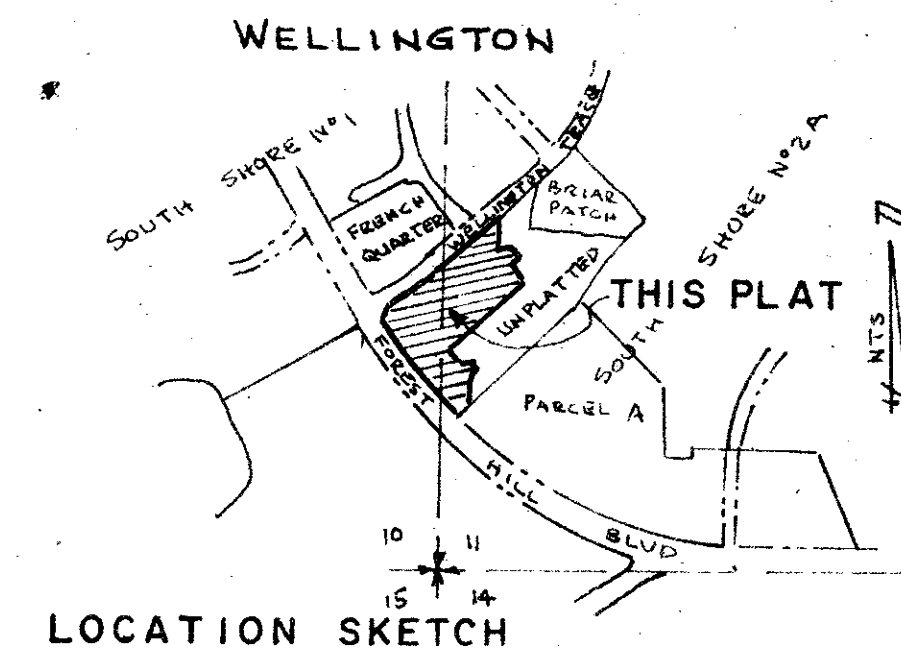


CHANNING VILLAS OF WELLINGTON-P.U.D.

IN PART OF SECTIONS 10 & 11, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1979



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record, at _____ M.
this _____ day of _____, 1979,
and is recorded in Plat Book No. _____
on page _____
JOHN B. DUNKLE, Clerk Circuit Court
By _____

DEDICATION & DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, the owner of the tract of land shown hereon as CHANNING VILLAS OF WELLINGTON-P.U.D., lying in part of Sections 10 and 11, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the East Corner of Lot 1, Block 15, SOUTH SHORE NO 1 OF WELLINGTON as recorded in Plat Book 29, Pages 222 through 226, inclusive, shown on Sheet No. 4, Public Records of Palm Beach County, Florida; thence N.60°14'52"E. along the South Line of said Plat, a distance of 120.00 feet to the POINT OF BEGINNING of this description, thence continue N.60°14'52"E., a distance of 60.00 feet to the beginning of a curve concave to the northwest having a radius of 1614.69 feet and a central angle of 10°52'58"; thence northeasterly along the arc of said curve, a distance of 306.70 feet; thence N.49°21'54"E. along the tangent to said curve, a distance of 38.91 feet to the intersection of the South Right of Way Line of Wellington Trace and the West Line of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida; thence continue N.49°21'54"E. along said South Right of Way Line, a distance of 438.97 feet; thence leaving said R/W Line by the following courses: S.06°51'34"E. along a line radial to a curve to be described, a distance of 161.62 feet to a point on a curve concave to the south having a radius of 85 feet and a central angle of 56°13'28"; thence easterly and southeasterly along the arc of said curve, a distance of 83.41 feet; thence S.40°38'06"E. along the tangent to said curve, a distance of 24.18 feet; thence S.49°21'54"W. along a line radial to a curve to be described, a distance of 60.00 feet to a point on a curve concave to the northeast having a radius of 200 feet and a central angle of 16°12'24"; thence southeasterly along the arc of said curve, a distance of 56.57 feet; thence S.49°21'54"W., making an angle with the tangent to the last described curve, as measured from southeast to southwest, of 106°12'24", a distance of 560.95 feet; thence S.40°38'06"E., a distance of 80.00 feet; thence S.85°38'06"E., a distance of 35.36 feet; thence S.40°38'06"E. along a line radial to a curve to be described, a distance of 60.00 feet to a point on a curve concave to the northwest having a radius of 85 feet and a central angle of 32°21'20"; thence southwesterly and westerly along the arc of said curve, a distance of 48.00 feet; thence S.08°16'46"E. along a line radial to the last described curve, a distance of 145.84 feet to a point on the Northwest Boundary of Parcel A, SOUTH SHORE NO. 2-A OF WELLINGTON-P.U.D. as recorded in Plat Book 31, Pages 116 through 119, inclusive, shown on Sheet No. 2, of said Public Records; thence S.49°21'54"W., a distance of 120.88 to the West Point of said Parcel A, said point being on the arc of a curve concave to the northeast having a radius of 2212.36 feet and a central angle of 01°27'54" and whose tangent at this point bears S.44°19'55"E.; thence northwesterly along the arc of said curve, being the Northeastly Right of Way Line of Forest Hill Boulevard as now laid out and in use, a distance of 56.57 feet to the East Line of Section 10 of said Township and Range; thence continue along the northwesterly extension of the same curve, through an angle of 13°06'53", a distance of 506.40 feet; thence N.29°45'08"W. along the tangent to said curve, a distance of 40.76 feet to the POINT OF BEGINNING

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: (1) The fillet of land as shown at the intersection of Forest Hill Boulevard and Wellington Trace and the streets are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes. (2) Tract B as shown is for open space and recreation (O.S.R.), utilities and drainage, (Subject to existing Easements of Record) and is hereby dedicated to CHANNING VILLAS PROPERTY OWNERS' ASSOCIATION and is the perpetual maintenance obligation of said Association. (3) The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. (4) The Limited Access Easements as shown are hereby dedicated to said BOARD OF COUNTY COMMISSIONERS for the purposes of control and jurisdiction over access rights.
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of May, 1979.

GOULD FLORIDA INC., a Corporation of the State of Delaware
Attest: Diana L. Curren, Assistant Secretary
By: Guerry Strubling, President

STATE OF FLORIDA
COUNTY OF PALM BEACH
SURVEYOR'S CERTIFICATION 0332-304
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 6-6-79, 1979, he completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown or required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data comply with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2293 Date: 6-6-79

STATE OF FLORIDA
COUNTY OF PALM BEACH
SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 6-6-79, 1979, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by PAUL J. FOTORNY.
GEE & JENSON - Engineers, Architects, Planners, Inc.
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283 Date: June 7, 1979

LAND USE

Total Lots	17	34	Units
Fillet		313	Sq. Ft.
Road R/W		1.24	Acres
Tract B (OSR)		0.61	Acres
Lot Area		4.55	Acres
Total Area in Plat		6.40	Acres
Density		5.3	Dwelling Units/Acre

NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Wellington.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.
- Easements are for Public Utilities, unless otherwise noted.
- "It is the intent of this plat that each individual lot shown may be divided into two parts and conveyed separately."

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record this 15th day of May, 1979.
By: Madison F. Pacetti, Secretary
Attest: A.W. Glisson, General Manager

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 15th day of May, 1979.
By: Bill Bailey, Chairman
Attest: JOHN B. DUNKLE - Clerk
Deputy Clerk

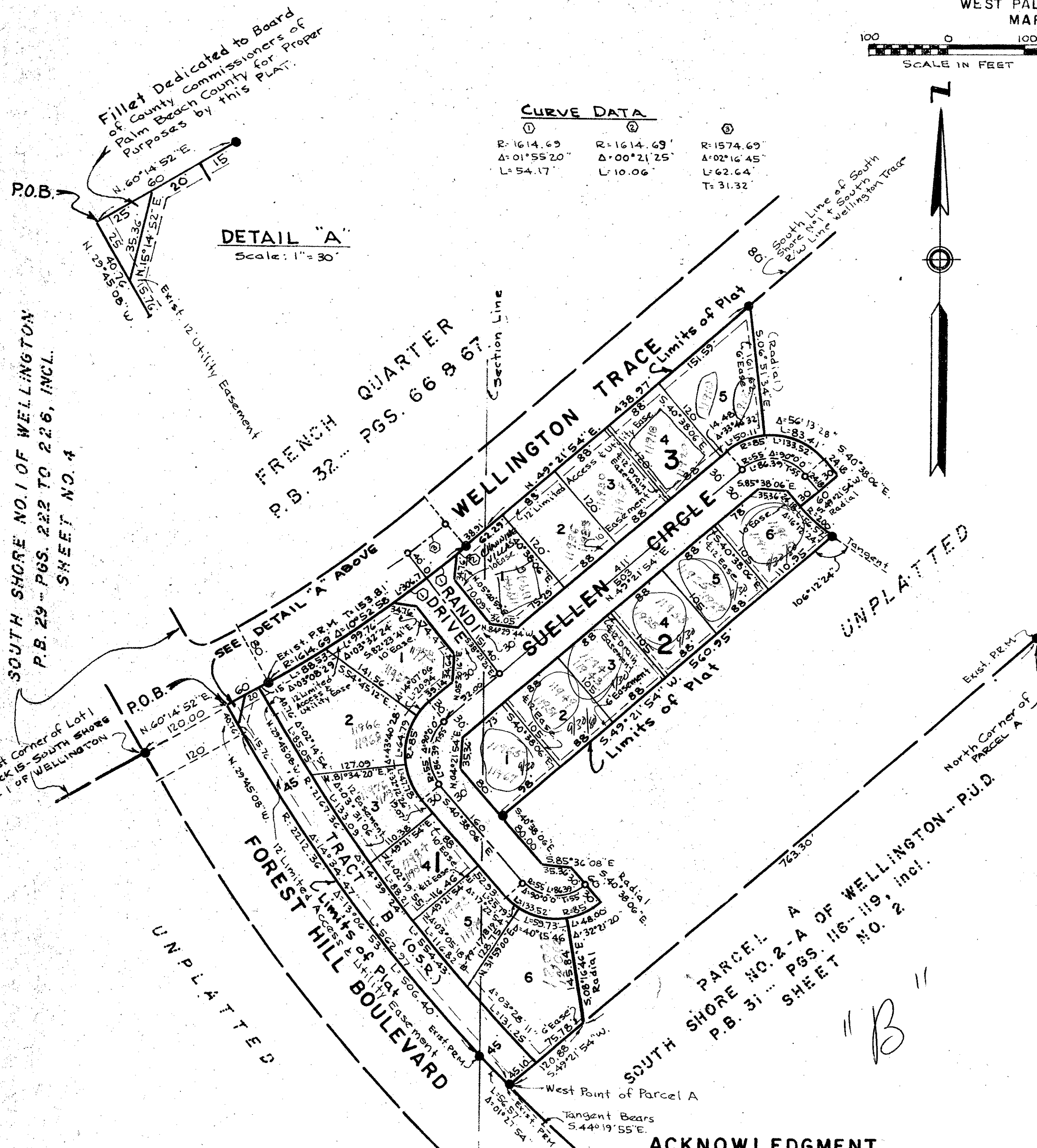
COUNTY ENGINEER
This plat is hereby approved for record this 15th day of May, 1979.
By: H.F. ...

CURVE DATA

①	R=1614.69'	R=1614.69'	R=1574.69'
②	Δ=01°55'20"	Δ=00°21'25"	Δ=02°14'45"
③	L=54.17'	L=10.06'	L=62.64'
④			T=31.32'

DETAIL "A"

Scale: 1" = 30'



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared: GUERRY STRUBLING and DIANA L. CURREN, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of GOULD FLORIDA INC., a Delaware Corporation, 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 7th day of May, 1979.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY ALEXANDER, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation, that the current taxes have been paid, and that I find the property is free of encumbrances and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander - Attorney at Law
licensed in Florida. Date: 5/15/79

Notary Public

My Commission expires: June 29, 1980

CHANNING VILLAS OF WELLINGTON



0332-304
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10/11/79
77/162
37-162