

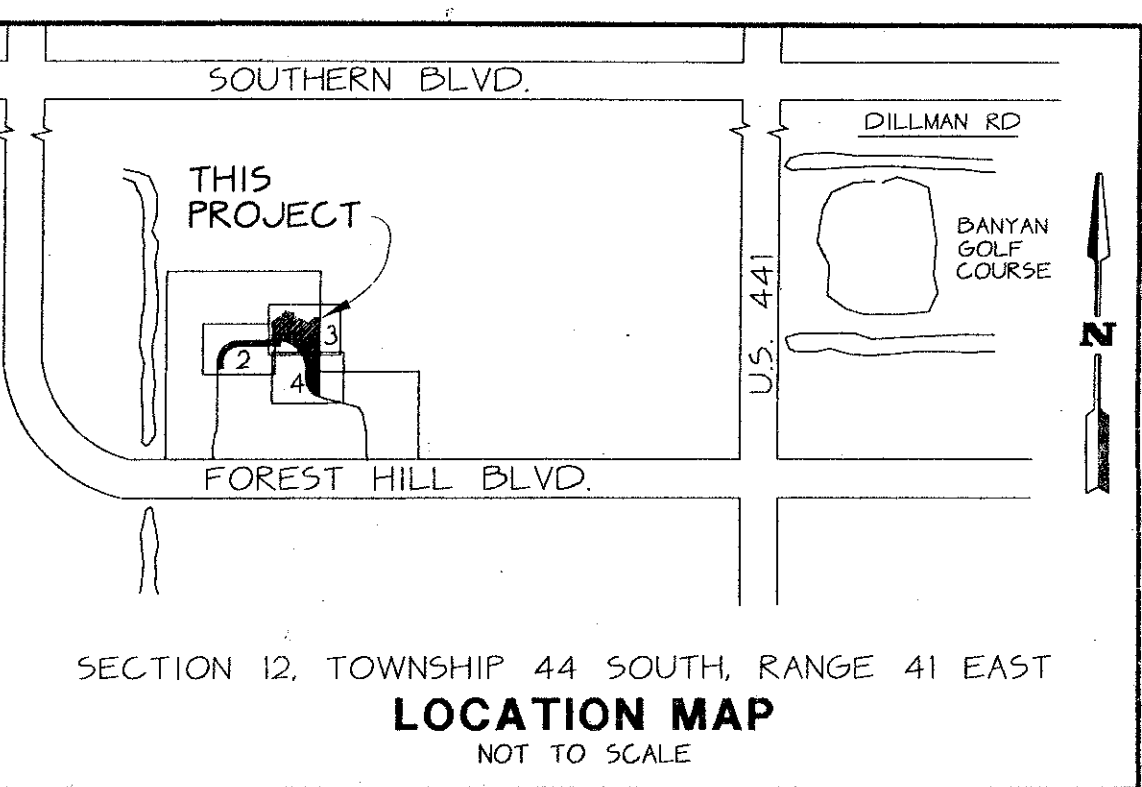
# WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.

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

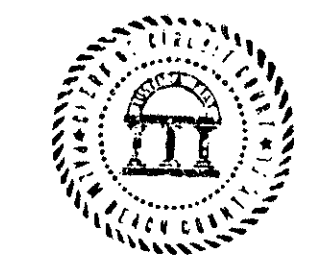
THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.  
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS  
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 5

# 163



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 12:08 P.M.  
this 27 day of February 1996  
and duly recorded in Plat Book No. 76  
on page 163-167  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Paul A. Wilken



JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNICE INC., A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D. SITUATE IN THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12

THENCE ON A GRID BEARING OF 58748'22"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2002.83 FEET TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER.

THENCE S0128'35"W ALONG SAID PARALLEL LINE A DISTANCE OF 704.08 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE S0128'35"W ALONG SAID PARALLEL LINE A DISTANCE OF 1412.22 FEET TO A POINT ON THE ARC ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S137'56"W.

THENCE NORTH-WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 73'22" AND A RADIUS OF 340.00 FEET FOR AN ARC DISTANCE OF 473.81 FEET TO A POINT OF TANGENCY.

THENCE N0128'35"E A DISTANCE OF 104.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST.

THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73'22" AND A RADIUS OF 415.00 FEET FOR AN ARC DISTANCE OF 531.51 FEET TO A POINT OF TANGENCY.

THENCE S0128'35"W A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N80'54"E.

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 121'27" AND A RADIUS OF 333.00 FEET FOR AN ARC DISTANCE OF 42.97 FEET TO A POINT OF TANGENCY.

THENCE N8748'22"W A DISTANCE OF 264.74 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH.

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03'30" AND A RADIUS OF 1020.00 FEET FOR AN ARC DISTANCE OF 62.37 FEET TO A POINT OF TANGENCY.

THENCE S8841'25"W A DISTANCE OF 591.88 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38'44" AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 226.51 FEET TO A POINT OF COMPOUND 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 47'42" AND A RADIUS OF 357.73 FEET FOR AN ARC DISTANCE OF 297.86 FEET TO A POINT OF TANGENCY.

THENCE S0214'31"W A DISTANCE OF 35.00 FEET.

THENCE N8745'29"W A DISTANCE OF 80.00 FEET.

THENCE N0214'31"E A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST.

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47'42" AND A RADIUS OF 437.73 FEET FOR AN ARC DISTANCE OF 364.47 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST.

THENCE N8841'25"E A DISTANCE OF 591.88 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH.

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03'30" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 67.26 FEET TO A POINT OF TANGENCY.

THENCE S8748'22"E A DISTANCE OF 12.34 FEET.

THENCE N0211'38"E A DISTANCE OF 206.28 FEET.

THENCE N2443'36"E A DISTANCE OF 384.94 FEET.

THENCE S65'16'24"E A DISTANCE OF 101.90 FEET.

THENCE S61'54'56"E A DISTANCE OF 43.17 FEET.

THENCE S20'16'24"E A DISTANCE OF 35.36 FEET.

THENCE S65'16'24"E A DISTANCE OF 1413 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14'18" AND A RADIUS OF 220.00 FEET FOR AN ARC DISTANCE OF 54.90 FEET TO A POINT OF TANGENCY.

THENCE S50'57'37"E A DISTANCE OF 303.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH.

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 56'45" AND A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 21.77 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH.

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01'30" AND A RADIUS OF 65.00 FEET FOR AN ARC DISTANCE OF 1.72 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE N30'02'23"E A DISTANCE OF 1906 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N20'09'21"E.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04'49" AND A RADIUS OF 163.00 FEET FOR AN ARC DISTANCE OF 13.91 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE S88'31'25"E A DISTANCE OF 109.20 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 16.62 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. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.

2. TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER 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.

3. A UTILITY EASEMENT OVER TRACTS A, B AND C IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONSTRUCTION AND MAINTENANCE OF THEIR UTILITY FACILITIES.

4. TRACTS D AND E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. TRACTS F, G, H, J, K, M, N AND P, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. WATER MANAGEMENT TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE 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.

7. THE LITTORAL AREA, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS 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, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

8. 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.

THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED 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.

9. 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.

10. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AS A WASTE-WATER FACILITY AND FOR RELATED PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. THE 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.

12. 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.

13. 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 FOR ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

14. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, SUNICE INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 12 DAY OF SEPT. 1995.  
ATTEST: Denise Kalland, VP DENISE KALLAND VICE PRESIDENT  
EDWARD M. RYAN PRESIDENT

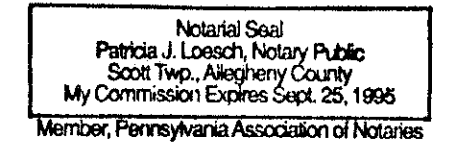
### ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNICE, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 12 DAY OF SEPT. 1995

MY COMMISSION EXPIRES: 9/25/95  
Patricia J. Loesch  
NOTARY PUBLIC  
PATRICIA J. LOESCH  
PRINTED NAME



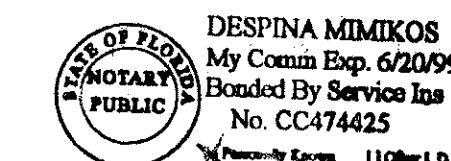
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DENISE KALLAND, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNICE, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS 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 15 DAY OF September, 1995

MY COMMISSION EXPIRES: 6/20/99  
Despina Mimiros  
NOTARY PUBLIC  
Despina Mimiros  
PRINTED NAME



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 13 DAY OF September, 1995.

WITNESS: Denise Kalland, VP DENISE KALLAND - PRESIDENT

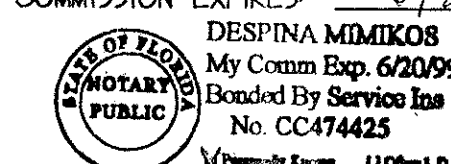
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EDGE PROPERTY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF September, 1995

MY COMMISSION EXPIRES: 6/20/99  
Despina Mimiros  
NOTARY PUBLIC  
Despina Mimiros  
PRINTED NAME



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, GIKLIN, LUBITZ, MARTENS, MCDANE, O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNICE, INC., 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.

DATE: SEPTEMBER 12, 1995  
REVISED AS OF: DECEMBER 19, 1995

BOOSE, CASEY, GIKLIN, LUBITZ, MARTENS, MCDANE, O'CONNELL, A PARTNERSHIP  
ROBERT L. CRANE, ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS 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.

JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

### NOTES

1. ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED AND ARE RELATIVE TO A GRID AZIMUTH (NAD 27, 1972 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID WEST LINE HAVING A BEARING OF N0122'30"E.

COORDINATES SHOWN ARE GRID  
DATUM - NAD 83 1990 ADJUSTMENT  
ZONE - FLORIDA EAST  
LINEAR UNIT - U.S. SURVEY FOOT  
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR - 1.0000267  
GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE  
N0122'30"E (PLAT BEARING) - 0.00003° COUNTERCLOCKWISE BEARING ROTATION  
N0122'27"E (GRID BEARING) (PLAT TO GRID)

- 2. D.E. - DENOTES DRAINAGE EASEMENTS
- O - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
- U.E. - DENOTES UTILITY EASEMENT
- CL - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- P.B. - DENOTES PLAT BOOK
- OR - DENOTES OFFICIAL RECORDS
- P.O.B. - DENOTES POINT OF BEGINNING
- P.O.C. - DENOTES PERMANENT CONTROL POINT (P.C.P.) LD-26
- \* - DENOTES ZERO LOT LINE OF INCLUDED LOT
- OHE - DENOTES OVERHANG EASEMENT
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- W/S E - DENOTES WATER AND SEWER 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. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. 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.
- 6. 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.
- 7. CURVILINEAR TRACT LINES, LOT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

### APPROVALS

Pet. 86/32  
5/2/96

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2) F.S., THIS 27th DAY OF February, 1996

EDWIN A. JACK, DEPUTY COUNTY ENGINEER

P.U.D. TABULAR DATA	
OPEN SPACE	1% ACRES
TOTAL AREA	16.64 ACRES
DWELLING UNITS	65
DENSITY	3.80 UNITS/ACRE
PETITION NUMBER	86-32KJ

SEAL SUNICE, INC. SEAL NOTARY PUBLIC SEAL WELLINGTON'S EDGE PROPERTY ASSOCIATION SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL DEPUTY COUNTY ENGINEER

0332-113

TAZ-732  
 WELLINGTON'S EDGE  
 PARCEL 77  
 PHASE 1  
 PLANNING MAP #1008  
 2000 R.T.S.  
 86-141  
 ZIP 33426