

46/193

DRAWING NUMBER

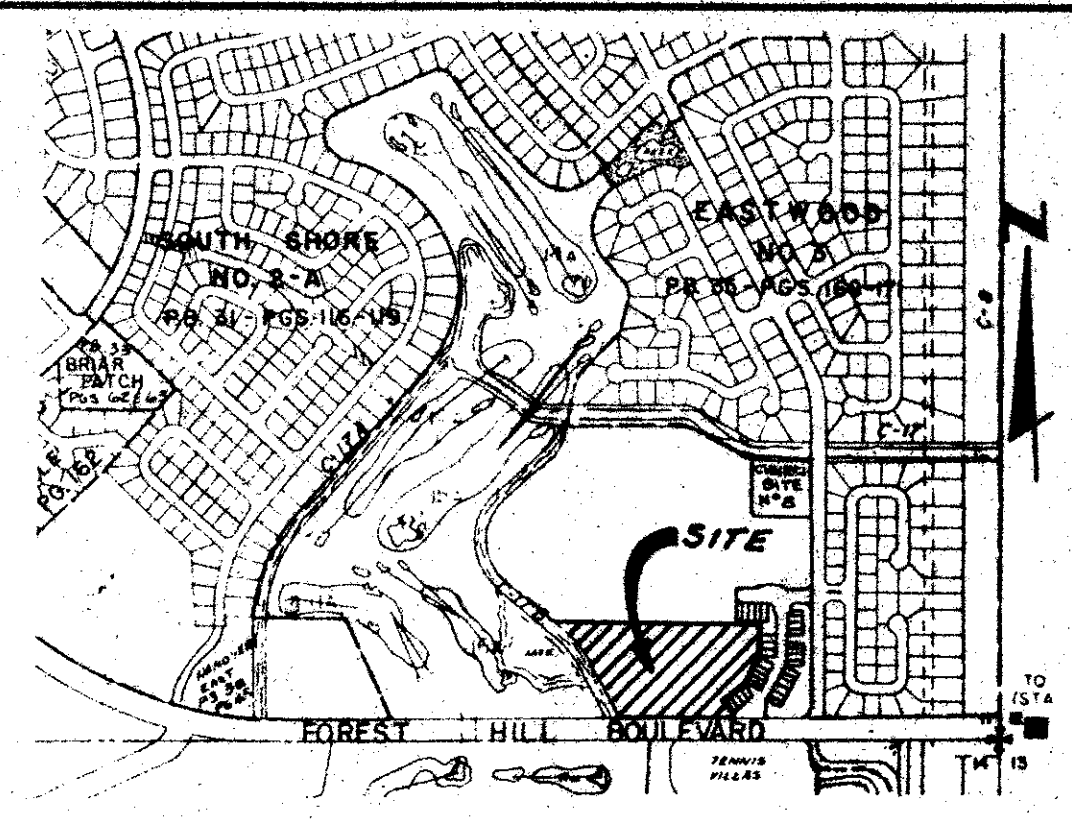
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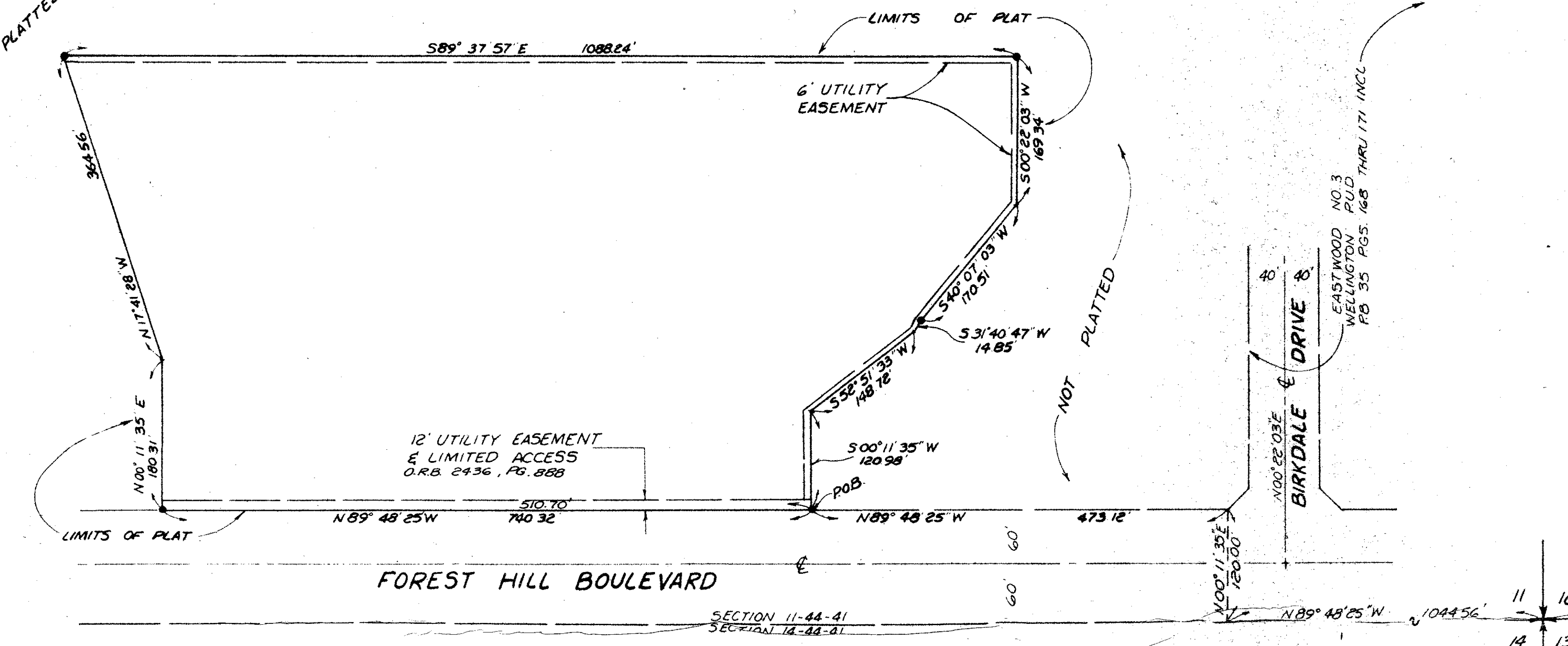
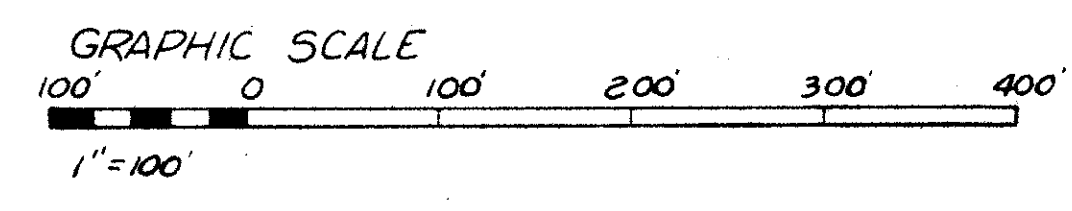
TRACT 29C OF WELLINGTON-P.U.D.

IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN ONE SHEET

ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
OCTOBER 1983



193
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 10:25 AM, this 22nd day
of December, 1983, and duly
recorded in Plat Book No. 46
on Page 193.
JOHN B. DUNKLE
Clerk Circuit Court
Palm Beach, Florida



DESCRIPTION

Being a parcel of land lying in Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the North Right-of-Way Line of Forest Hill Boulevard, as now laid out and in use with the West Right-of-Way Line of Birkdale Drive as shown on the plat of EASTWOOD NO. 3 OF WELLINGTON P. U. D., recorded in Plat Book 35, Pages 168 through 171 inclusive, of the Public Records of Palm Beach County, Florida; thence North 89° 48' 25" West along the said North Right-of-Way Line of Forest Hill Boulevard, a distance of 473.12 feet to the POINT OF BEGINNING of this description; thence continue North 89° 48' 25" West along said North Right-of-Way Line of Forest Hill Boulevard, a distance of 740.32 feet; thence North 00° 11' 35" East, a distance of 180.31 feet; thence North 17° 41' 28" West, a distance of 364.56 feet; thence South 89° 37' 57" East, a distance of 1088.24 feet; thence South 00° 22' 03" West, a distance of 169.34 feet; thence South 40° 01' 03" West, a distance of 170.51 feet; thence South 31° 40' 47" West, a distance of 14.85 feet; thence South 52° 51' 33" West, a distance of 148.72 feet; thence South 00° 11' 35" West, a distance of 120.98 feet to the POINT OF BEGINNING.

Containing 11.00 Acres

NOTES

• denotes Permanent Reference Monument.

All bearings shown hereon are relative to an assumed meridian used throughout Wellington. The South Line of Section 11-44-41 is assumed to bear North 89° 48' 25" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No building or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed on Drainage Easements.

Easements are for Public Utilities unless otherwise noted.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record this 22nd day of November, 1983.
By: Linda G. Thomas
Linda G. Thomas - Assistant 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 6th day of December, 1983.

By: Peggy B. Evatt
Peggy B. Evatt - Chairman

Attest: JOHN B. DUNKLE, Clerk
By: Elizabeth Richards
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 22nd day of December, 1983.
By: H.F. Kahlert
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 the state of Florida, the owner of the land shown hereon as TRACT 29C OF WELLINGTON - P.U.D., in part of Section 11, 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 platted as shown hereon and do hereby dedicate as follows:
The Utility Easement as shown is hereby dedicated in perpetuity for the construction and maintenance of utilities.
The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed by and with the authority of its Board of Directors this 16th day of November, 1983.

Attest: James J. Ogorek
James I. Ogorek, Assistant Secretary
By: Gerry Stribling
Gerry Stribling, President
GOULD FLORIDA INC., a Delaware Corporation

ACKNOWLEDGEMENT

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 16th day of November, 1983.

My commission expires: 6-27-86
Victoria Olam
Notary Public - State of Florida at large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY B. 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 found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record, except easements as shown.

Larry B. Alexander
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: OCTOBER 13, 1983

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on NOV. 10, 1983, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; 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 the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

Nick Miller
Nick Miller, Professional Land Surveyor
Florida Registration No. 3888 Date: NOV. 10, 1983

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 1983, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY POTORNY, INC.

THIS INSTRUMENT PREPARED BY LARRY J. STOUT
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
Attest: Larry J. Stout
Larry J. Stout, Professional Land Surveyor
Florida Registration No. 4040 Date: 11/17/83