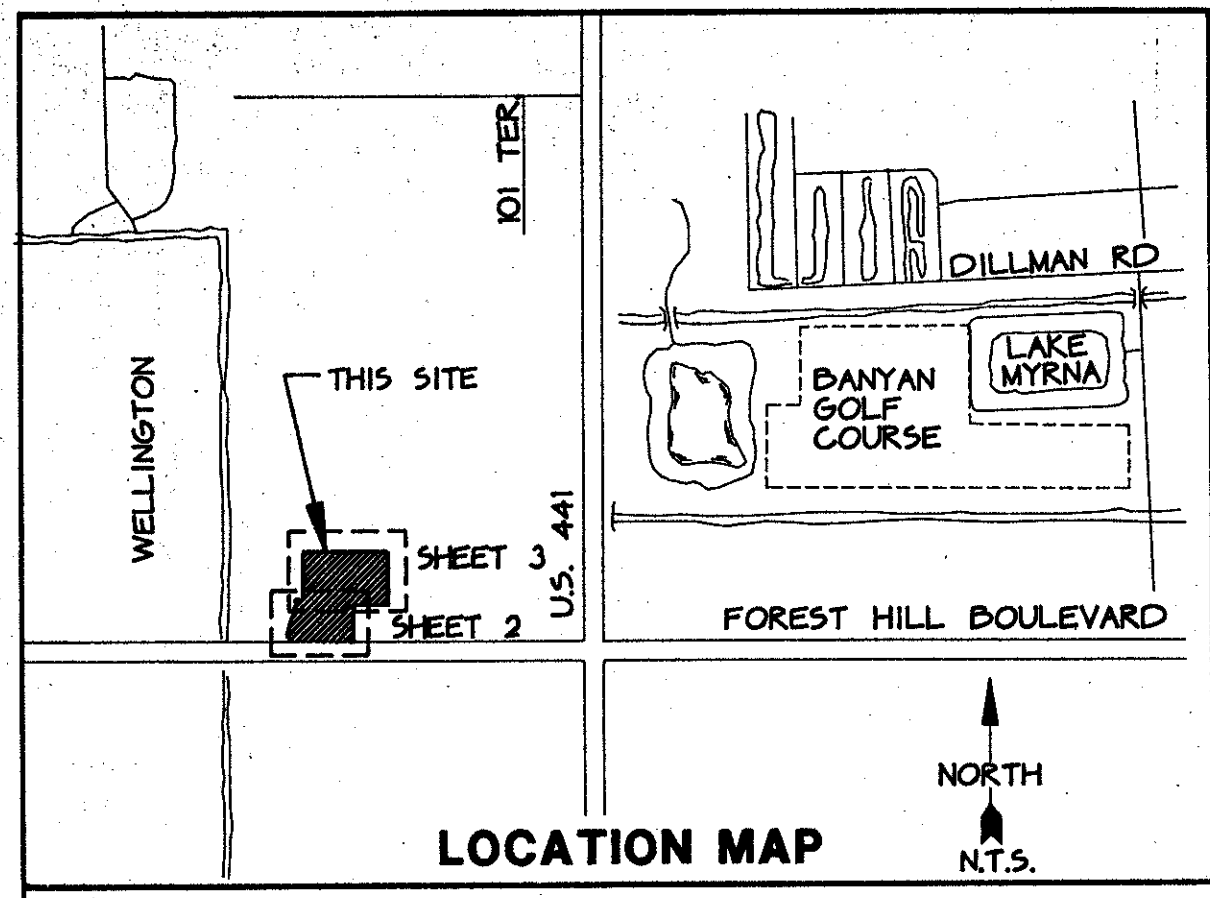


# WELLINGTON'S EDGE PLAT NO. 1

A PART OF WELLINGTON P.U.D.  
A PORTION OF THE SOUTHWEST ONE QUARTER (SW1/4)  
OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.  
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS  
1325 SOUTH CONGRESS AVENUE, SUITE 118, BOYNTON BEACH, FLORIDA 33426



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed in accordance with  
14 day of July  
1989 and duly recorded in Plat Book  
63 on page 49, 50 & 51  
JAMES E. PARK, Clerk of Court  
Palm Beach, Fla.

SHEET 1 OF 3

PET. 86-37  
5/21/89



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ALBERTO VADIA AND ROSARIO VADIA, OWNERS OF THE LAND SHOWN HEREON BEING A PORTION OF THE SOUTHWEST ONE-QUARTER SW1/4 OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WELLINGTON'S EDGE PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 12  
THENCE ON A GRID BEARING OF N01°22'30"E, ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE QUARTER SW1/4 A DISTANCE OF 173.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 378, PAGES 1200 AND 1201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
THENCE 587°44'41"E ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A LINE 173.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 12 A DISTANCE OF 467.68 FEET TO THE POINT OF BEGINNING.  
THENCE CONTINUE 587°44'41"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 855.00 FEET.  
THENCE N02°15'14"E A DISTANCE OF 356.08 FEET.  
THENCE S86°59'22"E A DISTANCE OF 669.63 FEET.  
THENCE N00°29'37"W A DISTANCE OF 774.07 FEET.  
THENCE N87°51'28"W A DISTANCE OF 1254.28 FEET.  
THENCE S02°14'37"W A DISTANCE OF 682.65 FEET.  
THENCE N87°44'41"W A DISTANCE OF 148.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N88°43'00"E.  
THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°30'21" AND A RADIUS OF 281.55 FEET FOR AN ARC DISTANCE OF 810.3 FEET TO A POINT OF TANGENCY.  
THENCE S17°46'21"W A DISTANCE OF 10.76 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST.  
THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°30'21" AND A RADIUS OF 555.00 FEET FOR AN ARC DISTANCE OF 803.1 FEET TO A POINT OF TANGENCY.  
THENCE S02°15'14"W A DISTANCE OF 75.00 FEET.  
THENCE S47°15'14"W A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.  
SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 29.92 ACRES, MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- THE WATER MANAGEMENT TRACTS SHOWN HEREON AS TRACTS C AND D ARE HEREBY RESERVED TO WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED TO WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS ARE HEREBY RESERVED TO WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACTS AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM AND WATER MANAGEMENT TRACTS ENCOMPASSED WITHIN THIS PLAT FOR THE DRAINAGE OF ADJACENT PUBLIC ROADS.
- TRACT A SHALL BE RESERVED FOR RECREATIONAL BUILDING FACILITIES AND OTHER PROPER PURPOSES FOR WELLINGTON EDGE PROPERTY ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B (WELLINGTON'S EDGE BLVD) SHOWN HEREON IS HEREBY RESERVED UNTO WELLINGTON EDGE PROPERTY ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT IN PERPETUITY AS A WASTEWATER FACILITY AND FOR RELATED PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER.
- 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.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE  
BEFORE ME PERSONALLY APPEARED ALBERTO VADIA AND ROSARIO VADIA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF March, 1989.  
MY COMMISSION EXPIRES 3-3-92 -  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE  
I, FRANCIS M. POHLIG, 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 TO ALBERTO VADIA AND ROSARIO VADIA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT WATER MANAGEMENT TRACT D IS ENCOMPASSED BY THE MORTGAGE SHOWN HEREON AND ALL REMAINING TRACTS ARE FREE OF ENCUMBRANCES, AND THAT I FIND THAT ALL MORTGAGES SHOWN ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
3/19/89 at 8:00 a.m. FRANCIS M. POHLIG ATTORNEY AT LAW

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE DATED JANUARY 19, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 550, AT PAGE 1046, MODIFIED AND SUPPLEMENTED BY AMENDED MORTGAGE AND SECURITY AGREEMENT DATED AUGUST 11, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 5772, AT PAGE 1829, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THAT PORTION OF THE HEREIN DESCRIBED LAND DESIGNATED WATER MANAGEMENT TRACT D AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS AND RESERVATIONS DESCRIBED HEREON, BY THE OWNER THEREOF, AND AGREES THAT SAID MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON UPON APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.  
IN WITNESS WHEREOF, THE HOLDER OF SAID MORTGAGE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICER SIGNING BELOW THIS 19<sup>th</sup> DAY OF MARCH, 1989.  
SUN BANK/MIAMI, NATIONAL ASSOCIATION  
BY: JULIAN C. HEATH, SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, WE ALBERTO VADIA AND ROSARIO VADIA DO HERUNTO SET OUR HANDS THIS 19<sup>th</sup> DAY OF March, 1989.

Witnesses:  
Alberto Vadia, Rosario Vadia  
Witnesses to both: Jorge Vadia, Rosario Vadia

ATTEST:  
JOHN THOMPSON, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF March, 1989, BY JULIAN C. HEATH, SENIOR VICE PRESIDENT OF SUN BANK/MIAMI, NATIONAL ASSOCIATION, AND ATTESTED TO BY JOHN THOMPSON, VICE PRESIDENT, ON BEHALF OF SAID CORPORATION.  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES 2-2-93

### SURVEYOR'S CERTIFICATE

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JAMES E. PARK 3-6-89  
JAMES E. PARK  
REGISTERED SURVEYOR NO. 315  
STATE OF FLORIDA

### NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RESURVEY OF THE SOUTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID SOUTH LINE HAVING A BEARING OF 587°44'41"E.
- D.E. - DENOTES DRAINAGE EASEMENTS  
P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT  
P.C.P. - DENOTES PERMANENT CONTROL POINT  
U.E. - DENOTES UTILITY EASEMENT  
L.A.E. - DENOTES LAKE ACCESS EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF JULY 1989.  
BY: CAROL J. ELMQUIST, CHAIRMAN  
ATTEST: JOHN B. DUNKLE, CLERK  
BY: DEBRA A. ROBERTS, DEPUTY CLERK  
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF JULY 1989.  
HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER

### P.U.D. TABULAR DATA

PETITION NO. 86-32D

TOTAL ACREAGE	29.99 ACRES
OPEN SPACE	21.99 ACRES
1 LAKE	23.19 ACRES
2 RECREATION PARCEL	6.80 ACRES

SUBDIVISION: Wellington Edge  
BOOK: 63  
FLOOD MAP: 100B  
FLOOD ZONE: B  
QUAD: 63  
SE  
PAGE: 19  
FLOOD MAP: 86-32  
ZONING: AE 86-32  
ZIP CODE: 33414  
TAX: 732  
PUD NAME

SEAL NOTARY PUBLIC  
SEAL PROFESSIONAL LAND SURVEYOR  
SEAL COUNTY ENGINEER  
SEAL CLERK OF THE CIRCUIT COURT  
SEAL BOARD OF COUNTY COMMISSIONERS  
SEAL NOTARY PUBLIC

0332-080  
WELLINGTON'S EDGE, PLAT No. 1  
63/49  
DUPLICATE 5/95