

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

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 5
APRIL, 1997

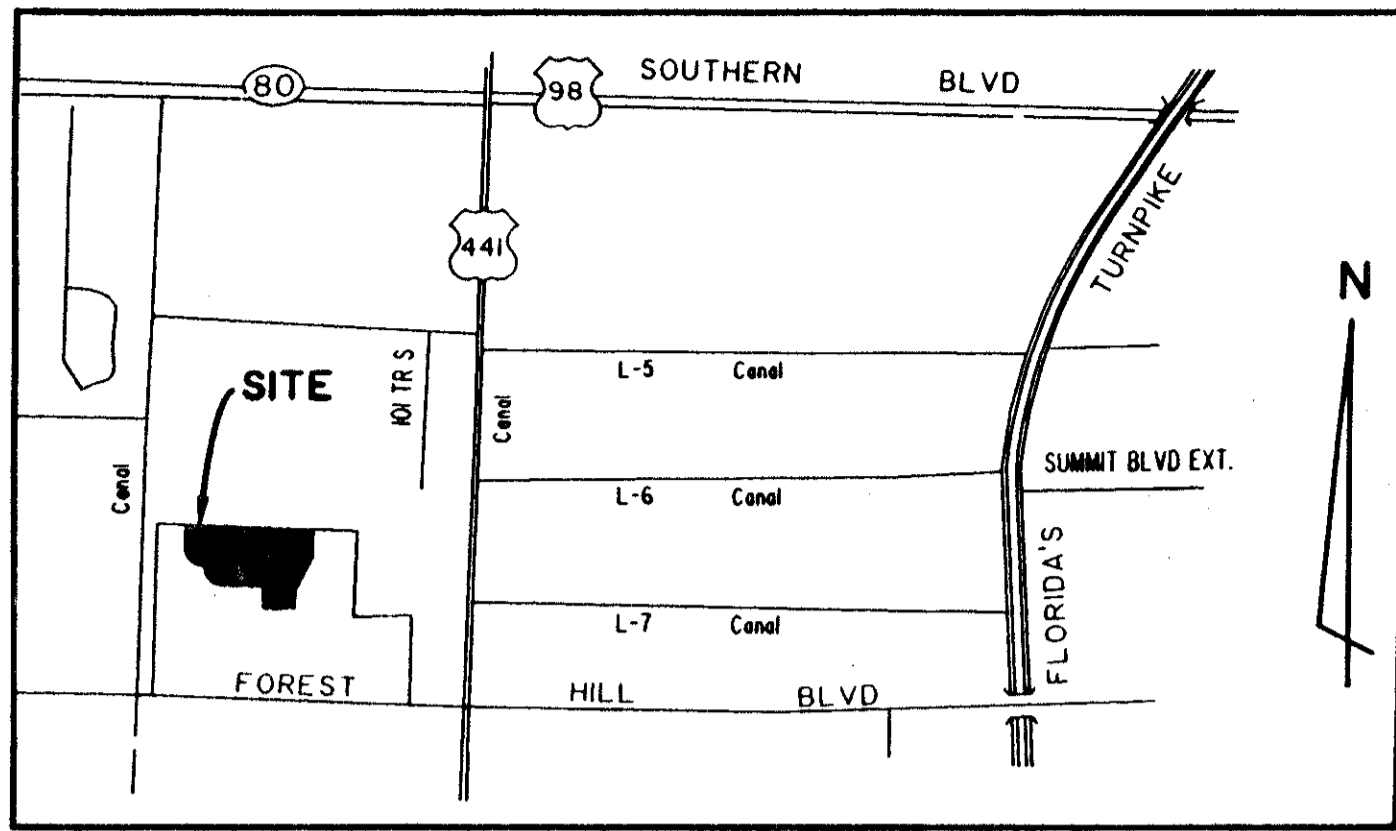
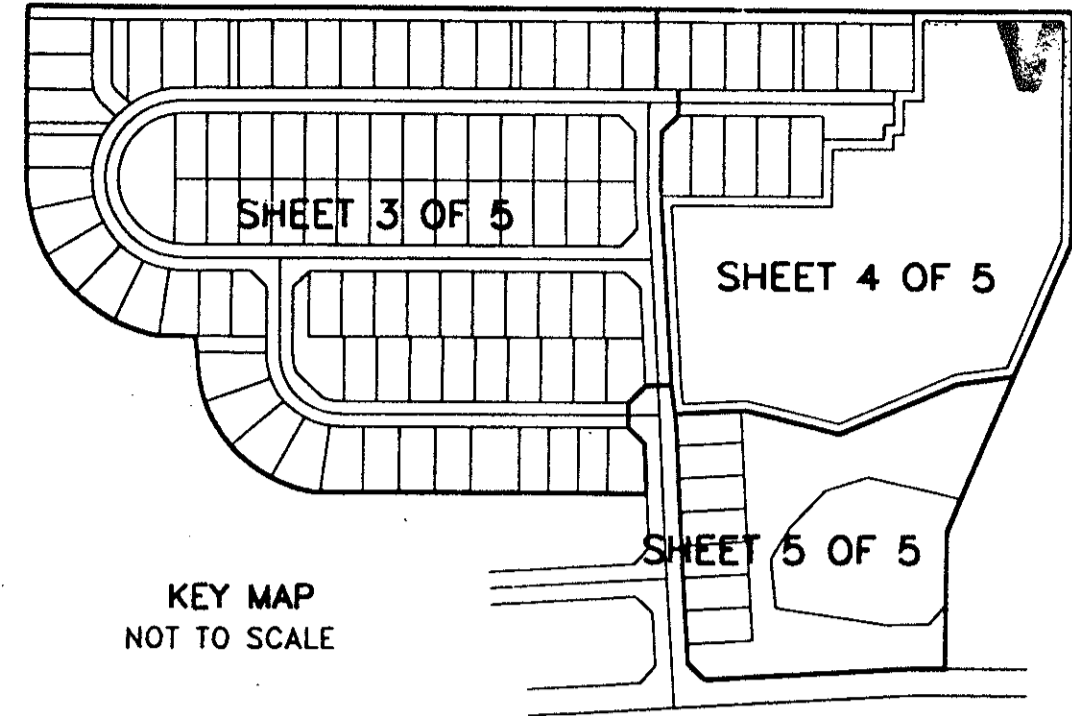


76

VILLAGE OF WELLINGTON

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

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:24 P.M. This 1st day of May 1997 and duly recorded in Plat Book No. 12 on Page 76-80
Dorothy H. Wilkey, Clerk of the Circuit Court
By *[Signature]* D.C.



DEDICATIONS AND RESERVATIONS

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 76 - PHASE 2C, A P.U.D. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE SOUTH 87°48'22" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 258.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°48'22" EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1597.87 FEET TO THE NORTHWEST CORNER OF WELLINGTON'S EDGE, PARCEL 77 - PHASE 2, A P.U.D. AS RECORDED IN PLAT BOOK 78, PAGES 42 THRU 44, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°11'38" WEST, A DISTANCE OF 350.93 FEET; THENCE SOUTH 24°43'36" WEST, A DISTANCE OF 94.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY PROPERTY LINE OF SAID WELLINGTON'S EDGE, PARCEL 77 - PHASE 2, A P.U.D.) TO THE SOUTHWESTERLY CORNER OF SAID WELLINGTON'S EDGE, PARCEL 77 - PHASE 2, A P.U.D., SAID POINT BEING THE NORTHWEST CORNER OF WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.; THENCE CONTINUE SOUTH 24°43'36" WEST, A DISTANCE OF 384.94 FEET; THENCE SOUTH 02°11'38" WEST, A DISTANCE OF 206.28 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY PROPERTY LINE OF SAID WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WELLINGTON'S EDGE BOULEVARD, AS SHOWN ON SAID WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.; THENCE NORTH 87°48'22" WEST, A DISTANCE OF 12.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 03°30'13" AND A DISTANCE OF 67.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°41'25" WEST, A DISTANCE OF 287.15 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF WELLINGTON'S EDGE BOULEVARD); THENCE NORTH 46°18'35" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 01°18'35" WEST, A DISTANCE OF 360.00 FEET; THENCE NORTH 05°37'33" WEST, A DISTANCE OF 68.44 FEET; THENCE SOUTH 88°41'25" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 45°28'32" WEST, A DISTANCE OF 36.42 FEET; THENCE SOUTH 01°28'35" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 44°33'28" EAST, A DISTANCE OF 34.26 FEET; THENCE SOUTH 01°18'35" EAST, A DISTANCE OF 76.67 FEET; THENCE NORTH 87°48'22" WEST, A DISTANCE OF 509.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 217.97 FEET; A CENTRAL ANGLE OF 68°49'36", A CHORD BEARING OF NORTH 43°55'24" WEST AND A DISTANCE OF 261.84 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03°13'18" WEST, A DISTANCE OF 69.53 FEET; THENCE NORTH 87°48'22" WEST, A DISTANCE OF 56.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 80°59'15", A CHORD BEARING OF NORTH 38°18'00" WEST AND A DISTANCE OF 343.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°11'38" EAST, A DISTANCE OF 260.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 26.73 ACRES MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. A WATER AND SEWER EASEMENT OVER ALL OF TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO 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 DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. A WATER AND SEWER EASEMENT OVER ALL OF TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

- TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS 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.
- TRACTS "O-1" THRU "O-6", 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.
- TRACT "P-1" AND "P-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE "WELLINGTON EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS A PRESERVE AREA FOR NATIVE VEGETATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 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 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.
- 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.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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.
- THE SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER FACILITIES AND ARE 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF September, 1997.

SUNICE, INC.
A FLORIDA CORPORATION
ATTEST: Denise Kalland, Senior Vice President
Edward M. Ryan, President

DEDICATION
DEDICATION NOTARY
WELLINGTON EDGE PROPERTY ASSOCIATION
NOTARY
SURVEYOR
CLERK OF THE CIRCUIT COURT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN AND DENISE KALLAND WHO ARE PERSONALLY KNOWN TO ME AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR 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 19th DAY OF September, 1997.

MY COMMISSION EXPIRES: 7-4-99
Vivian Teifer, Notary Public
Vivian Teifer, Printed Name

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

WELLINGTON EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF September, 1997.

WELLINGTON EDGE PROPERTY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Vivian Teifer, Denise Kalland, Pres.
Denise Kalland, President

PRINTED NAME: Vivian TEIFER
WITNESS: [Signature]
PRINTED NAME: [Signature]

ACKNOWLEDGEMENTS

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 PRESIDENT OF WELLINGTON EDGE PROPERTY ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 19th DAY OF September, 1997.

MY COMMISSION EXPIRES: 7-4-99
Vivian Teifer, Notary Public
Vivian Teifer, Printed Name

P.U.D. TABULATION

TOTAL ACREAGE	26.73 ACRES
ROADS (TRACTS "A" & "B")	3.25 ACRES
OPEN SPACES (TRACTS O-1" - "O-6")	0.87 ACRES
TRACT "C"	0.67 ACRES
PRESERVATION AREAS (TRACT "P-1" & "P-2")	7.32 ACRES
RECREATION AREA (TRACT "R")	1.82 ACRES
NUMBER OF LOTS	105 LOTS
DENSITY (GROSS)	338 D.U.S./ACRE

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 ("P.R.M.s") 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 THE VILLAGE OF WELLINGTON, FLORIDA.

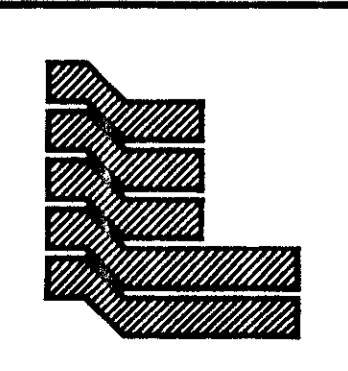
DATE: Dec. 16, 1997 BY: [Signature]
Craig S. Pusey, Professional Surveyor & Mapper
License No. 5019
State of Florida

NOTES

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019)
- DENOTES PERMANENT CONTROL POINTS (P.C.P.'S)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARING AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, HAVING A BEARING OF SOUTH 87°48'22" EAST PER PALM BEACH COUNTY SECTIONAL DATA (NAD 27, 1972 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING 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 VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- | | |
|--------|-------------------------------|
| U.E. | DENOTES UTILITY EASEMENT |
| D.E. | DENOTES DRAINAGE EASEMENT |
| S.E. | DENOTES SEWER EASEMENT |
| R | DENOTES RADIUS |
| P.O.B. | DENOTES POINT OF BEGINNING |
| P.O.C. | DENOTES POINT OF COMMENCEMENT |
| L | DENOTES ARC LENGTH |
| Δ | DENOTES DELTA ANGLE |
| ⊙ | DENOTES CENTERLINE |
| R.L. | DENOTES RADIAL LINE |
| N | DENOTES NORTHING |
| E | DENOTES EASTING |
| P.B.C. | DENOTES PALM BEACH COUNTY |
| O.R.B. | DENOTES OFFICIAL RECORD BOOK |
| O.E. | DENOTES OVERHANG EASEMENT |
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE ORDINANCES AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

86-32
5/2/97
G

0332-127



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

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

PARCEL 76
FLOOD ZONE
DRAWING 15/15E
DATE 8-6-92
ZIP CODE 33411
PUD NAME Wellington's Edge