

HS-14

PINEWOOD MANOR OF WELLINGTON—P.U.D.

IN PART OF SECTION 4, TWP. 44S, RGE. 41E

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSEN
ENGINEERS—ARCHITECTS—PLANNERS INC.
WEST PALM BEACH, FLORIDA
SEPTEMBER, 1980

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DESCRIPTION

This plat is a part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

The Southwest Corner of PINEWOOD OF WELLINGTON—P.U.D. as recorded in Plat Book 173 through 173, inclusive, Public Records of Palm Beach County, Florida, shown by Sides No. 1, 1, 1, and 1, said plat being the Southwest Corner of Section 33, Township 44 South, Range 41 East; thence N.89°59'57"E. along the North Line of said Section 4 a distance of 2202.96 feet, to the East Right-of-Way Line of Big Blue Trace as now laid out and in use, thence SOUTH a distance of 811.70 feet to the beginning of a curve concave to the east having a radius of 1892.86 feet and a central angle of 65°13'37", thence southerly along the arc of said curve a distance of 390.23 feet to the Northeast Corner of SUGAR POND MANOR OF WELLINGTON—P.U.D. as recorded in Plat Book 30, Pages 20 through 22, inclusive of said Public Records, shown on Sheet No. 5; thence S.60°55'55" W. along a radial line a distance of 420.00 feet to the West Right-of-Way Line of said Big Blue Trace and a point on a concentric curve concentric to said curve having a radius of 1969.86 feet and a central angle of 69°17'57" thence northerly along the arc of said curve, being the East Line of CHURCH SITE NO. 6 OF WELLINGTON—P.U.D. as recorded in Plat Book 37, Page 139, a distance of 319.71 feet, thence NORTH along the tangent to said curve, a distance of 8.00 feet to the Northeast Corner of said CHURCH SITE NO. 6 OF WELLINGTON—P.U.D.; thence WEST a distance of 325.00 feet to the Northwest Corner of said CHURCH SITE NO. 6 OF WELLINGTON—P.U.D.; thence SOUTH a distance of 216.20 feet to the beginning of a curve concave to the east having a radius of 419.41 feet and a central angle of 135°56'57", thence South along the arc of said curve, a distance of 1581.45 feet thence S.16°56'57"E. along the tangent to said curve, a distance of 14.25 feet, thence S.63°56'57"E. a distance of 35.36 feet to the South-west Corner of CHURCH SITE NO. 6 OF WELLINGTON—P.U.D.; thence S.71°03'03"W. along the North Line of said SUGAR POND MANOR OF WELLINGTON—P.U.D. a distance of 663.32 feet to the beginning of a curve concave to the north having a radius of 2428.16 feet and a central angle of 29°32'34", thence southwesterly, westerly, and northwesterly along the arc of said curve, a distance of 1250.44 feet; thence N.79°24'23"W. along the tangent to said curve, a distance of 56.87 feet to the intersection of the North Line of said SUGAR POND MANOR OF WELLINGTON—P.U.D. and the West Line of said Section 4; thence N.00°50'37" along said West Line, a distance of 580.99 feet to the South Right-of-Way Line of ACME IMPROVEMENT DISTRICT C-3 as now laid out and in use, thence S.89°59'51"E. a distance of 50.00 feet; thence S.89°59'51"E. a distance of 50.00 feet to the West Line of said Section 4, a distance of 335.85 feet to the South Right-of-Way Line of ACME IMPROVEMENT DISTRICT C-3 as now laid out and in use; thence S.89°59'51"E. a distance of 186.02 feet; thence N.00°02'42"E. a distance of 15.00 feet to the Southwest Corner of PINEWOOD OF WELLINGTON—P.U.D. and IN POINT OF BEGINNING.

NOTES

All bearings shown 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.

DEDICATION

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, joined by ACME IMPROVEMENT DISTRICTS, the owners of the land shown hereon as PINEWOOD MANOR OF WELLINGTON—P.U.D. being in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly Sections 33, 31 and 32, described, have caused the same to be surveyed and plotted as shown herein and do hereby dedicate as follows:

The Street Right of Ways are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the perpetual use of the public for proper purposes.

Acme Improvement District Rights of Way and the use of the Road Maintenance easements as shown are hereby dedicated to ACME IMPROVEMENT DISTRICTS; the rights of way in fee simple provided however, that in the event ACME IMPROVEMENT DISTRICT ceases to exist or to have the authority to maintain the Rights of Ways, then in that event the aforementioned shall revert to FIRST WELLINGTON, INC. and shall be maintained by FIRST WELLINGTON, INC. as provided in the Articles of Incorporation of Official Record Book 2111, Pages 1845 to 1894, inclusive, Public Records of Palm Beach County, Florida.

The Limited Access Easements as shown are hereby dedicated to said BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the above named Corporation and Districts have caused their presents to be signed by their respective officers and their corporate seals to be affixed hereon and with the authority of their Board of Directors, this 29th day of December, 1980.

GOULD FLORIDA INC., a Delaware Corporation

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby join in and consents to the dedication of the land hereon as said dedication by the owner thereof and agrees that the mortgage which is recorded in Official Record Book 3444, Page 61, of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown herein.

IN WITNESS WHEREOF, Trustees of General Electric Pension Trust, by and through JAMES J. DOBROK, Vice President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney-in-Fact and on behalf of and in the name of Trustees of General Electric Pension Trust, pursuant to the Power of Attorney given to the President or any Vice President of GOULD FLORIDA INC., a Delaware Corporation, by Trustees of General Electric Pension Trust, dated September 22, 1978, and recorded in Official Record Book 3446, Page 1711, of the Public Records of Palm Beach County, Florida, which instrument is in force and is unwithdrawn and by the same date and last day of DECEMBER, 1980.
Trustees of GENERAL ELECTRIC PENSION TRUST

James J. Dobrok, Vice President of Gould Florida Inc., as Attorney-in-Fact for Trustees of General Electric Pension Trust.

ACKNOWLEDGMENT

STATE OF FLORIDA—COUNTY OF PALM BEACH

BEFORE ME personally appeared JAMES J. DOBROK, to me well-known, and known to me to be the individual described in and who executed the foregoing instrument as Vice President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney-in-Fact on behalf of Trustees of General Electric Pension Trust, duly authorized to execute this instrument in the name of General Electric Pension Trust, the mortgagor, and acknowledged to and before me that he executed such instrument for the purpose expressed therein and that he executed the same under authority duly vested in him by General Electric Pension Trust.

WITNESS my hand and official seal this 29th day of December, 1980.

Jack H. Caslin
Notary Public

My commission expires JAN 29, 1981.

LAND USE

Total Area ——— 74.74 Acres ±
Single Family ——— 120 Lots
Density ——— 1.61 D.U./Ac.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 29th day of DECEMBER 1980.

By: Dennis J. Kelly
Deputy Recorder, Chairman

Attest: JOHN B. DUNKEE—Clerk

By: Joe Tudy
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 29th day of DECEMBER 1980.

By: H.F. Kahler
H.F. Kahler—County Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA—COUNTY OF PALM BEACH

BEFORE ME personally appeared QUERRY STRIBLING and JAMES J. DOBROK, President and Assistant Secretary respectively of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by MADISON F. PACEYTT and A.W. GLISSON, Secretary and General Manager respectively of ACME IMPROVEMENT DISTRICTS, to me well-known and known to me to be the individuals described and who executed the foregoing instrument as such officers of said Corporation and District and severally acknowledged to and before me that they executed such instrument as such officers and that the seals affixed to said instrument are the seals of said Corporation and District and that they are entitled to and shall be held by due and regular corporate authority and that said instrument is the final act and deed of said Corporation and District.

WITNESS my hand and official seal, this 29th day of DECEMBER, 1980.

My commission expires: Jan. 29, 1981

Jack H. Caslin
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA—COUNTY OF PALM BEACH

I, LARRY ALEXANDER, a duly licensed Attorney in the State of Florida, being a partner in the law firm of Alexander, Haskins & Associates, P.A., hereon described, and who is duly admitted to the bar of this State, do hereby certify that I have examined the title to the heretofore described property, and the title to the subject property shown hereon as PINEWOOD MANOR OF WELLINGTON—P.U.D., being in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly Sections 33, 31 and 32, described, and that the property is encumbered by the mortgages shown hereon, and that there are no other mortgages or liens and that the property is found to contain no reservations which are for application and do not affect the subdivision of the property.

DALEY FOTORNY INC.
SURVEYORS CERTIFICATION of Well 4/1

STATE OF FLORIDA—COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned do hereby certify that on DECEMBER 1, 1980, they have completed the survey of lands as shown in the herein plat and that said plat is a correct representation of the lands herein described and plotted, that permanent reference monuments have been set as indicated on the plat and that permanent control points will be set under the direction of the Board of County Commissioners of Palm Beach County, Florida for the purpose of measuring and that the plat, data including all requirements of Chapter 62, Part 1 of the Statutes of Florida and Ordinance 88-10 of Palm Beach County, Florida, adopted and Ordinance 88-10 of Palm Beach County, Florida, are hereby certified as correct and true.

DALEY FOTORNY INC.
Paul J. Fotorny—Professional Land Surveyor
Florida Registration No 2297—Date 12/26/1980

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida



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