

WELLINGTON'S EDGE, PARCEL 76 - PHASE 1, A P.U.D.

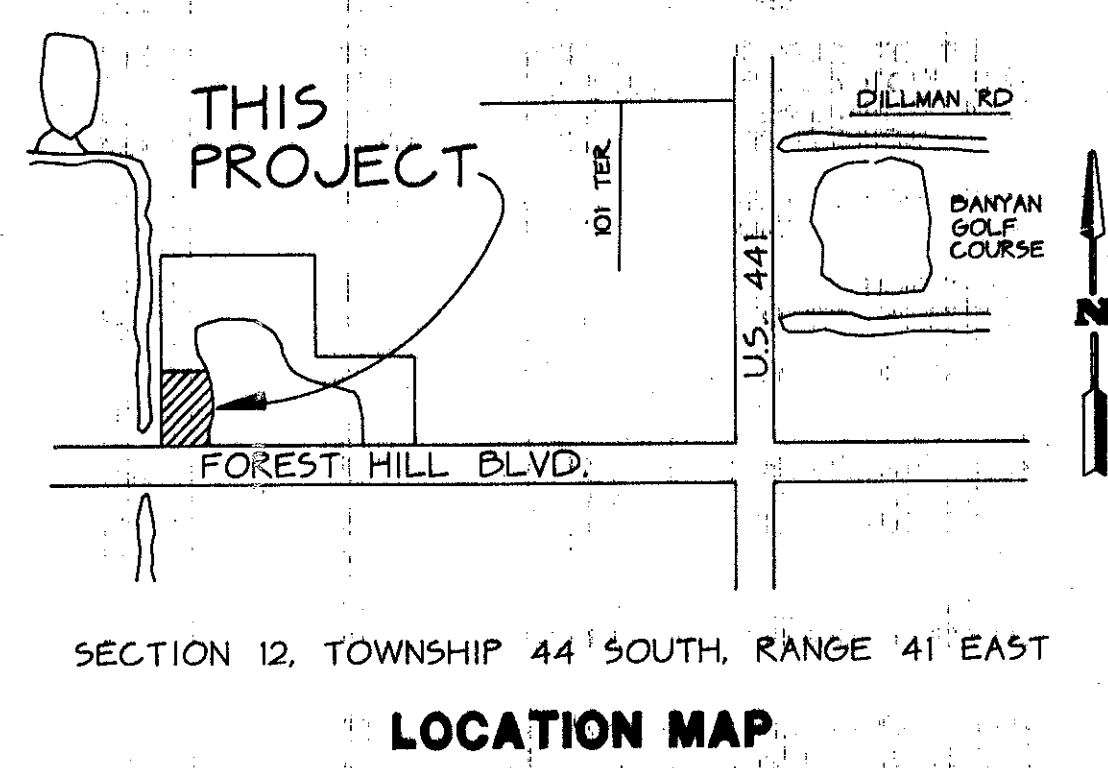
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A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S. WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS 1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 2

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at the County Clerk's Office on the 15th day of October, 1994, on page 160-761 and duly recorded in Plat Book No. 761 by Dorothy H. Wilken, Clerk of said Court by [Signature]



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EDGE INVESTMENT CORP. A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON'S EDGE, PARCEL 76 - PHASE 1, SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12; THENCE ON A GRID BEARING N0122°30'E, ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 173.02 TO THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2196, PAGES 1200 AND 1201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 13.92 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:

- 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 3. THE WATER MANAGEMENT TRACT SHOWN HEREON IS HEREBY RESERVED FOR WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. TRACTS C AND D SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. TRACT E SHOWN HEREON IS HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES. THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 7. TRACT F SHOWN HEREON IS HEREBY RESERVED FOR WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8. 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.
- 9. THE LAKE ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENTS SHALL BE RESERVED FOR AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT TRACT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10. 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.
- 11. THE WATER AND SEWER EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 12. WATER AND SEWER EASEMENTS OVER TRACTS A AND B ARE HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- 13. THE OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 14. TRACTS G AND H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, COCCES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF PERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN THE LITTORAL ZONES IN PERPETUITY.

IN WITNESS WHEREOF, EDGE INVESTMENT CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SECRETARY TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 1 DAY OF July, 1994. DENISE KALLAND, SENIOR VICE PRESIDENT EDWARD M. RYAN, PRESIDENT

ATTEST: Denise Kalland BY: Edward M. Ryan OFFICIAL NOTARY SEAL KARINA HOLT ROTENBERG, NOTARY PUBLIC STATE OF FLORIDA, COMMISSION NO. CC242160, MY COMMISSION EXPIRES 27.12.96.

WELLINGTON EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1 DAY OF July, 1994.

ATTEST: William Tripp BY: Denise Kalland LA RUE TRIPP, ASSISTANT SECRETARY DENISE KALLAND - PRESIDENT

WELLINGTON EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1 DAY OF July, 1994.

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5772, PAGE 184, AS ASSIGNED IN OFFICIAL RECORD BOOK 6450 AT PAGE 228, AND MODIFIED IN OFFICIAL RECORD BOOK 6450 AT PAGE 133, AND AS AFFECTED BY NOTICE OF FUTURE ADVANCE IN OFFICIAL RECORD BOOK 6667 AT PAGE 766, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE EDWARD M. RYAN AND JOSEPH A. HARDY, SR. DO HERETO SET OUR HANDS AND SEAL THIS 25 DAY OF MAY, 1994. EDWARD M. RYAN JOSEPH A. HARDY, SR.

MY COMMISSION EXPIRES: April 27, 1998

ACKNOWLEDGEMENT

STATE OF FLORIDA PENNSYLVANIA COUNTY OF PALM BEACH WASHINGTON BEFORE ME PERSONALLY APPEARED JOSEPH A. HARDY, SR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED RESPECTIVELY AS IDENTIFICATION AND DIVIDED NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF JUNE, 1994. NOTARY PUBLIC

Pet. 86-32 J 5/24/G

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH WE DOOSE, CASEY, CIRLIN, LUDTIZ, WARTENS, MCDANE + O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO EDGE INVESTMENT CORP., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

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 THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE MONUMENTS ("PRMS") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") HAVE BEEN PLACED AS REQUIRED BY LAW.

AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RESERVE OF THE SOUTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID SOUTH HAVING A BEARING OF S87°44'4"E.
- 2. D.E. - DENOTES DRAINAGE EASEMENTS O. - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3715 U.E. - DENOTES UTILITY EASEMENT G. - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY P.D. - DENOTES PLAT BOOK O.R. - DENOTES OFFICIAL RECORDS P.O.B. - DENOTES POINT OF BEGINNING P.O.C. - DENOTES POINT OF COMMENCEMENT * - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26 LAE - DENOTES LAKE ACCESS EASEMENT # - DENOTES ZERO LOT LINE OF INCLUDED LOT OHE - DENOTES OVERHANG EASEMENT
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCUMBERED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 6. 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.
- 7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANT PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- 8. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF Oct 1994 BY: Alan McGraw, Chairman ATTEST: DOROTHY H. WILKEN, CLERK BY: [Signature], DEPUTY CLERK COUNTY ENGINEER: GEORGE WEDD, P.E. - COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF Oct 1994

P.U.D. TABULAR DATA TABLE

OPEN SPACE	5.0 ACRES
TOTAL AREA	13.92 ACRES
DWELLING UNITS	34
PETITION NUMBER	66-32 (I)

Subdivision # Wellington's Edge Parcel 76
BOOK 75 PAGE 160
FLOOD MAP # 1000B
FLOOD ZONE A0-1
QUAD # 62 ZONING R-TS
SE 86-32 ZIP CODE 33414
P.U.D. NAME Wellington, P.U.D.
12/15/91

TAR-72

WELLINGTON'S EDGE, PARCEL 76 - PHASE 1. Includes multiple notary seals, a circular seal for the County Engineer, and a large handwritten number '73/160'.