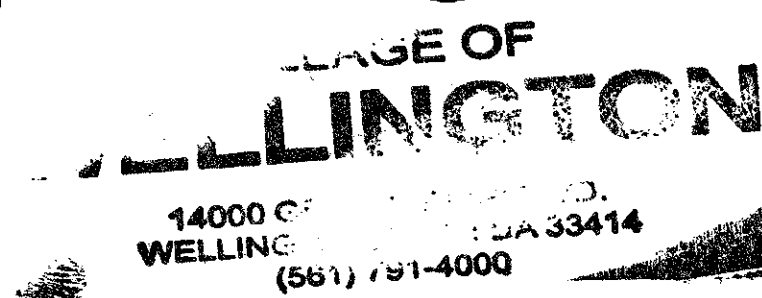


# WELLINGTON'S EDGE, PARCEL 76 - PHASE 2B, A P.U.D.

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, FLORIDA

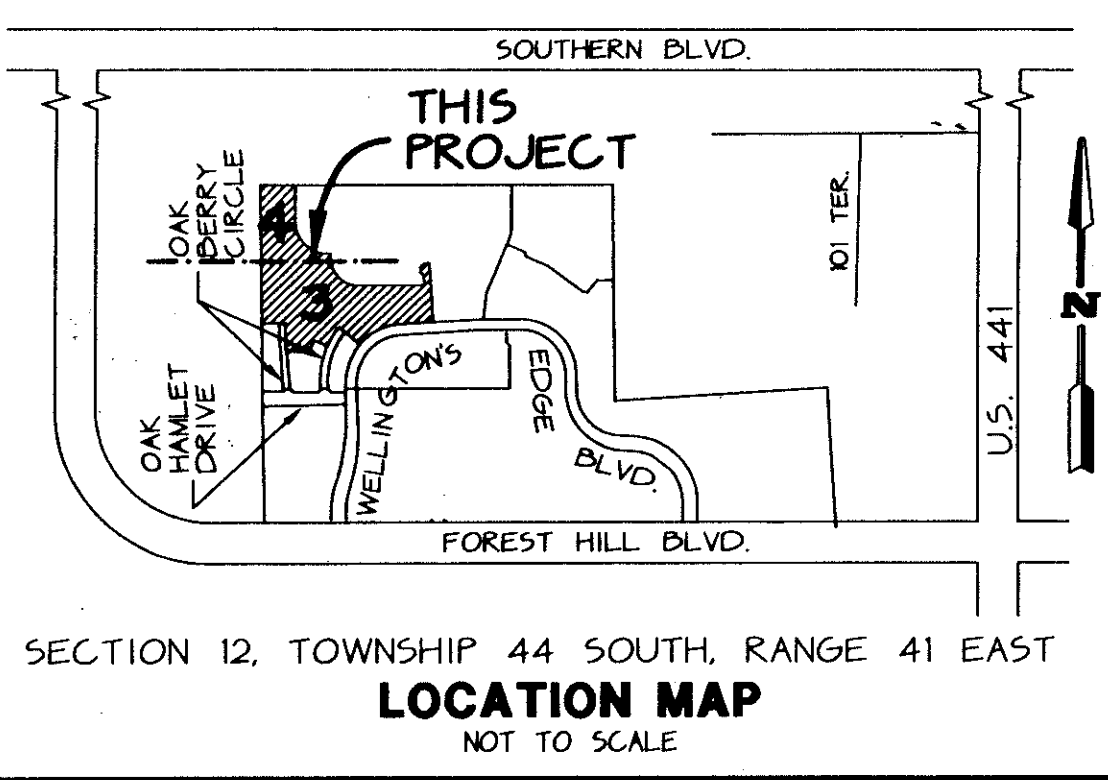
THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.  
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS  
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426



SHEET 1 OF 4



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 9:55 AM on this 22nd day of May 1997 and duly recorded in Plat Book No. 140-143 on page 140-143  
DOROTHY H. WILKEN, Clerk of Circuit Court by Barbara C. Platte, D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNICE, INC., A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WELLINGTON'S EDGE, PARCEL 76 - PHASE 2B, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12 THENCE ON A GRID BEARING N012230'E ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1033.83 TO THE NORTHWEST CORNER OF THE PLAT OF WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A, A P.U.D. AS RECORDED IN PLAT BOOK 75, PAGES 47 AND 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUE N012230'E ALONG SAID WEST LINE A DISTANCE OF 1027.33 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 12.

THENCE S874822'E ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 268.84 FEET.

THENCE S021136'W A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 805°15' AND A RADIUS OF 243.00 FEET FOR AN ARC DISTANCE OF 343.40 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE S874822'E A DISTANCE OF 56.76 FEET.

THENCE S031818'E A DISTANCE OF 615.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S802924'W.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 684°36' AND A RADIUS OF 217.97 FEET FOR AN ARC DISTANCE OF 261.64 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE S874822'E A DISTANCE OF 504.93 FEET.

THENCE N01835'W A DISTANCE OF 76.67 FEET.

THENCE N443326'W A DISTANCE OF 34.26 FEET.

THENCE N012635'E A DISTANCE OF 40.00 FEET.

THENCE N452632'E A DISTANCE OF 36.42 FEET.

THENCE N854125'E A DISTANCE OF 40.00 FEET.

THENCE S053733'E A DISTANCE OF 66.44 FEET.

THENCE S01835'E A DISTANCE OF 360.00 FEET.

THENCE S461835'E A DISTANCE OF 35.36 FEET TO THE NORTH LINE OF THE PLAT OF WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A, A P.U.D. AS RECORDED IN PLAT BOOK 75, PAGES 47 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE S854125'W ALONG SAID PLATTED LINE A DISTANCE OF 272.73 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 384°29' AND A RADIUS OF 48.00 FEET FOR AN ARC DISTANCE OF 280.61 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 074°11' AND A RADIUS OF 437.73 FEET FOR AN ARC DISTANCE OF 56.74 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PLAT OF WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A, A P.U.D.

THENCE N474007'W ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 204.9 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 N474007'W.

THENCE SOUTHWESTERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 170°57' AND A RADIUS OF 555.00 FEET FOR AN ARC DISTANCE OF 105.71 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE N044704'W ALONG SAID PLATTED LINE A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N044704'W.

THENCE SOUTHWESTERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 072240' AND A RADIUS OF 655.00 FEET FOR AN ARC DISTANCE OF 85.63 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE N863730'W ALONG SAID PLATTED LINE A DISTANCE OF 172.31 FEET.

THENCE N095019'W ALONG SAID PLATTED LINE A DISTANCE OF 14.76 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST.

THENCE NORTHERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 083140' AND A RADIUS OF 10.00 FEET FOR AN ARC DISTANCE OF 19.31 FEET TO A POINT OF TANGENCY.

THENCE N012230'E ALONG SAID PLATTED LINE A DISTANCE OF 106.45 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST.

THENCE NORTHERLY ALONG SAID PLATTED LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 083140' AND A RADIUS OF 10.00 FEET FOR AN ARC DISTANCE OF 10.25 FEET TO A POINT OF TANGENCY.

THENCE N075410'E ALONG SAID PLATTED LINE A DISTANCE OF 31.90 FEET.

THENCE N853730'W ALONG SAID PLATTED LINE A DISTANCE OF 179.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, FLORIDA CONTAINING 17.01 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

3. WATER MANAGEMENT TRACT D AS SHOWN HEREON IS HEREBY DEDICATED TO 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, FLORIDA.

4. TRACTS E, F, G AND H AS SHOWN HEREON ARE HEREBY DEDICATED TO 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, FLORIDA.

5. TRACTS J AND K AS SHOWN HEREON ARE HEREBY DEDICATED TO 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 THE VILLAGE OF WELLINGTON, FLORIDA. A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

6. 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.

7. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL 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, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE 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, FLORIDA.

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 WITHIN SAID DRAINAGE SYSTEM.

8. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

9. 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, FLORIDA.

10. THE LITTORAL AREAS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

11. THE SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

12. 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 AND MAINTENANCE OF THEIR UTILITY FACILITIES.

13. THE DRAINAGE EASEMENT OVER TRACT K IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONSTRUCTION AND MAINTENANCE OF THEIR DRAINAGE FACILITIES.

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 4th DAY OF November, 1996.  
SUNICE, INC.  
A FLORIDA CORPORATION  
BY: Denise Kalland, VP  
PRINTED NAME: DENISE KALLAND  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN AND DENISE KALLAND, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF SUNICE, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 4th DAY OF Nov, 1996.  
MY COMMISSION EXPIRES: 1/1/98  
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 4th DAY OF November, 1996.

WITNESS: Joanne Brito  
Wellington Edge Property Association, Inc.  
A Florida Corporation Not For Profit  
BY: Denise Kalland, VP  
- PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 4th DAY OF November, 1996.  
MY COMMISSION EXPIRES: 5/23/99  
NOTARY PUBLIC  
Michael C. Owens  
PRINTED NAME

### 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 9047 PAGE 1032, AS MODIFIED IN OFFICIAL RECORD BOOK 9303, PAGE 1380, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF October, 1996.  
BARNETT BANK, N.A., A NATIONAL BANKING ASSOCIATION  
F/K/A BARNETT BANK OF PALM BEACH COUNTY  
A FLORIDA BANKING CORPORATION

WITNESS: Robert L. Crane  
BY: June B. Wood  
PRINTED NAME: June B. Wood  
TITLE: Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JUNE B. WOOD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK, N.A., A FLORIDA BANKING 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF OCTOBER, 1996.  
MY COMMISSION EXPIRES: JAN 4, 1998  
NOTARY PUBLIC  
Robert L. Crane  
PRINTED NAME: ROBERT L. CRANE  
COMMISSION NO. CC-336240

### VILLAGE OF WELLINGTON

14000 GREENBRIAR BLVD.  
WELLINGTON, FLORIDA 33414  
(561) 791-4000

WELLINGTON'S EDGE  
PARCEL 76 - PHASE 2B  
SUBDIVISION: WELLINGTON'S EDGE  
BOOK 76 PAGE 140  
PLAT MAP # 100B  
LOCAL # 052  
TOWNSHIP 44 S  
RANGE 41 E  
SECTION 12  
BY: JAMES E. PARK  
DATE: 5/22/97

P.U.D. TABULAR DATA	
OPEN SPACE	0.87 ACRES
RECREATION AREA	25.9 ACRES
TOTAL AREA	17.01 ACRES
DENSITY	201 DU/ACRE
DWELLING UNITS	33
PETITION NUMBER	

Pet. 8632  
5/2/4/6

79/140

