

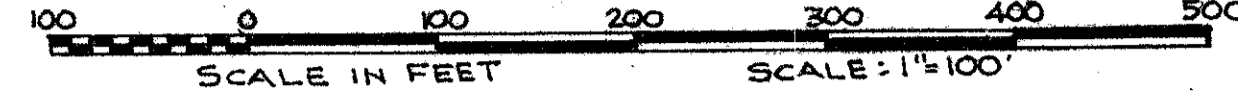
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# TRACT 38B OF WELLINGTON P.U.D.

IN PART OF SECTION 4, TWP. 44 S., RGE. 41 E.  
PALM BEACH COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
NOVEMBER 1981



### DESCRIPTION

A parcel of land lying in Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at a Permanent Reference Monument marking the Southerly Right of Way Line of Acme Improvement District C-12 with the Southeast Right of Way Line of Wellington Trace as shown on Sheet No. 3, PINWOOD GROVE OF WELLINGTON-P.U.D. as recorded in Plat Book 40, Pages 37 through 40, inclusive, Public Records of Palm Beach County, Florida; thence S.67°28'46"E. along said Southerly Right of Way Line of Acme Improvement District C-12, a distance of 140.00 feet to the beginning of a curve concave to the west having a radius of 425.00 feet and a central angle of 101°31'43"; thence southeasterly, southerly and southwesterly along the arc of said curve, a distance of 753.10 feet to a point of reverse curvature; thence southwesterly, southerly and southeasterly along the arc of a curve concave to the east having a radius of 85 feet and a central angle of 77°51'13"; a distance of 115.50 feet to a point on the South Line of said Section 4, said point lying N.89°39'44"W., a distance of 533.58 feet from the Southeast Corner of said Section 4; thence N.89°39'44"W. along said South Line, making an angle with the tangent to the last described curve, measured from southeast to south to west, of 134°08'32"; a distance of 253.30 feet; thence N.31°08'54"W., a distance of 511.30 feet to a point on a curve concave to the northwest having a radius of 1953.01 feet and a central of 11°44'36" and who tangent at this point bears S.34°15'50"W.; thence northeasterly along the arc of said curve, being the Southeasterly Right of Way Line of said Wellington Trace, a distance of 400.28 feet to the said Permanent Reference Monument marking the POINT OF BEGINNING.

Containing 7.00 Acres, more or less.

### NOTES

- denotes Permanent Reference Monument.
- 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, trees, shrubs or other structures placed on Easements.
- This plat shall be replatted if further subdivided.
- The Land Use for this plat shall be in accordance with the Wellington-P.U.D. Master Land Use Plan as approved by the Department of Planning, Zoning and Building, Palm Beach County, Florida.

### APPROVALS

**ACME IMPROVEMENT DISTRICT**  
This plat is hereby approved for record this 23 day of February, 1982.

By: Madison F. Pacetti  
Madison F. Pacetti - Secretary

Attest: A.W. Glisson  
A.W. Glisson - General Manager

**PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS**  
This plat is hereby approved for record this 16 day of March, 1982.

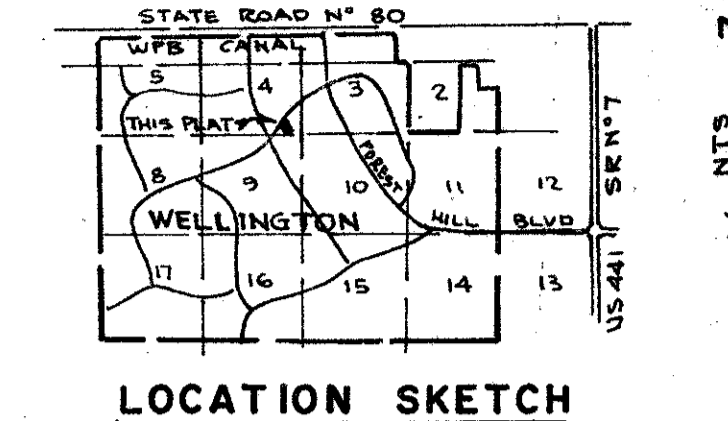
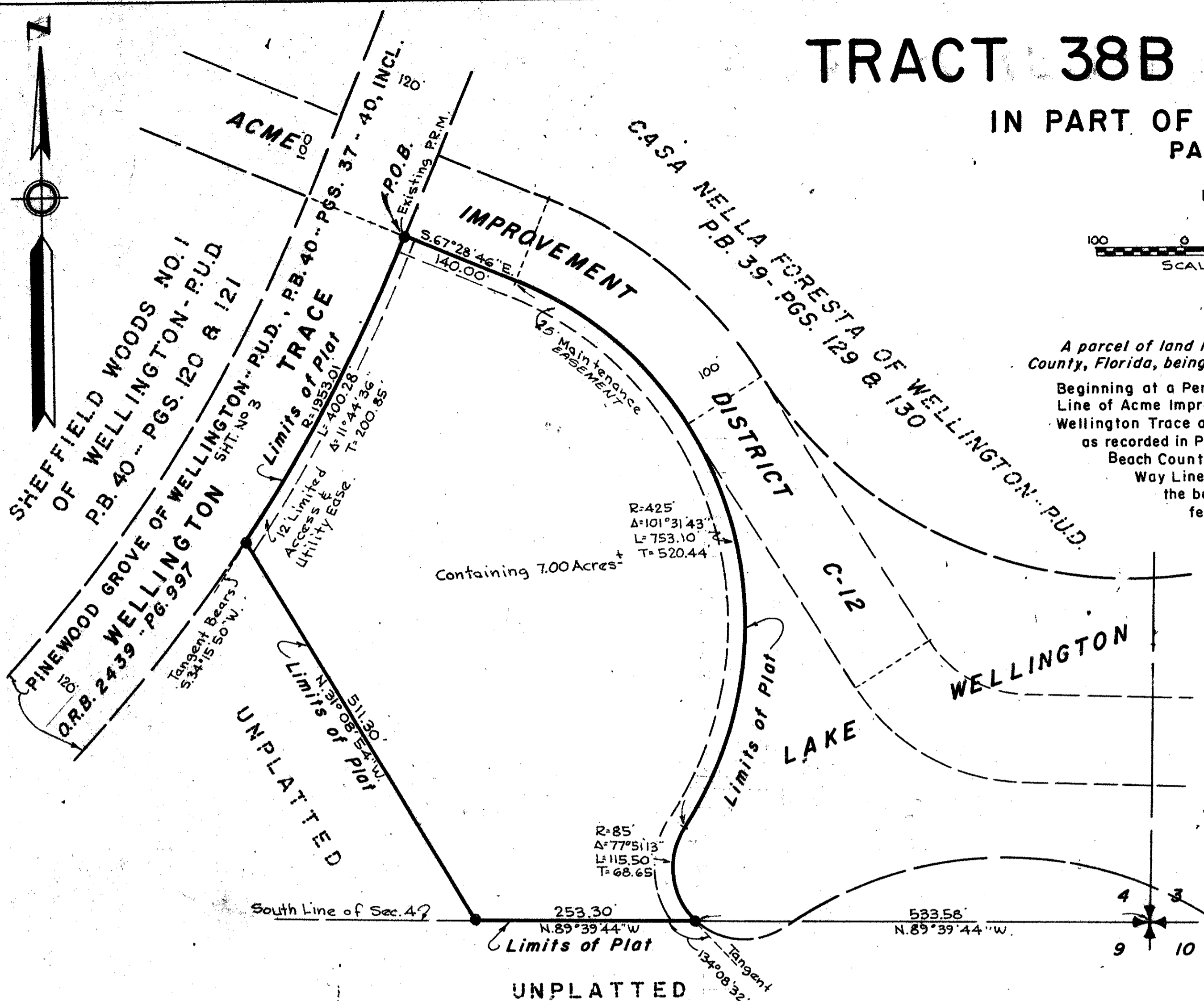
By: Norman R. Gregory  
Norman R. Gregory - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Kathryn L. Miller  
Kathryn L. Miller - Deputy Clerk

**COUNTY ENGINEER**  
This plat is hereby approved for record this 16 day of March, 1982.

By: H.E. Ryker  
H.E. Ryker - County Engineer



58

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 17 day of March, 1982  
and duly recorded in Plat Book No. 49  
on page 57  
By: John B. Dunkle, Clerk Circuit Court, D.C.

### 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, the owner of the tract of land shown hereon as TRACT 38B OF WELLINGTON-P.U.D., lying in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described to the left under description have caused the same to be surveyed and platted as shown and do hereby dedicate as follows:  
The Limited Access Easement as shown is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.  
The use of the Utility 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 has caused the presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto, this 17th day of February, 1982.

Attest: James J. Ogorek  
James J. Ogorek, Assistant Secretary

By: Guerry Stribling  
Guerry Stribling - President

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH  
BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OGOREK, 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, respectively, 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, that said instrument is the free act and deed of said Corporation.  
WITNESS my hand and official seal this 17th day of February, 1982.

Victoria Dawn  
Notary Public - State of Florida at large

My Commission expires: June 21, 1982

### 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; that the property is encumbered by the mortgage shown hereon, and that I find all mortgages are shown and are true and correct; and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander  
Larry Alexander - Attorney at Law  
licensed in Florida. Date: FEB. 18, 1982

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3-4-82, 1982, that they completed the survey of lands as shown on the hereon 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 the survey data complies with all requirements of Part I, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

Paul J. Foltz  
DAILEY - FOTORNY, INC. 0332-714  
Paul J. Foltz, Professional Land Surveyor  
Florida Registration No. 2297. Date: 3-4-82

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3-4-82, 1982, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

Clyde O. McNeal  
GEE & JENSON - Engineers, Architects, Planners, Inc.  
Clyde O. McNeal, Professional Land Surveyor  
Florida Registration No. 2863. Date: 3/4/82

TRACT 38 B Wellington P.U.D.  
44/58  
THIS INSTRUMENT PREPARED BY CLYDE O. MCNEAL  
2090 Palm Beach Lakes Boulevard  
West Palm Beach, Florida