

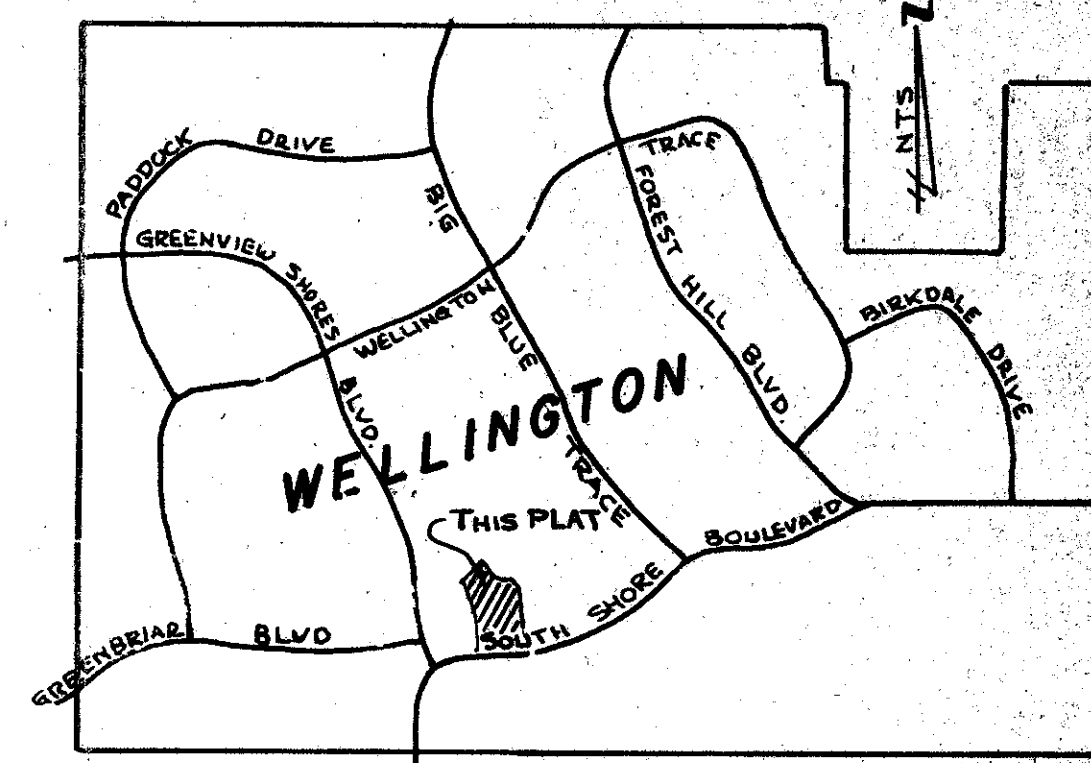
42/25

BEDFORD MEWS AT WELLINGTON-P.U.D.

Being a Replat of Part of GREENVIEW SHORES NO. 2 OF WELLINGTON-P.U.D. as recorded in P.B. 31, Pgs. 120 to thru 136, inclusive, Public Records of Palm Beach County, Florida.

IN PART OF SECTION 16, TWP. 44S., RGE. 41E. PALM BEACH COUNTY, FLORIDA IN 3 SHEETS SHEET NO. 1

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



LOCATION SKETCH

25

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 12:00 PM this 36 day of March, 1981 and duly recorded in Plat Book No. 12 on page 33, 36 & 37 JOHN B. DUNKLE, Clerk Circuit Court By: [Signature] D.C.

DESCRIPTION

Being a REPLAT OF PART 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; and a part of GREENVIEW SHORES NO. 2 vacated by Resolution No. R-80-774 as recorded in Book 3323, Pages 0811, 0812, & 0813 of said Public Records; all lying in part of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the North Right of Way Line of South Shore Boulevard with the center line of Bedford Mews Drive (formerly Yorkshire Village Drive North) as shown on Sheet No. 14 of the above mentioned Plat; thence N.89°08'37"W. along said North Right of Way Line, a distance of 146.35 feet to the beginning of a curve concave to the southeast having a radius of 1560 feet and a central angle of 20°27'42"; thence westerly and southwesterly along the arc of said curve, a distance of 557.11 feet to a point on the southeast line of Lot 7, Block 57 of said Plat, said point being 9.32 feet northeast of, as measured along the southeast line, from the Southwest Corner of said Lot 7; thence N.14°16'20"W., making an angle with the tangent to the last described curve, measured from southwest to northwest, of 95°19'59", a distance of 980.69 feet; thence N.21°58'00"E., a distance of 701.55 feet; thence N.41°32'21"E. along a line radial to a curve to be described, a distance of 215.69 feet to a point on the Northeast Line of Lot 22, Block 2 of said Plat; thence southeasterly along the arc of a curve concave to the southwest having a radius of 544.90 feet and a central angle of 22°12'53"; a distance of 211.27 feet to the North Corner of Lot 24 of said Block 2; thence N.63°45'14"E. along a line radial to the last described curve, a distance of 30.00 feet to the North Corner of Park; thence S.48°11'25"E., a distance of 338.59 feet to the East Corner of said Park; thence S.31°57'30"W., a distance of 93.94 feet to the beginning of a curve concave to the northwest having a radius of 109.85 feet and a central angle of 55°53'53"; thence southwesterly and westerly along the arc of said curve, a distance of 107.17 feet to a point of reverse curvature; thence westerly, southwesterly and southerly along the arc of a curve concave to the southeast having a radius of 80 feet and a central angle of 90°00'00"; a distance of 125.66 feet to a point of compound curvature; thence southerly and southeasterly along the arc of a curve concave to the northeast having a radius of 235 feet and a central angle of 54°00'00"; a distance of 221.48 feet; thence S.56°08'37"E. along the tangent to said curve, a distance of 100.39 feet to the beginning of a curve concave to the north having a radius of 50 feet and a central angle of 90°00'00"; thence southeasterly, easterly and northeasterly along the arc of said curve, a distance of 78.54 feet to the Northeast Corner of Lot 5, Block 54 of said Plat; thence S.33°51'23"W., a distance of 175.00 feet to the Northeast Right of Way Line of said Bedford Mews Drive (formerly Yorkshire Village Drive North); thence S.56°08'37"E. along said Right of Way Line, a distance of 45.00 feet to the beginning of a curve concave to the southwest having a radius of 400 feet and a central angle of 57°00'00"; thence southeasterly and southerly along the arc of said curve, a distance of 397.94 feet; thence S.00°51'23"W. along the tangent to said curve and said Right of Way Line, a distance of 318.84 feet; thence S.44°25'22"E., a distance of 35.53 feet to a point on a curve, being the northerly Right of Way Line of said South Shore Boulevard, having a radius of 5669.58 feet and a central angle of 00°33'30" and whose tangent at this point bears N.89°42'07"W.; thence westerly along the arc of said curve, a distance of 55.25 feet to the POINT OF BEGINNING.

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 14th day of August, 1980.

Signed, sealed and delivered in the presence of: [Signature] Guerry Stribling, President of Gould Florida Inc. as Attorney-in-Fact for Trustees of General Electric Pension Trust.

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 14th day of August, 1980.

[Signature] Notary Public - State of Florida at large

My Commission expires: 1-29-1984

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 licensed to do business in Florida; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct; and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

[Signature] Larry Alexander Attorney at Law licensed in Florida Date: JAN 27, 1981

LAND USE

Total Lots	107 Units
Lot Area	10.30 Acres
Road Right-of-Way	2.57 Acres
Parcels A,B,C,D & E	4.08 Acres
Parcel F	7.99 Acres
Total Area in Plat	24.94 Acres
Density	4.29 D.U./Acre

NOTES

- All bearing 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.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

APPROVALS

ACME IMPROVEMENT DISTRICT This plat is hereby approved for record, this 19 day of AUGUST, 1980.

By: [Signature] Madison F. Pacetti - Secretary

Attest: [Signature] A.W. Glisson - General Manager

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 17 day of March, 1981.

By: [Signature] Frank Foster - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature] Deputy Clerk

COUNTY ENGINEERS

This plat is hereby approved for record, this 17th day of March, 1981.

By: [Signature] H.F. Kahlert - 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, the owner of the tract of land shown hereon as BEDFORD MEWS AT WELLINGTON-P.U.D., a Replat, lying in part of Section 16, 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 replatted as shown hereon and do hereby dedicate as follows:-----The South 757.20 feet of Bedford Mews Drive (formerly Yorkshire Village Drive North) is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes, TOGETHER WITH the Limited Access Easement as shown for control and jurisdiction over access rights. The use of Utility, Maintenance and Drainage Easements as shown are hereby dedicated in perpetuity for construction and maintenance of utilities and drainage.---All Streets except the South 757.20 feet of Bedford Mews Drive, Together with Parcels A,B,C,D & E are for ingress and egress, utilities, drainage, and common purposes. Parcel F is for utilities, drainage, landscaping and common purposes. All are hereby dedicated to BEDFORD MEWS HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

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 14th day of August, 1980.

GOULD FLORIDA INC., a Delaware Corporation Attest: [Signature] James J. Ogorek, Assistant Secretary By: [Signature] Guerry Stribling, President

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 of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, 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 14th day of August, 1980.

[Signature] Notary Public

My Commission expires: 1-29-1984

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 27 FEB, 1981, 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 plotted; that permanent reference monuments have been set 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 Chapter 177, Part 1, as Amended and Ordinances of Palm Beach County, Florida.

DAILEY-FOTORNY, INC.

[Signature] Paul J. Fotorny Professional Land Surveyor Florida Registration No. 2297 - Date: 2-27-81

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 22, 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.

[Signature] William G. Wallace, Jr. Professional Land Surveyor Florida Registration No. 2283 - Date: Dec 2, 1981

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

Bedford MEWS AT Well. 42/25