41-118

PADDOCK PARK NO. I OF WELLINGTON
P.U.D.

IN PART OF SEC.'S 31 & 32, TWP. 43 S., RGE. 41 E.
& PART OF SEC.'S 4 & 5, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

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

Being Platted under an Affadavit of Exemption recorded in Official Record Book 2462, Pages 916 to 921, Inclusive, Public Records of Palm Beach County, Florida.

DESCRIPTION

A Parcel of land lying in part of Sections 31 and 32, Township 43 South, Range 41 East, and part of Sections 4 and 5, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly descibed as follows:

Beginning at the Southwest Corner of PINEWOOD OF WELLINGTON-P.U.D. as recorded in Plat Book 31, Pages 170 through 173, inclusive, Public Records of Palm Beach County, Florida, shown on Sheet No. 4, said Southwest Corner being the Southwest Corner of said Section 33; thence S.00°02'42"W., distance of 155.00 feet to the South Right of Way Line of Acme Improvement Distric C-9 as recorded in Deed Book 1037, Pages 686 and 687 of said Public Records, thenceN.89°59'51"W. along said South Right of Way Line, a distance of 186.62 feet; thence S.0050'37"W. along a line parallel with and 50 feet east of, the West Line of said Secion 4, a distance of 835.85 feet; thence N.89°59'10"W., a distance of 50.00 feet the East Line of said Section 5; thence S.00°50'37"W. along said East Line of soidection 5, a distance of 580.80 feet to a point on the North Right of Way Line of Paddock Drive as shown on Sheet No. 4 of SUGAR POND MANOR OF WELLINGTON-P.U. as recorded in Plat Book 30, Pages 20 through 32, inclusive; thence continue S.0°50'37"W., a distance of 81.17 feet to the South Right of Way Line of said Paddock Dve; thence meandering the boundary of said SUGAR POND MANOR OF WELLINGTO-P.U.D. by the following courses: N.79°24'23"W., a distance of 2306.87 feet to the beginning of a curve concave to the southeast having a radius of 1162.92 feet and central angle of 49°08'30", thence westerly and southwesterly along the arc said curve, a distance of 997.42 feet; thence S.51°27'07"W. along the tangent tedd curve, a distance of 919.32 feet to the beginning of a curve concave to the seheast having a radius of 1466.92 feet and a central angle of 51°04'36"; thence southeterly and southerly along the arc of said curve, a distance of 1307.69 feet; thence 00°22'31"W., along the tangent to said curve, a distance of 500.00 feet to the Permanenteference Monument by the Southwest Corner of Lot 1, Block 1, of said SUGAR POND MAIR OF WELLINGTON-P.U.D.; thence continue S.00°22'31"W., a distance of 60.00 feet to le South Line of said Section 5; thence N.89°37'29"W. along said South Line, distance of 910.00 feet to the Southwest Corner of said Section 5; thence N.00°22'31"E., a distance of 2728.72 feet to the Northwest Corner of said Section 5; then continue N.00°51'45"E. along the northerly extension of the West Line of said ction 5, a distance of 1396.88 feet; thence easterly along a line parallel with and 7 feet south of, the South Right of Way Line of the West Palm Beach Canal as acquiesd with South Florida Water Management District by the following courses: S.898'07"E., a distance of 297.70 feet to the West Line of said Section 32; thence contue S.89°38'07"E., a distance of 13.71 feet; thence S.88°39'21"E., a distance of 1000.1 feet; thence S.89°44'58"E., a distance of 2006.27 feet; thence S.88°32'20"E., ostance of 1000.87 feet; thence N.89°10'01"E., a distance of 993.64 feet; thence S.88°195"E., a distance of 262.73 feet to the East Line of said Section 32, being the NorthweCorner of said PINEWOOD OF WELLINGTON, P.U.D.; thence S.00°02'42"W., a distance 4345.38 feet to the Southeast Corner of said Section 32 and the POINT OF BEGIING.

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

THE UNDERSIGNED hereby certifies t it is the holder of a mortgage upon the property described hereon and does eby join in and consents to the dedication of the land described in saidedication by the owner thereof and agrees that its mortgage which is record in Official Record Book 3144, page 21, of the Public Records of PalmBeach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, Trustees of General Electric Pension Trust, by and through GUERRY STRIBLING, the Presiat of GOULD FLORIDA INC., a Delaware Corporation; as Attorney-in-Fact and obhalf of and in the name of Trustees of General Electric Pension Trust, pursuant the Power of Attorney given to the President or any Vice President of GOUL LORIDA INC., a Delaware Corporation, by Trustees of General Electric Pensionfist, dated September 27, 1979, and recorded in Official Record Book 3144 page 1711, of the Public Records of Palm Beach County, Florida, which PowerAttorney is in force and is unrevoked, do hereby set my hand and seal this 17th of March, 1980.

Signed, sealed and delivered in the presence of:
Diana L. Curren
Mary L. Lockman

TRUSTEES OF GENERAL ELECTRIC PENSION TRUST
By: Guerry Stribling
Guerry Stribling, President of Gould Florida Inc., as Attorney-Fact for Trustees of General Electric Pension Trust.

ACKNOWLEDGMENT

STATE OF FLORIDA-COUNTY OF PALM BEACH ss

BEFORE ME, personally appeard GURRY STRIBLING, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of Gould Florida Inc., a Delaware Corporation, as Attorney-in-Fact on Behalf of Trustees General Electric Pension Trust, duly authorized to execute this instrument in name of General Electric Pension Trust, the mortgagee, and acknowledged and before me that he executed such instrument for the purpose expressed tein and that he executed the same under authority duly vested in him by General Electric Pension Trust.

WITNESS my hand and official seal this 17th day of March, 1980.

My Commission expires: JAN. 29, 1981 — *Jack H. Carter*
Notary Public

NOTES

● denotes Permanent Reference Monument.

○ denotes Permanent ControlPoint which are to be buried 6" below Crown of Shell Road, Standard for Paved Roads.

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or the planting of trees or shrubs on Drainage Easements.

Building Setback Lines shall be is required by Palm Beach County Zoning Regulations.

A.E. denotes Anchor Easement.

All bearings shown herein are relative to an assumed meridian use throughout Wellington.

All Block Corners are rounded with a 25 foot radius curve unless otherwise shown.

Easements are for Public Utilities, unless otherwise noted.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

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 licensed to do business in Florida and ACME IMPROVEMENT DISTRICT; that the current taxes have been paid; and that I find that the property describedin the dedication is not encumbered by any mortgage except as shown; and that the property is found to contain deed reservations which are notapplicable and do not affect the subdivision of the property.

Larry Alexander
Larry Alexander - Attorney at Law
licensed in Florida, Date: July 8, 1980

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 6 day of JAN., 19 81.

By: Jack W. Foster
Chairman
FRANK FOSTER

Attest: JOHN B. DUNKLE - Clerk
By: Joe Tuley
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 6 day of JAN., 19 81.

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

LOCATION MAP & INDEX

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This plat was filed for record at 8:00 AM this 8 day of JANUARY, 1981 and duly recorded in Plat Book No. 41 on Pages 118 thru 121
JOHN B. DUNKLE, Clerk Circuit Court
By: Mae Sherrod

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as PADDOCK PARK NO. 1 OF WELLINGTON P.U.D. lying in part of Sections 31 and 32, Township 43 South, Range 41 East, and part of Sections 4 and 5, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described in the left hand description, have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows: (1.) The Major Streets, Paddock Drive and Berk Drive, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for perpetual use of the public for proper purposes. (2.) All Minor Streets and Cul-de-sacs, Acme Improvement District Right of Way and the Drainage Right of Way as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT, in Fee Simple, provided however, that in the event ACME IMPROVEMENT DISTRICT ceases to exist or its have authority to maintain the above, then in that event, the aforementioned rights shall revert to FIRST WELLINGTON, INC. and shall be maintained by FIRST WELLINGTON, INC. as provided in the Restated Articles of Incorporation in Official Record Book 2285, Pages 1243 to 1258, inclusive and Amended in Official Record Book 2285, Pages 1977 to 1979, inclusive, Public Records of Palm Beach County, Florida. (3.) The Limited Access Easement as shown is hereby conveyed to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights. (4.) The Utility, Drainage and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the said Corporation and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 21st day of August, 1979.

GOULD FLORIDA INC., a Corporation of the State of Delaware

Attest: Diana L. Curren
Diana L. Curren, Assistant Secretary
By: Gerry Stribling
Gerry Stribling, President

ACME IMPROVEMENT DISTRICT

Attest: A.W. Glisson
A.W. Glisson, General Manager
By: Madison P. Fawcett
Madison P. Fawcett, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

BEFORE ME personally appeared GUERRY STRIBLING and DIANA L. CURREN, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation, and MADISON PACETTI and A.W. GLISSON, Secretary and General Manager respectively of ACME IMPROVEMENT DISTRICT to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation and District, and that the seals affixed to the foregoing instrument are the corporate seals of said Corporation and District and that they were affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation and District.

WITNESS my hand and official seal this 21st day of August, 1979.

Jack H. Carter
Notary Public

My Commission expires: JAN. 29, 1980

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 14 DEC. 1979, they completed the survey of land as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law, and that permanent control points will be set and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

DAILEY - FOTORNY, INC.

0332-337

Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 - Date 14 DEC 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on August 1979, the hereon Plat was prepared and delineated under my supervision and is a true representation of the lands hereon described as surveyed by DAILEY - FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

William C. Wallace
William C. Wallace, Registered Land Surveyor, Florida Reg. No. 3236

PADDOCK PARK WELL

THIS INSTRUMENT PREPARED BY WILLIAM C. WALLACE, JR. 2015 Clearwater Boulevard West Palm Beach, Florida

41/118