

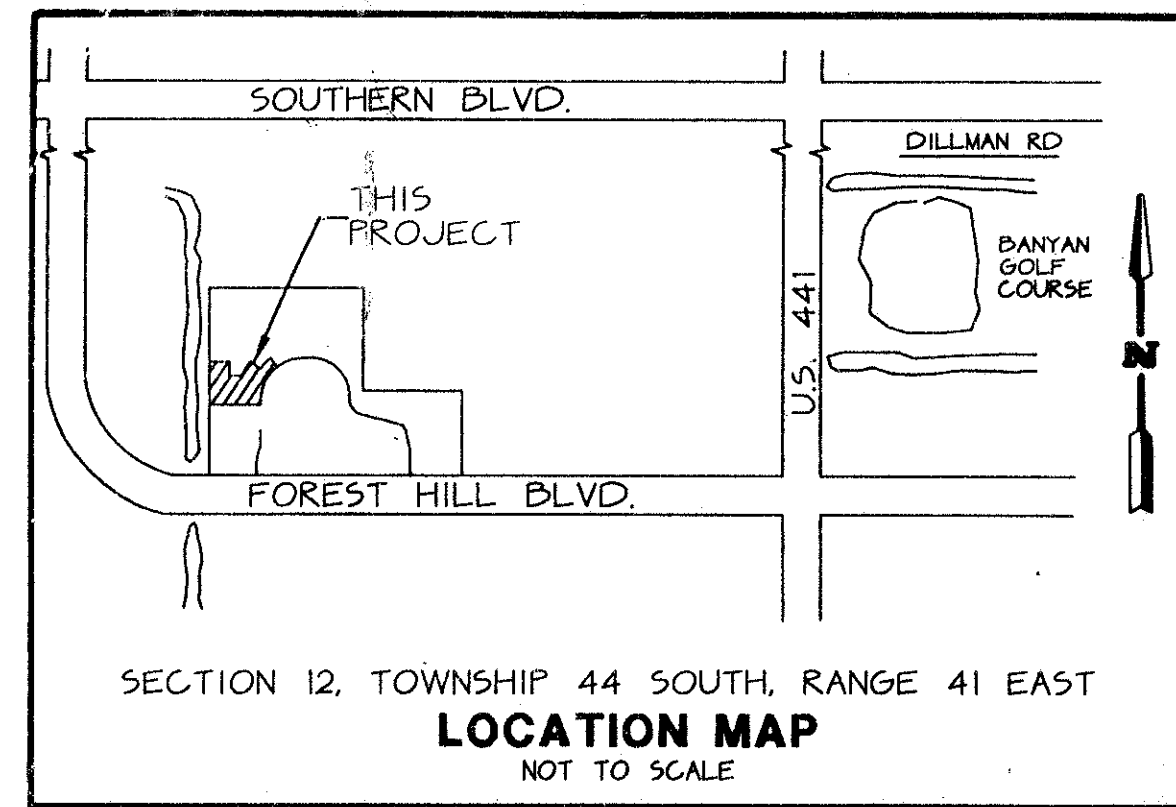
WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A, A P.U.D.

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S. WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS 1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:11 A.M.
this 22 day of JUNE 1995
and duly recorded in Plat Book No. 35
on page 47-48
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Joseph A. Manley* D.C.



DEDICATION

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 2A, A P.U.D. A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12, ONE-QUARTER, A DISTANCE OF 138.83 TO THE NORTHWEST CORNER OF THE PLAT OF "WELLINGTON'S EDGE, PARCEL 76 - PHASE 1 A P.U.D." AS RECORDED IN PLAT BOOK 73, PAGES 180 AND 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUE N012230'E ALONG SAID WEST LINE A DISTANCE OF 495.00 FEET;
THENCE S883730'E A DISTANCE OF 179.21 FEET;
THENCE S075410'W A DISTANCE OF 31.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 083740' AND A RADIUS OF 90.00 FEET FOR AN ARC DISTANCE OF 10.25 FEET TO A POINT OF TANGENCY;
THENCE S012230'W A DISTANCE OF 136.45 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 121738' AND A RADIUS OF 90.00 FEET FOR AN ARC DISTANCE OF 19.31 FEET TO A POINT OF TANGENCY;
THENCE S105507'E A DISTANCE OF 14.76 FEET;
THENCE S883730'E A DISTANCE OF 172.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF 572°04'44";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 072240' AND A RADIUS OF 665.00 FEET FOR AN ARC DISTANCE OF 85.63 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE S644704'E A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF 5644704'E;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 170657' AND A RADIUS OF 555.00 FEET FOR AN ARC DISTANCE OF 165.79 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE S474007'E A DISTANCE OF 20.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF 5474423'E;
THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 407022' AND A RADIUS OF 437.73 FEET FOR AN ARC DISTANCE OF 305.77 FEET TO A POINT OF TANGENCY;
THENCE S071431'W A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF THE SAID PLAT OF "WELLINGTON'S EDGE, PARCEL 76 - PHASE 1 A P.U.D.";
THENCE S471431'W ALONG SAID NORTH LINE A DISTANCE OF 35.36 FEET;
THENCE N874521'W ALONG SAID NORTH LINE A DISTANCE OF 82.00 FEET;
THENCE N424521'W ALONG SAID NORTH LINE A DISTANCE OF 35.36 FEET;
THENCE N874521'W ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET;
THENCE S471431'W ALONG SAID NORTH LINE A DISTANCE OF 35.36 FEET;
THENCE N874521'W ALONG SAID NORTH LINE A DISTANCE OF 176.66 FEET;
THENCE N431130'W ALONG SAID NORTH LINE A DISTANCE OF 35.62 FEET;
THENCE N874521'W ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET;
THENCE S012230'W ALONG SAID NORTH LINE A DISTANCE OF 18.36 FEET;
THENCE N883730'W ALONG SAID NORTH LINE A DISTANCE OF 157.00 FEET TO THE POINT OF BEGINNING.
SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 5.77 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:
1. TRACTS A AND V, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "WELLINGTON'S EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "WELLINGTON'S EDGE PROPERTY ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT J SHOWN HEREON IS HEREBY RESERVED FOR THE "WELLINGTON'S 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 PALM BEACH COUNTY.

- 4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 5. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6. 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 PALM BEACH COUNTY.
- 7. A UTILITY EASEMENT OVER TRACTS A, B, C AND V IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF THEIR UTILITY FACILITIES.
- 8. PALM BEACH COUNTY 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 WITH SAID DRAINAGE SYSTEM.

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 16 DAY OF Apr, 1995.

SUNICE INC., A FLORIDA CORPORATION
ATTEST: *Denise Kalland* BY: *E. M. Ryan*
DENISE KALLAND - SENIOR VICE PRESIDENT EDWARD M. RYAN - PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN AND DENISE KALLAND WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO 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 16 DAY OF Apr, 1995.
MY COMMISSION EXPIRES: *Nov 20, 1995*

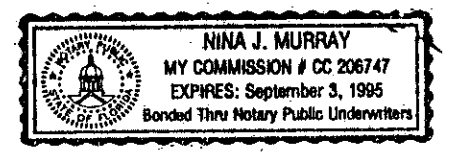
WITNESS: *Karina Rothenberg*
PRINTED NAME: *Karina Rothenberg*
NOTARY PUBLIC
MY COMMISSION EXPIRES: *Nov 20, 1995*

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
WELLINGTON'S EDGE PROPERTY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF February, 1995.
WITNESS: *Denise Kalland*
PRINTED NAME: *Denise Kalland*
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON'S EDGE PROPERTY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF February, 1995.
MY COMMISSION EXPIRES: *Sept. 3, 1995*



Nina J. Murray
NOTARY PUBLIC
Nina J. Murray
PRINTED NAME

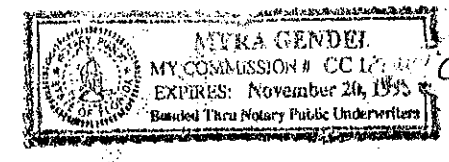
MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8700, PAGE 1445 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF Apr, 1995.

BARNETT BANK OF PALM BEACH COUNTY
A FLORIDA CORPORATION
BY: *June B. Wood*
JUNE B. WOOD - VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED June B. Wood WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK OF PALM BEACH COUNTY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 26 DAY OF April, 1995.
MY COMMISSION EXPIRES: *November 20, 1995*



Myra Gendel
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCDANE & O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SUNICE, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: *DEC. 30, 1994*
UPDATED EFFECTIVE: *APRIL 17, 1995*
BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCDANE & O'CONNELL, A PARTNERSHIP
BY: *Robert L. Crane*
ROBERT L. CRANE, ATTORNEY AT LAW

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 ("PRMS") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("PCPS") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James E. Park
JAMES E. PARK
REGISTERED SURVEYOR NO. 3915
STATE OF FLORIDA

NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE PALM BEACH COUNTY RESURVEY (1972 ADJUSTMENT). THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID WEST LINE HAVING A BEARING OF N012230'E. COORDINATES SHOWN ARE GRID, DATUM + NAD 83 1990 ADJUSTMENT, ZONE + FLORIDA EAST LINEAR UNIT + U.S. SURVEY FEET, COORDINATE SYSTEM + F83 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND SCALE FACTOR + 10000267 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)
- 2. D.E. - DRAINAGE EASEMENTS
P.M. - PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
U.E. - UTILITY EASEMENT
C. - CENTERLINE
R/W - RIGHT-OF-WAY
P/B - PLAT BOOK
O.R. - OFFICIAL RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.C.P. - PERMANENT CONTROL POINT (P.C.P.) LB-20
L.M.E. - LAKE MAINTENANCE EASEMENT
* - ZERO LOT LINE OF INCLUDED LOT
O.H.E. - OVERHANG EASEMENT
S.E. - SIDEWALK EASEMENT
B.S.L. - BUILDING SETBACK LINE
W.S.E. - WATER AND SEWER EASEMENT
① - TYPICAL POINT NUMBER FOR STATE PLANE COORDINATE

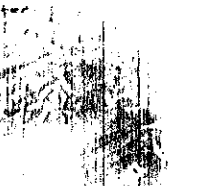
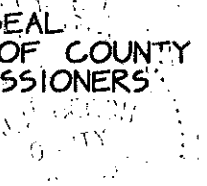
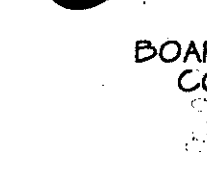
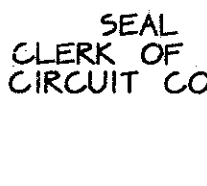
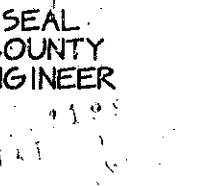
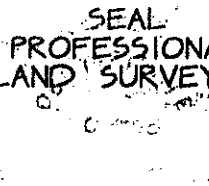
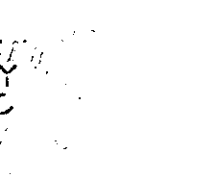
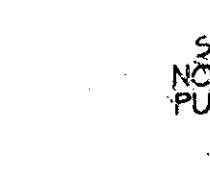
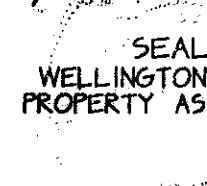
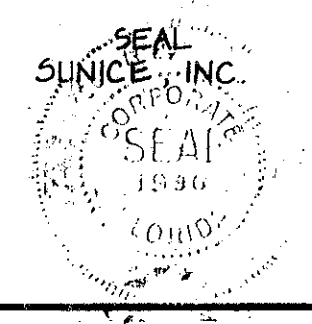
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- 7. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF June 1995.
BY: *Ken Foster*
KEN FOSTER - CHAIR
ATTEST: *Dorothy H. Wilken*
DOROTHY H. WILKEN, CLERK
BY: *George Webb, P.E.*
GEORGE WEBB, P.E. - COUNTY ENGINEER
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF June 1995
BY: *George Webb, P.E.*
GEORGE WEBB, P.E. - COUNTY ENGINEER

P.U.D. TABULAR DATA	
OPEN SPACE	
TOTAL AREA	5.77 ACRES
DWELLING UNITS	27
PETITION NUMBER	85-324J

SUBDIVISION * Wellington's Edge
BOOK 75 Parcel 76 - Ph. 2A
PAGE 47
FLOOD ZONE AO-1 FLOOD MAP # 1008
SEAL # 62 ZONING RTS
S# 86-141 same
PUB NAME same
ZIP CODE 33419



0332-111 75/47
WELLINGTON'S EDGE, PARCEL 76 - PHASE 2A