance of 365.24 feet; thence South 01°10'33" West along the tangent to said curve, a distance of 472.30 feet to the beginning of a curve concave to the North-west having a radius of 515 feet and a central angle of 87°46'04"; thence Southerly, Southwesterly and Westerly along the arc of said curve, a distance of 788.90 feet to a point on the West line of said Section 4 and the POINT OF BEGINNING.

Containing 36.15 Acres, more or less.

NOTES

All bearings shown herein 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.
Where Utility and Drainage Easements cross or coincide, Drainage Easements shall take precedent both now and on any replat of the lands described herein.

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, the owner of the tract of land shown hereon as CASA NELLA FORESTA OF WELLINGTON-P.U.D., being in part of Sections 3 and 4, 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 and do hereby dedicate as follows:
The Limited Access Easement as shown is dedicated to said BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
The use of the Utility and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
IN WITNESS WHEREOF, the said 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 10 day of JANUARY, 1980.
GOULD FLORIDA INC., a Corporation of the State of Delaware.

Attest: James J. Ogorek Assistant Secretary
Guerry Stribling President

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consents to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3144, page 21, of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.
IN WITNESS WHEREOF, Trustees of General Electric Pension Trust, by and through GUERRY STRIBLING, the President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney-in-Fact and on behalf of and in the name of Trustees of General Electric Pension Trust, pursuant to the Power of Attorney given to the President or any Vice President of Gould Florida Inc., a Delaware Corporation, by Trustees of General Electric Pension Trust, dated September 27, 1979, and recorded in Official Record Book 3146, page 1711, of the Public Records of Palm Beach County, Florida, which Power of Attorney is in force and is unrevoked, do hereby set my hand and seal this 10 day of JANUARY, 1980.

TRUSTEES OF GENERAL ELECTRIC PENSION TRUST
By: Guerry Stribling
Guerry Stribling, President of Gould Florida Inc., as Attorney-in-Fact for Trustees of General Electric Pension Trust.

Signed, sealed and delivered in the presence of:
Gene Van Santen
James J. Ogorek

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GUERRY STRIBLING, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney-in-Fact on behalf of Trustees of General Electric Pension Trust, duly authorized to execute this instrument in the name of General Electric Pension Trust, the mortgagee, and acknowledged to and before me that he executed such instrument for the purpose expressed therein and that he executed the same under authority duly vested in him by General Electric Pension Trust.
WITNESS my hand and official seal this 10 day of JANUARY, 1980.

Jack H. Casler
Notary Public

My Commission expires: JAN. 29, 1984

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record, this 8 day of JANUARY, 1980.

By: Madison F. Sacetti
Madison F. Sacetti - Secretary

Attest: A.W. Glisson
A.W. Glisson - General Manager

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12 day of Feb, 1980.

By: Dennis P. Koehler
Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 12 day of Feb, 1980.

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

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OGOREK, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware 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 10 day of JANUARY, 1980.

Jack H. Casler
Notary Public

My Commission expires: JAN. 29, 1984

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 15 JANUARY, 1980, 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 the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

DAILEY-FOTORNY, INC.
Paul J. Fotorny
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297, Date: 15 JAN. 1980

0332-303

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Oct. 19 - JAN. 1980, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY-FOTORNY, INC.
GEE & JENSON-Engineers, Architects, Planners, Inc.

William G. Wallace, Jr.
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2287, Date: Jan. 30, 1980

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 the hereon described property; that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation; 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
Larry Alexander - Attorney at Law
licensed in Florida Date: JAN. 21, 1980

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida
CASA NELLA FORESTA OF WELL. PUD