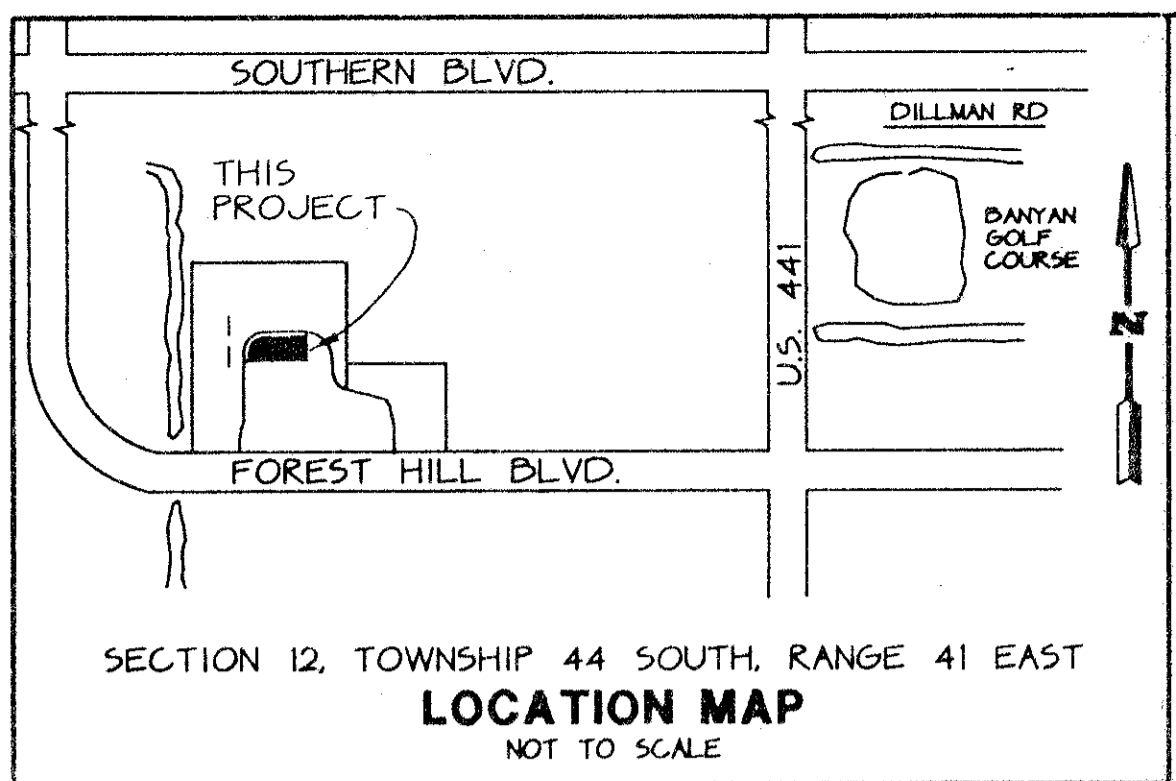


WELLINGTON'S EDGE, PARCEL 78 - PHASE 1, A P.U.D.

A REPLAT OF A PORTION OF TRACT D OF WELLINGTON'S EDGE PLAT NO. 1 AS RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST ONE-QUARTER 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)
STATE OF FLORIDA) SS
This Plat was filed for record at 10:21 A.M.
this 21 day of October 1996
and duly recorded in Plat Book No. 78
on page 45 thru 47
DOROTHY H. WILKIN, Clerk of Circuit Court
by *James E. Park* 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 78 - PHASE 1, A P.U.D. SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING REPLAT OF A PORTION OF TRACT D OF WELLINGTON'S EDGE PLAT NO. 1 AS RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF 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 SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12
- THENCE N012230'E ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 1149.04 FEET;
- THENCE S0853730'E A DISTANCE OF 096.02 FEET TO THE SOUTHERLYMOST SOUTHEAST CORNER OF TRACT A OF WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D. AS RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;
- THENCE N021437'E ALONG THE EASTERLY LINE OF SAID TRACT A A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
- THENCE NORTHEASTERLY ALONG SAID TRACT A ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 474225' AND A RADIUS OF 357.73 FEET FOR AN ARC DISTANCE OF 297.86 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
- THENCE NORTHEASTERLY AND EASTERLY ALONG SAID TRACT A ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 384429' AND A RADIUS OF 335.00 FEET FOR AN ARC DISTANCE OF 226.51 FEET TO A POINT OF TANGENCY;
- THENCE N854125'E ALONG SAID TRACT A A DISTANCE OF 559.88 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;
- THENCE EASTERLY ALONG SAID TRACT A ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 033013' AND A RADIUS OF 1020.00 FEET FOR AN ARC DISTANCE OF 62.37 FEET TO A POINT OF TANGENCY;
- THENCE S674822'E A DISTANCE OF 187.31 FEET;
- THENCE S021138'W A DISTANCE OF 119.41 FEET;
- THENCE S051629'W A DISTANCE OF 40.06 FEET;
- THENCE S021138'W A DISTANCE OF 263.57 FEET;
- THENCE N874529'W A DISTANCE OF 108.32 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 9.85 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, 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.
 - TRACT B, 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.
 - TRACTS C, D AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE 'WELLINGTON EDGE PROPERTY ASSOCIATION, INC.', ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
 - A UTILITY EASEMENT OVER TRACTS A AND B 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.
 - 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.
 - 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 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 FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE DRAINAGE EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 8934, PAGES 264-267 AND PAGES 268-271 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.
- 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 THE VILLAGE OF WELLINGTON.
- ACME IMPROVEMENT DISTRICT 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 WITHIN 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - A WATER AND SEWER EASEMENT OVER TRACTS A AND B 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.
 - 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 THE VILLAGE OF WELLINGTON.

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 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 12TH 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 SENIOR VICE PRESIDENT OF SUNICE, INC. AND 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21ST 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 ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12TH DAY OF JANUARY, 1996.

WITNESS *Denise Kalland*
PRINTED NAME: Denise Kalland
WITNESS *Denise Kalland*
PRINTED NAME: 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 12TH 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 ('PR.M.'S) AND 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.

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

NOTES

- 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 N012230'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 - 1.0000207
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N012230'E (PLAT BEARING) - 050°00'3" COUNTERCLOCKWISE BEARING ROTATION
N012227'E (GRID BEARING) - PLAT TO GRID
- DE - DENOTES DRAINAGE EASEMENTS
O - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
UE - DENOTES UTILITY EASEMENT
P.D. - DENOTES PLAT BOOK
O.R. - DENOTES OFFICIAL RECORDS
P.O.B. - DENOTES POINT OF BEGINNING
P.O.C. - DENOTES POINT OF COMMENCEMENT
o - DENOTES PERMANENT CONTROL POINT (P.C.P.) LD-26
LME - DENOTES LAKE MAINTENANCE EASEMENT
* - DENOTES ZERO LOT LINE OF INCLUDED LOT
LMAE - DENOTES LAKE MAINTENANCE 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.
- 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 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.

Pet
86-32

78/45

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 12TH DAY OF JANUARY, 1996.

SUNICE INC.
A FLORIDA CORPORATION
BY: *Edward M. Ryan*
EDWARD M. RYAN
PRESIDENT

ATTEST: *Denise Kalland*
DENISE KALLAND
SENIOR VICE PRESIDENT

P.U.D. TABULAR DATA	
OPEN SPACE	0.58 ACRES
TOTAL AREA	9.85 ACRES
DWELLING UNITS	56
DENSITY	5.71 UNITS/ACRE
PETITION NUMBER	86-3204

