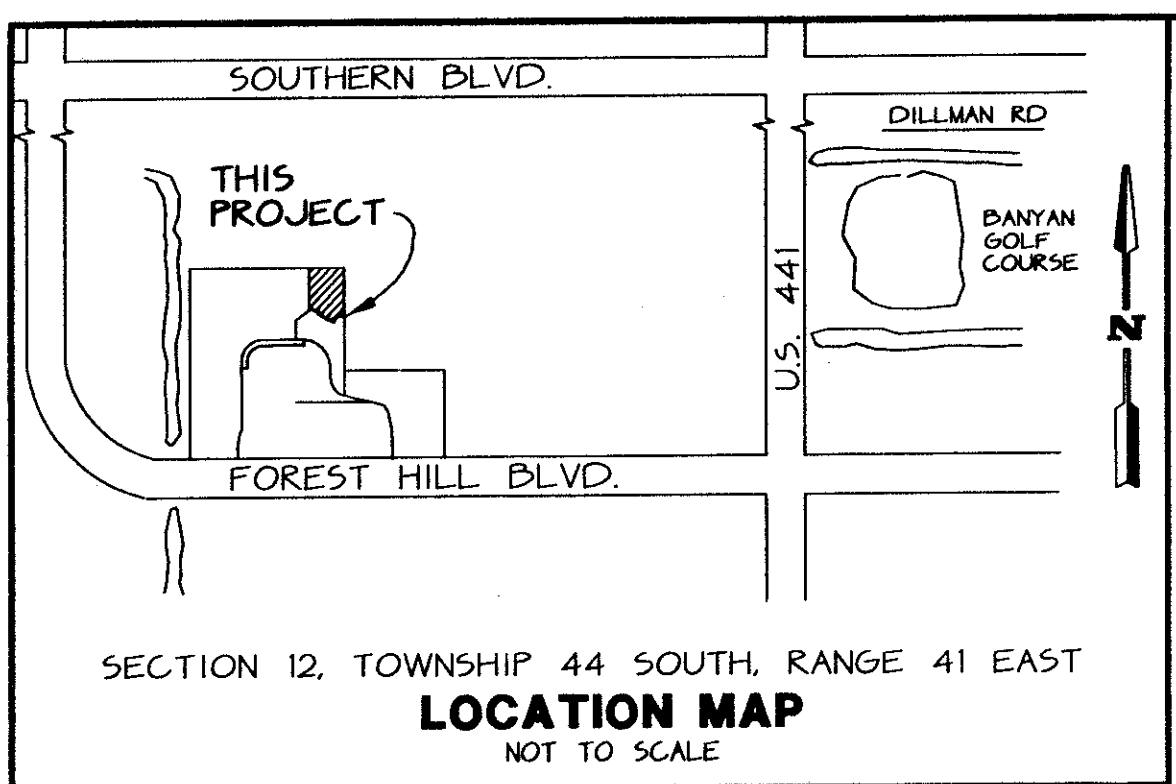


# WELLINGTON'S EDGE, PARCEL 77 - PHASE 2, A P.U.D.

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

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 3



COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 10:21 A.M.  
this 4 day of October 1996  
and duly recorded in Plat Book No. 73  
on page 42 thru 114  
DOROTHY H. WALKER, Clerk of Circuit Court  
by Steph H. Hestley D.C.



### 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 2, A P.U.D. SITUATE IN THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12
- THENCE S87°48'22"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1856.75 FEET TO THE POINT OF BEGINNING.
- THENCE CONTINUE S87°48'22"E ALONG SAID NORTH LINE A DISTANCE OF 746.08 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER.
- THENCE S01°26'35"W ALONG SAID PARALLEL LINE A DISTANCE OF 704.08 FEET.
- THENCE N85°31'25"W A DISTANCE OF 101.90 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 N24°58'41"E.
- THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°47'20" AND A RADIUS OF 185.00 FEET FOR AN ARC DISTANCE OF 13.81 FEET TO A POINT ON A NON-TANGENT LINE.
- THENCE S3°10'23"W A DISTANCE OF 110.05 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 N01°20'17"W.
- THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°10'13" AND A RADIUS OF 65.00 FEET FOR AN ARC DISTANCE OF 172 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH.
- THENCE WESTERLY AND NORTHWESTLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 56°45'35" AND A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 2472 FEET TO A POINT OF TANGENCY.
- THENCE N50°57'37"W A DISTANCE OF 303.10 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST.
- THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°18'46" AND A RADIUS OF 220.00 FEET FOR AN ARC DISTANCE OF 54.76 FEET TO A POINT OF TANGENCY.
- THENCE N05°16'24"W A DISTANCE OF 411.3 FEET.
- THENCE N00°16'24"W A DISTANCE OF 35.36 FEET.
- THENCE N61°54'56"W A DISTANCE OF 4317 FEET.
- THENCE N05°16'24"W A DISTANCE OF 101.90 FEET.
- THENCE N24°43'36"E A DISTANCE OF 74.45 FEET.
- THENCE N02°11'38"E A DISTANCE OF 350.12 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 11.6 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:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE 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 THE VILLAGE OF WELLINGTON.
  - A UTILITY EASEMENT OVER TRACT A IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF THEIR UTILITY FACILITIES.
  - TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
  - TRACTS C, D, E, F, G, H, J AND K, 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 THE VILLAGE OF WELLINGTON.
  - WATER MANAGEMENT TRACT E, 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 THE VILLAGE OF WELLINGTON.
  - TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED FOR PRESERVATION 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 THE VILLAGE OF WELLINGTON. 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 TRACT WITHOUT PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
  - 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 THE VILLAGE OF WELLINGTON. 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 AND THE VILLAGE OF WELLINGTON.
  - 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 THE VILLAGE OF WELLINGTON.
- THE LAKE MAINTENANCE EASEMENT AND LAKE 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 THE VILLAGE OF WELLINGTON.
- ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
  - 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 THE VILLAGE OF WELLINGTON.
  - A WATER AND SEWER EASEMENT OVER TRACT A IS DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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

THIS 5TH DAY OF JANUARY, 1996.

SUNICE, INC.  
A FLORIDA CORPORATION

ATTEST: Denise Kalland BY: G. M. Ryan  
DENISE KALLAND VICE PRESIDENT EDWARD M. RYAN PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 SAUCH 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 5TH DAY OF JANUARY, 1996.

MY COMMISSION EXPIRES: JAN. 4, 1998

Robert L. Crane  
NOTARY PUBLIC  
ROBERT L. CRANE  
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 SAUCH 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 5TH DAY OF JANUARY, 1996.

MY COMMISSION EXPIRES: JAN. 4, 1998

Robert L. Crane  
NOTARY PUBLIC  
ROBERT L. CRANE  
PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WELLINGTON EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID WELLINGTON EDGE PROPERTY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT FOR SAME AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5TH DAY OF JANUARY, 1996.

WITNESS: Denise Kalland WELLINGTON EDGE PROPERTY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Denise Kalland  
DENISE KALLAND - PRESIDENT

WITNESS: Deanna Maimon  
PRINTED NAME: Deanna Maimon

### 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 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 SAUCH 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 5TH DAY OF JANUARY, 1996.

MY COMMISSION EXPIRES: JAN. 4, 1998

Robert L. Crane  
NOTARY PUBLIC  
ROBERT L. CRANE  
PRINTED NAME

### 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 ("PCPS") 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  
JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

### NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH INAD 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 N01°22'30"E.
- COORDINATES SHOWN ARE:  
GRID DATUM - NAD '83 1990 ADJUSTMENT  
ZONE - FLORIDA EAST  
LINEAR UNIT - U.S. SURVEY FEET  
COORDINATE SYSTEM - FMS STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR - 1.0000257  
ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N01°22'30"E (PLAT BEARING) . 000003' COUNTERCLOCKWISE ROTATION (PLAT TO GRID)
- D.E. - DENOTES DRAINAGE EASEMENTS  
O - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915  
U.E. - DENOTES UTILITY EASEMENT  
C - DENOTES CENTERLINE  
L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT  
P.B. - DENOTES PLAT BOOK  
O.R. - DENOTES OFFICIAL RECORDS  
P.O.B. - DENOTES POINT OF BEGINNING  
P.O.C. - DENOTES POINT OF COMMENCEMENT  
P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26  
L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT  
\* - DENOTES ZERO LOT LINE OF INCLUDED LOT  
O.H.E. - DENOTES OVERHANG EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 VILLAGE OF WELLINGTON ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES, LOT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

P.U.D. TABULAR DATA	
OPEN SPACE	3.02 ACRES
TOTAL AREA	11.6 ACRES
DWELLING UNITS	46
PETITION NUMBER	86-32(N)

BOOK 78  
PAGE 42B  
FLOOD ZONE 0  
ZONING MK  
SE 76-3  
PUD NAME Wellington Edge Parcel 77  
ZIP CODE 33426

TAZ - 732

