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PINEWOOD GROVE, WELLINGTON - P.U.D.

IN PART OF SECTIONS 3, 4 & 9, TWP. 44S, RGE. 41E.

PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER, 1980

DESCRIPTION

A portion of land lying in part of Sections 3, 4 and 9, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest Corner of THE PINES OF WELLINGTON P.U.D., as recorded in Plat Book 32, Pages 8, 9 and 10, shown on Sheet No. 2, Public Records of Palm Beach County, Florida, said corner being S 89° 59' 57" W, a distance of 55.01 feet from the Northeast Corner of said Section 4; thence S 01° 10' 33" W, along the West Line of said Plat, a distance of 1002.71 feet to the beginning of a curve concave to the northeast, having a radius of 959.40 feet and a central angle of 20° 36' 34"; thence southerly and easterly along the arc of said curve, a distance of 309.13 feet to the West Line of said Section 3; thence continue on the southeasterly extension of the same curve, through a central angle of 07° 18' 56", a distance of 109.73 feet; thence S 26° 44' 57" E, along the tangent to said curve, a distance of 253.38 feet to a permanent reference monument marking the Southwest Corner of said THE PINES OF WELLINGTON P.U.D., said point being on the arc of a curve concave to the southeast having a radius of 2062.28 feet and a central angle of 05° 22' 26", and whose tangent at this point bears N 61° 43' 21" E, thence southwesterly along the arc of said curve, being the Southeasterly Right-of-Way Line of Wellington Trace as now laid out and in use, a distance of 193.42 feet to the East Line of said Section 4; thence continue on the southwesterly extension of the same curve, through a central angle of 53° 49' 41", a distance of 1217.59 feet; thence S 22° 31' 14" W along the tangent to said curve, a distance of 369.23 feet to the beginning of a curve concave to the northwest, having a radius of 1953.01 feet and a central angle of 29° 12' 15"; thence southwesterly along the arc of said curve, a distance of 995.47 feet to a point on the North Line of said Section 9; thence continue on the southwesterly extension of the same curve, through a central angle of 08° 41' 51", a distance of 296.47 feet; thence S 60° 25' 20" W along the tangent to said curve, a distance of 35.00 feet; thence S 15° 25' 20" W, a distance of 35.36 feet to a permanent reference monument marking the intersection of the Easterly Right-of-Way Line of Big Blue Trace with the Southerly Right-of-Way Line of said Wellington Trace; thence N 29° 34' 40" W along said Easterly Right-of-Way Line of Big Blue Trace as shown on Sheet No. 6 of SUGAR POND MANOR OF WELLINGTON P.U.D., as recorded in Plat Book 30, Pages 20 through 32, inclusive of said Public Records, a distance of 170.00 feet to a point of CHURCH SITE NO. 6 OF WELLINGTON P.U.D., as recorded in Plat Book 37, Page 136 of said Public Records; thence S 74° 34' 40" E, a distance of 35.36 feet; thence N 60° 25' 20" E, a distance of 35.00 feet to the beginning of a concentric curve concave to the northwest, having a radius of 1833.01 feet and a central angle of 03° 43' 29"; thence northwesterly along the arc of said curve, a distance of 118.16 feet to a point on the South Line of said Section 4; thence continue on the northeasterly extension of the same curve, through a central angle of 06° 19' 45", a distance of 202.48 feet to the East Corner of said CHURCH SITE NO. 5 OF WELLINGTON P.U.D.; thence N 29° 34' 40" W, making an angle with the tangent to the last described curve, measured from northeast to northwest, of 79° 56' 46", a distance of 340.00 feet to the East Corner of CHURCH SITE NO. 7 OF WELLINGTON P.U.D., as recorded in Plat Book 36, Page 109; thence continue N 29° 34' 40" W, a distance of 386.95 feet to the North Corner of said CHURCH SITE NO. 7 OF WELLINGTON P.U.D.; thence S 60° 25' 20" W, a distance of 380.00 feet to the West Corner of CHURCH SITE NO. 7 OF WELLINGTON P.U.D.; thence N 29° 34' 40" W along the Northeast Right-of-Way Line of Big Blue Trace, being the Northeast Boundary of said SUGAR POND MANOR OF WELLINGTON P.U.D., a distance of 268.86 feet to the beginning of a curve concave to the northeast, having a radius of 5621.73 feet and a central angle of 07° 56' 50"; thence northwesterly along the arc of said curve and said Right-of-Way Line, a distance of 779.76 feet to the Southwest Corner of SCHOOL SITE NO. 1 OF WELLINGTON P.U.D., as recorded in Plat Book 49, Page 93 of said Public Records; thence N 58° 22' 10" E, along a line radial to the last described curve, a distance of 850.00 feet to the Southeast Corner of said SCHOOL SITE NO. 1 OF WELLINGTON P.U.D.; thence N 18° 34' 00" W, a distance of 466.37 feet; thence N 13° 29' 28" W, a distance of 466.36 feet to the Northeast Corner of said SCHOOL SITE NO. 1 OF WELLINGTON P.U.D.; thence S 60° 03' 22" W, a distance of 824.76 feet; thence S 34° 43' 24" W, a distance of 35.36 feet to the intersection of the Northerly Line of said SCHOOL SITE NO. 1 OF WELLINGTON P.U.D. with the Easterly Right-of-Way Line of said Big Blue Trace; said point being on the arc of a curve concave to the east, having a radius of 5621.73 feet and a central angle of 07° 56' 50"; thence southerly along the arc of said curve, a distance of 128.56 feet to a permanent reference monument marking the Northeast Corner of said SUGAR POND MANOR OF WELLINGTON P.U.D.; thence southerly along the arc of a compound curve concave to the east, having a radius of 1649.56 feet and a central angle of 09° 17' 57", a distance of 300.23 feet; thence NORTH along the tangent to said curve and said East Right-of-Way Line, a distance of 811.70 feet to the South Line of PINEWOOD GROVE OF WELLINGTON P.U.D., as recorded in Plat Book 31, Pages 170 through 173, inclusive, shown on Sheet No. 3; thence N 89° 59' 57" E, along said South Line of said Plat, being the North Line of said Section 4, a distance of 3029.01 feet to the Northwest Corner of said THE PINES OF WELLINGTON P.U.D. and the POINT OF BEGINNING.

LAND USE

Section 3	0.77 Acres
Section 4	168.11 Acres
Section 9	0.76 Acres
Total Area	169.64 Acres
Less Parcels A & B (to be replotted)	45.39 Acres
Net Area	124.25 Acres
Total Single Family Dwelling Units	136
Density	1.11 DU./Ac

NOTES

- All bearings shown 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.

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 herein and does hereby join in and consent 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 herein.
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 171 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 28th day of April, 1980.

Signed, sealed and delivered in the presence of:
Genie Van Susteren
Carol Ann Cochran

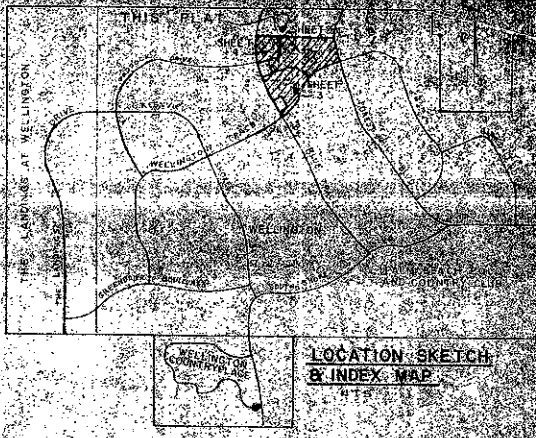
TRUSTEES OF GENERAL ELECTRIC PENSION TRUST
By: Guerry Stribling, President of Gould Florida Inc., as Attorney in Fact for Trustees of General Electric Pension Trust

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 15th day of July, 1980.
By: Dennis B. Kobbler, Chairman
Attest: JOHN B. DUNKLE, Clerk
By: Debra Taylor, Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 15th day of July, 1980.
By: H.F. Kobbler, County Engineer

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 mortgage, 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 28th day of April, 1980.
By: Jack H. Casler, Notary Public
My Commission expires JANUARY 29, 1981



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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, INC., as shown on the land shown hereon as PINEWOOD GROVE OF WELLINGTON P.U.D., lying in part of Sections 3, 4 and 9, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described to the left under Description, have caused the same to be surveyed and plotted 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 the perpetual use of the public for proper purposes.
Acme Improvement District Rights of Way and the use of the Canal Maintenance Easements as shown hereon are hereby dedicated to ACME IMPROVEMENT DISTRICT, the Rights of Way in Fee Simple, providing however, that in the event ACME IMPROVEMENT DISTRICT ceases to exist or to have the authority to maintain the Rights of Ways, then in that event the abovementioned shall revert to FIRST WELLINGTON, INC. and shall be maintained by FIRST WELLINGTON, INC. as provided in the Restated Articles of Incorporation in Official Record Book 2111, Pages 242 to 254, 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.
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 Board of Directors, this 22nd day of FEBRUARY, 1980.

Attest: James J. Ogden, Assistant Secretary
By: Guerry Stribling, President
ACME IMPROVEMENT DISTRICT
Attest: A.W. Glisson, General Manager
By: Madison F. Pacetti, Secretary
GOULD FLORIDA INC., a Delaware Corporation

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH
BEFORE ME, personally appeared GUERRY STRIBLING and JAMES J. BUREY, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation, licensed to do business in Florida, 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 me to be the individuals described herein and who executed the foregoing instrument as such officers of said Corporation and District, and separately acknowledged to and before me that they executed such instrument as such officers and that the same related to said instrument were the valid and lawful acts of said Corporation and District, and that they were authorized to execute and execute the same as such officers and that said instrument is the true and valid act of said Corporation and District.
WITNESS my hand and official seal this 22nd day of FEBRUARY, 1980.

My Commission expires JAN 27, 1984
Notary Public

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 hereof described property, that I find the title to the property as shown on GOULD FLORIDA INC., a Delaware Corporation and ACME IMPROVEMENT DISTRICT, INC., a Delaware Corporation, and that the property is encumbered by the mortgages shown hereon and that the mortgages are shown and are true and correct, and that the property is found to contain no reservations which are not applicable and do not affect the subdivision of the property.
By: Larry Alexander, Attorney at Law
Notary Public

0332-053

SURVEYOR'S CERTIFICATIONS

STATE OF FLORIDA - COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 22nd day of FEBRUARY 1980, I completed the survey of lands as shown on the hereon plat that said plat is a correct representation of the lands herein described and plotted that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guidelines listed 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 3, of Amendments and Ordinances of Palm Beach County, Florida.
By: GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC.
Notary Public

PINEWOOD GROVE OF WELLINGTON

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