

# REPLAT OF LOT 15, LONGWOOD GREEN OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

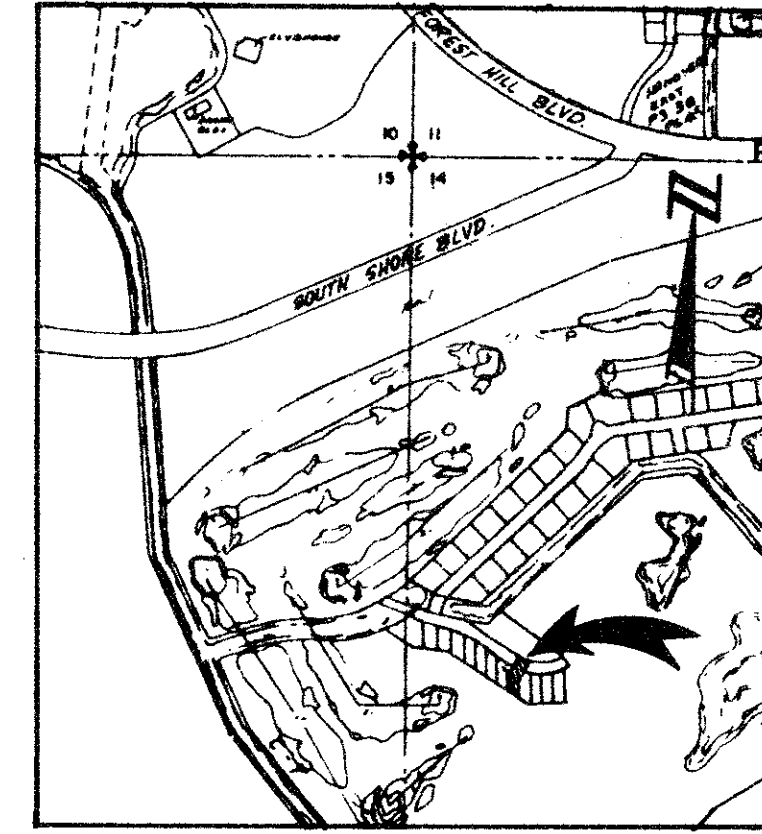
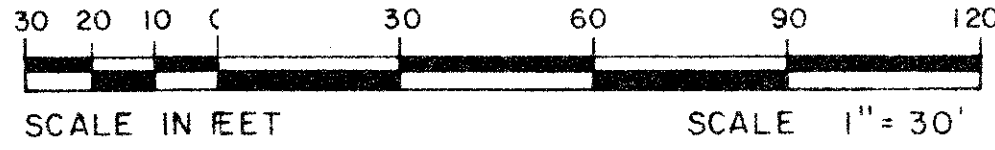
## IN PART OF SECTION 14, TWP. 44 S., RGE. 41 E.

### PALM BEACH COUNTY, FLORIDA.

BEING A REPLAT OF PARTS OF LOTS 15 AND 16, LONGWOOD GREEN OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 44, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN ONE SHEET

AUGUST 1984



LOCATION MAP N.T.S.

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:47 AM  
this 13th day of OCTOBER  
1984 and duly recorded in Plat Book No.  
49 on page 84  
JOHN B. DUNKLE, Clerk Circuit Court  
John B. Dunkle, Clerk



### 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 LAND SHOWN HEREON AS REPLAT OF LOT 15, LONGWOOD GREEN OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D., IN PART OF SECTION 14, 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 AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER AND SEWER.

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 6th DAY OF September 1984.

GOULD FLORIDA INC., A DELAWARE CORPORATION  
ATTEST: James J. Ogorek BY: John T. Zielembach  
JAMES J. OGOREK, ASSISTANT SECRETARY JOHN T. ZIELEMBACH,  
VICE - PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN T. ZIELEMBACH AND JAMES J. OGOREK, VICE PRESIDENT AND ASSISTANT SECRETARY OF GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 6th DAY OF September 1984.

Victoria Olson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-27-86

### 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, 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.

Larry Alexander  
LARRY ALEXANDER - ATTORNEY AT LAW

LICENSED IN FLORIDA - DATE: 5-27-84

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.s) 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF 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.

DATE: 9-17-84  
DITLEY-FOTORNY, INC.  
NICK MILLER  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA

**Dailey-Fotorny, inc.**  
land surveyors, planners, engineers  
1028 So Military Trail - West Palm Beach, Florida - 33406 Phone 305-965-8787

### LAND USE

TOTAL AREA (INCLE FAMILY)-----0.57 ACRES

### NOTES

ALL BEARING SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDING OF ANY KIND OF CONSTRUCTION SHALL BE PLACED UTILITY EASEMENTS.

■ DENOTES PERMANENT REFERENCE MONUMENT

○ DENOTES PERMANENT CONTROL POINT

EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER, UNLESS OTHERWISE NOTED.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

### APPROVALS

ACME IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 6th DAY OF September 1984.

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 9 DAY OF October 1984.

BY: Ken Spiliadis  
KEN SPILLIADIS, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: Richard H. Compton  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 9 DAY OF October 1984.

BY: H.F. Kahler  
H. F. KAHLER - COUNTY ENGINEER



DRAWING NUMBER 49/84

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### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO LOTS 14, 15 AND THE SOUTHERLY LIMITS OF THE PLAT OF LONGWOOD GREEN OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON, P.U.D., AS RECORDED IN PLAT BOOK 44, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 53°42'47" EAST ALONG SAID SOUTHERLY LIMITS OF LONGWOOD GREEN, A DISTANCE OF 86.78 FEET, THENCE NORTH 13°29'13" EAST ALONG A LINE 5.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 140.45 FEET, THENCE NORTH 36°17'13" EAST A DISTANCE OF 135.52 FEET; THENCE NORTH 53°42'47" WEST ALONG THE SOUTHERLY LINE OF PARCEL "A" AS SHOWN ON SAID PLAT OF LONGWOOD GREEN, A DISTANCE OF 100.00 FEET; THENCE SOUTH 36°17'13" WEST, A DISTANCE OF 80.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A TANGENT BEARING OF SOUTH 46°10'48" WEST AT SAID INTERSECTION, THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°18'22", A DISTANCE OF 23.83 FEET; THENCE SOUTH 13°29'13" WEST A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.57 ACRES, MORE OR LESS.