



# WELLINGTON DOWNS

A PART OF WELLINGTON P. U. D.

BEING A REPLAT OF LOTS 1 & 2 AND PORTIONS OF LOTS 3 & 4  
 BLOCK 14, "SOUTH SHORE NO. 1 OF WELLINGTON" (PB 29, PAGES 222-226)  
 LYING IN SECTION 10, TWP. 44 SOUTH, RGE 41 EAST, PALM BEACH COUNTY, FLORIDA

0332-074  
 Petition No. 86-32

**175**

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record at 2:24 P.M.  
 on the 14 day of SEP.  
 1989 and duly recorded in Plat Book  
 63 on page 175 + 176  
 JOHN B. DUNKLE, Clerk Circuit Court  
 Barbara P. Platt

SHEET 1 OF 2

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DBG 95, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS "WELLINGTON DOWNS", BEING A REPLAT OF A PORTION OF BLOCK 14, "SOUTH SHORE NO. 1 OF WELLINGTON" AS RECORDED IN PLAT BOOK 29, PAGES 222 THRU 226 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL INCLUDING ALL OF LOT 1, ALL OF LOT 2, AND PORTIONS OF LOTS 3 AND 4 IN SAID BLOCK 14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 14; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 14, BEING ON THE ARC OF A CURVE RUNNING SOUTHEASTERLY TO THE RIGHT, HAVING A RADIUS OF 4486.36 FEET AND A CENTRAL ANGLE OF 00° 50' 38", RUN SOUTHEASTERLY 66.08 FEET TO A POINT OF TANGENCY; THENCE, RUN SOUTH 29° 45' 08" EAST, 670.00 FEET ALONG SAID EASTERLY BOUNDARY OF BLOCK 14, BEING THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00", RUN SOUTHWESTERLY 39.27 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 14; THENCE, RUN SOUTH 60° 14' 52" WEST, 23.62 FEET ALONG SAID SOUTHERLY BOUNDARY BEING THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE, ALONG SAID SOUTHERLY BOUNDARY, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1255.75 FEET AND A CENTRAL ANGLE OF 10° 25' 37", RUN SOUTHWESTERLY 228.53 FEET; THENCE, RUN NORTH 30° 35' 10" WEST, 323.43 FEET; THENCE, RUN SOUTH 59° 24' 50" WEST, 331.51 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID BLOCK 14; THENCE, RUN NORTH 20° 34' 47" WEST, 76.77 FEET ALONG SAID WESTERLY BOUNDARY TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE, ALONG SAID WESTERLY BOUNDARY ON THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,172.14 FEET AND A CENTRAL ANGLE OF 10° 00' 27", RUN NORTHEASTERLY 204.73 FEET TO A POINT OF TANGENCY; THENCE, RUN NORTH 30° 35' 14" WEST, 175.00 FEET ALONG THE TANGENT EXTENDED TO THE NORTHWESTERLY CORNER OF SAID BLOCK 14; THENCE, RUN NORTH 59° 24' 46" EAST, 587.10 FEET ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 14 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 8.144 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO "THE WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC." FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS SERVING PUBLIC RIGHTS-OF-WAY.
- UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER, UTILITIES AND CABLE TELEVISION SYSTEMS.
- ACCESS TRACTS (PARCEL R) ARE FOR INGRESS & EGRESS PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND ARE HEREBY DEDICATED TO "THE WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC." AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE "RECREATION TRACT" SHOWN HEREON IS HEREBY DEDICATED TO "THE WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC." AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- PARCEL "A" AS SHOWN HEREON IS HEREBY DEDICATED TO "THE WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC." FOR PRIVATE ROAD PURPOSES, WATER AND SEWER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR MAINTENANCE PURPOSES TO THE ADJACENT PROPERTY OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- WATER AND SEWER EASEMENTS SHOWN ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, DBG 95, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF SEP., 1989

WITNESS: \_\_\_\_\_ BY: Victor Ginsberg  
 VICTOR GINSBERG, PRESIDENT & SECRETARY  
 DBG 95, INC. A FLORIDA CORPORATION

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED VICTOR GINSBERG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DBG 95, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 14 DAY OF July 1989.  
 Aug 25 1989  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 Notary Public - State of Florida

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5801, AT PAGES 849 THRU 862 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL HAS CAUSED HIS PRESENTS TO BE SIGNED THIS 10 DAY OF July 1989.  
 WITNESS: Roberto Kassin BY: Roberto Kassin  
 ROBERTO KASSIN, TRUSTEE

### MORTGAGEE ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ROBERTO KASSIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF July 1989.  
 My Commission Expires Aug 28, 1989  
 NOTARY PUBLIC - STATE OF FLORIDA

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

LORE TITLE OF FLORIDA, INC. DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED TO DBG 95, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT ALL ENCUMBRANCES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

7/18/89  
 DATE 9:00 A.M.  
 TIME \_\_\_\_\_  
 Sherry J. Shaverdi  
 SHERRY J. SHAVERDI, PRESIDENT  
 LORE TITLE OF FLORIDA, INC.  
 A FLORIDA CORPORATION  
 CRYSTAL CORPORATE CENTER  
 2500 N. MILITARY TRAIL, SUITE 240  
 BOCA RATON, FLORIDA 33431

### BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF SEPTEMBER 1989.

ATTEST: JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT  
 BY: Carol Elmqvist CHAIRMAN  
 BY: Joselle Oswald DEPUTY CLERK

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF SEPTEMBER 1989.

BY: George T. Webb P.E., Deputy County Engineer  
 DATE: Sept 24 1989

### SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.)
- DENOTES PERMANENT CONTROL POINT (P. C. P.)
- D. E. DENOTES DRAINAGE EASEMENT
- U. E. DENOTES UTILITY EASEMENT
- M. E. DENOTES MAINTENANCE EASEMENT
- L. A. E. DENOTES LIMITED ACCESS EASEMENT
- S. B. DENOTES SETBACK LINE.
- NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED ON UTILITY, DRAINAGE OR MAINTENANCE EASEMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT "SOUTH SHORE NO. 1 OF WELLINGTON" (P. B. 29, PGS 222-226, PBCR) THE NORTHERLY BOUNDARY OF TRACT 14 BEARING N 59° 24' 46" E.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTIONS ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITH THE AREAS OF INTERSECTION.
- THE ABANDONED 12' UTILITY EASEMENT SHOWN ON PAGE 2 OF THIS PLAT WAS VACATED PER ORB 2536 AT PAGE 996 IN THE RECORDS OF PALM BEACH COUNTY, FLORIDA.

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT 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 PERMANENT REFERENCE MONUMENTS (P. R. M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P. C. P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYOR'S PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Sept 24 1989  
 DAVID G. KRAUSE  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 4066

THIS INSTRUMENT PREPARED BY  
 SCOTT A. GRAHAM IN THE OFFICE OF

**KRAUSE & HAFLER**  
 Professional Land Surveyors  
 7914 Miles Road  
 Coral Springs, Florida 33067  
 (305) 344-7994

0332-074

Pt. 86-32 Collect

**WELLINGTON DOWNS** **63/175**

Wellington Downs  
 SUBDIVISION # 3  
 BOOK 63  
 FLOOD ZONE B  
 ZONING AP 86-32  
 QUAD # 63  
 ZIP CODE 33414  
 Wellington Downs Plat