

42/172

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THE SHORES AT WELLINGTON - P.U.D.

South 1/2 TR 42
Shores at Wellington

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:20A.M.
on 9 July 1981
and duly recorded in Plat Book No. 42
Pages 172 & 173 & 174
By: Kyle Shreffel
D.C.

DEDICATION AND DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

IN PART OF SECTION 10, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1
JUNE, 1981

KNOW ALL MEN BY THESE PRESENTS, THAT F.S.C., INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THE OWNERS OF THE LAND SHOWN HEREON AS THE SHORES OF WELLINGTON-P.U.D., LYING IN PART OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 89°45'17" EAST ALONG THE SOUTH LINE OF SECTION 10, A DISTANCE OF 1362.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AS SHOWN ON SHEET NO. 10, GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 31, PAGES 120-136, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 42°44'25" WEST ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 461.35 FEET; THENCE NORTH 60°58'08" EAST, A DISTANCE OF 1767.63 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 455 FEET AND A CENTRAL ANGLE OF 47°07'18" AND WHOSE TANGENT AT THIS POINT BEARS NORTH 08°07'17" WEST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 374.20 FEET; THENCE SOUTH 39°00'00" WEST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 380.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 68°01'52"; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.37 FEET; THENCE SOUTH 60°58'08" WEST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1019.52 FEET TO THE POINT OF BEGINNING. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS
 - SHORELINE DRIVE AS SHOWN IS FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES AND IS HEREBY DEDICATED TO THE SHORES AT WELLINGTON CONDOMINIUM OWNERS ASSOCIATION, INC AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS
 - THE USE OF THE UTILITY, MAINTENANCE AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, THE LAKE AND DRAINAGE FACILITIES.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- WATER MANAGEMENT TRACT AND RECREATION AREA
 - THE WATER MANAGEMENT TRACT AND RECREATION AREA AS SHOWN HEREON IS HEREBY DEDICATED TO THE SHORES AT WELLINGTON CONDOMINIUM OWNERS ASSOCIATION, INC., FOR THE PROPER PURPOSES AND IS 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 TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF JUNE, 1981.

F.S.C. INC., A FLORIDA CORPORATION

ATTEST: Vince A. Elhilow SECRETARY
BY: Joseph B. Shearouse PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME, PERSONALLY APPEARED JOSEPH B. SHEAROUSE AND VINCE A. ELHILOW, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF F.S.C., INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL ATTACHED 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 18th DAY OF JUNE, 1981.

Nella J. Jinn
NOTARY PUBLIC

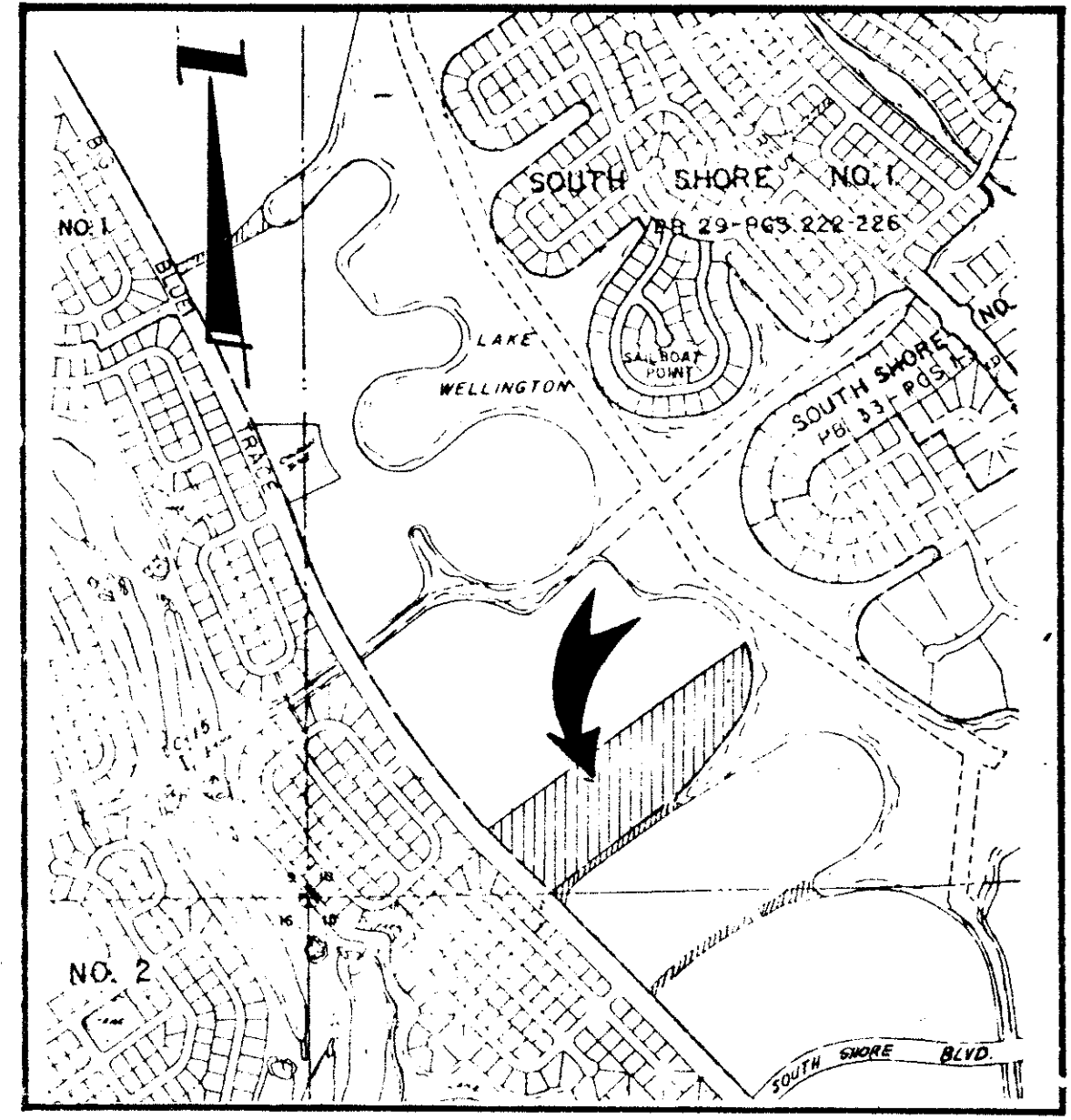
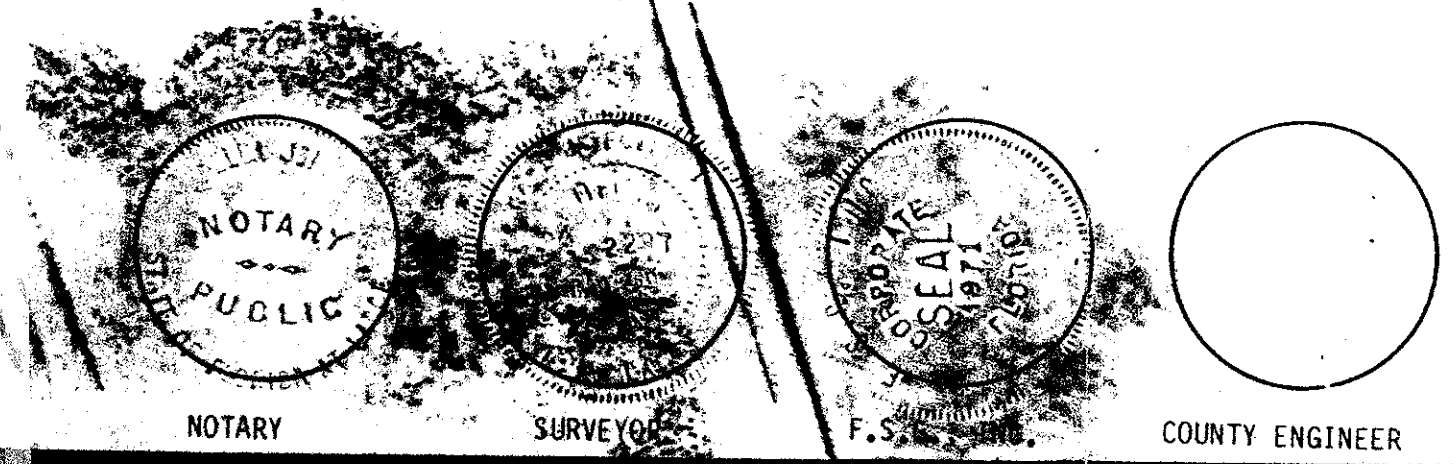
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

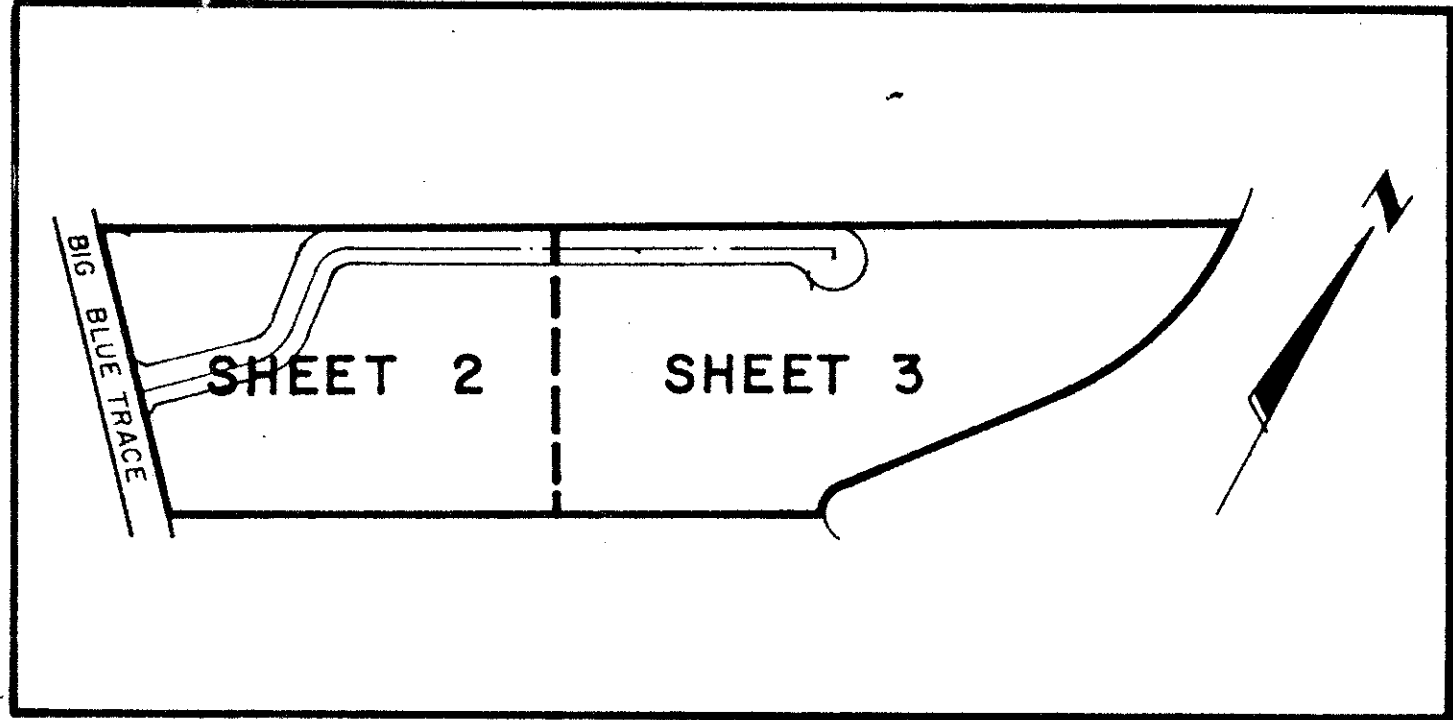
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-22-81

Paul J. Fotorny
DAILY FOTORNY, INC
PAUL J. FOTORNY
REGISTERED SURVEYOR NO. 2297
STATE OF FLORIDA



LOCATION MAP



PLAT SHEET INDEX MAP SCALE 1" = 300'

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES W. WINTERS, 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 F.S.C. INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY THE LIEN OF ANY MORTGAGE, AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

James W. Winters
ATTORNEY AT LAW
LICENSED IN FLORIDA
DATE: June 18, 1981

APPROVALS

ACME IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 25 DAY OF JUNE, 1981.

BY: Madison F. Pacetti
MADISON F. PACETTI, 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 7th DAY OF July, 1981.

BY: Frank Foster
FRANK FOSTER, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: Deputy Clerk
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF July, 1981.

BY: H. F. Kahlert
H. F. KAHLERT, COUNTY ENGINEER

SURVEYOR'S NOTES

- DENOTES PERMANENT CONTROL POINTS
- DENOTES PERMANENT REFERENCE MONUMENTS
- BEARINGS ARE REFERENCED TO AN ASSUMED BEARING OF N. 42° 44' 45" W. ALONG THE CENTERLINE OF BIG BLUE TRACE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

0332-059

THE SHORES AT WELL. 42/172

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. FOTORNY OF DAILY-FOTORNY, INC.
1028 SOUTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA

