

# WELLINGTON'S EDGE BOULEVARD - PARCEL 79, A P.U.D.

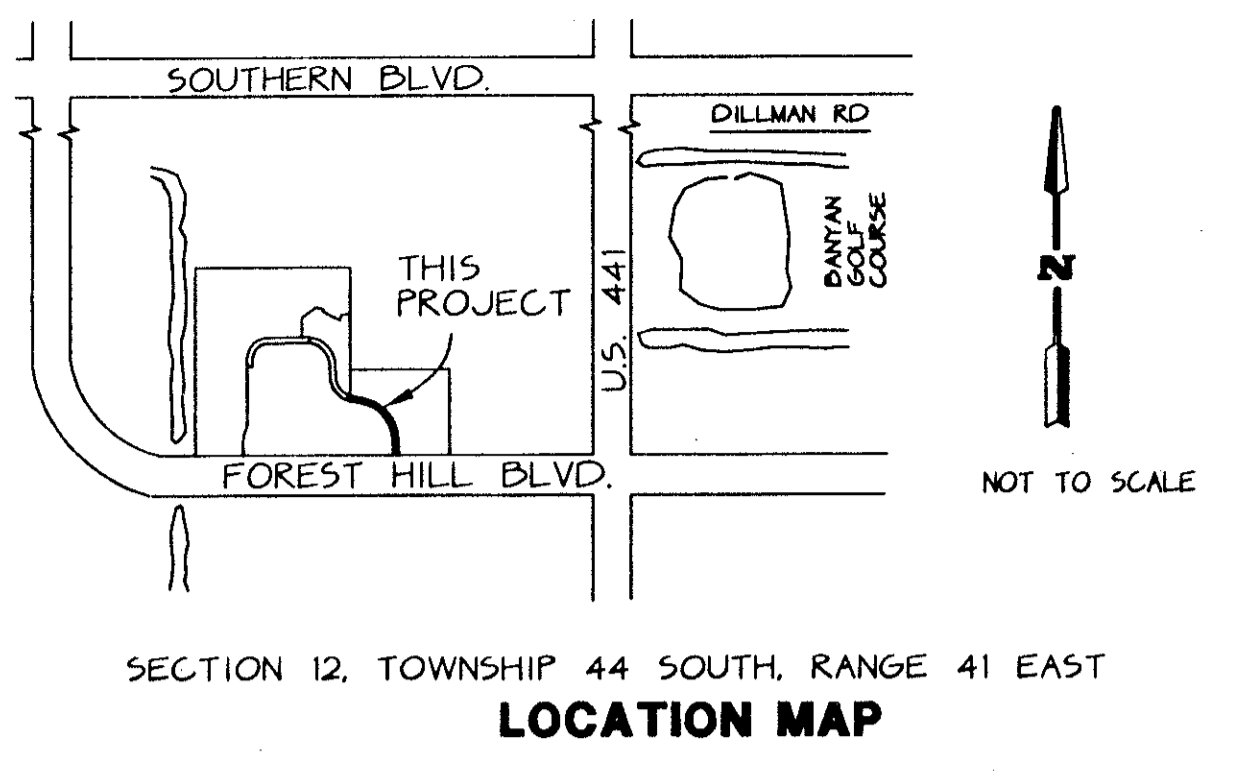
A PORTION OF TRACTS 24 AND 25, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

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 3



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:34 P.M.  
this 11th day of February 1998  
and duly recorded in Plat Book No. 82  
on page 8-15  
DOROTHY H. WILKINSON, Clerk of Circuit Court  
by *[Signature]*



### 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 BOULEVARD - PARCEL 79, A P.U.D. A PORTION OF TRACTS 24 AND 25, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 12, TOWNSHIP 44 SOUTH RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12
- THENCE NORTH 26°35'E ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 17301 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 218, PAGES 1200 AND 1201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THENCE S67°44'4"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 42223 FEET TO THE POINT OF BEGINNING
- THENCE CONTINUE S67°44'4"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 40683 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH
- THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°00'51" AND A RADIUS OF 578'106 FEET FOR AN ARC DISTANCE OF 20332 FEET TO A POINT ON A NON-TANGENT LINE
- THENCE N72°29'44"W A DISTANCE OF 5147 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N03°46'21"E
- THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°10' AND A RADIUS OF 580'126" AND A RADIUS OF 5384 FEET TO A POINT OF TANGENCY
- THENCE N67°44'4"W A DISTANCE OF 4206 FEET
- THENCE N31°30'3"W A DISTANCE OF 4360 FEET
- THENCE N02°15'1"E A DISTANCE OF 40179 FEET
- THENCE N67°44'4"W A DISTANCE OF 32238 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N64°15'34"E
- THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°04' AND A RADIUS OF 49500 FEET FOR AN ARC DISTANCE OF 44394 FEET TO A POINT OF TANGENCY
- THENCE N67°05'07"W A DISTANCE OF 6522 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH
- THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°53'07" AND A RADIUS OF 40000 FEET FOR AN ARC DISTANCE OF 5173 FEET TO A POINT ON THE EAST LINE OF WELLINGTON'S EDGE - PARCEL 77, PHASE 3, A P.U.D. TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- THENCE S02°16'35"W ALONG SAID EAST LINE ALONG A LINE 4000 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, A DISTANCE OF 10700 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S30°02'29"W
- THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°05'32" AND A RADIUS OF 45000 FEET FOR AN ARC DISTANCE OF 7436 FEET TO A POINT OF TANGENCY
- THENCE S67°05'07"E A DISTANCE OF 3521 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST
- THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 23°13'54" AND A RADIUS OF 36500 FEET FOR AN ARC DISTANCE OF 15611 FEET TO A POINT ON A NON-TANGENT LINE
- THENCE S47°40'48"E A DISTANCE OF 18653 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N64°29'32"E
- THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°45'48" AND A RADIUS OF 38500 FEET FOR AN ARC DISTANCE OF 25375 FEET TO A POINT OF TANGENCY
- THENCE S02°16'35"W A DISTANCE OF 12027 FEET
- THENCE S47°15'1"W A DISTANCE OF 3536 FEET TO THE POINT OF BEGINNING

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 500 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- A UTILITY EASEMENT OVER TRACT A IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IS FOR THE ACCESS, CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITY FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- TRACT B, AS SHOWN HEREON, SHALL BE RESERVED UNTO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR USE AS A FUTURE PUBLIC STREET TURN LANE, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE ACCESS AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, 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.

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.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ALONG FOREST HILL BOULEVARD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ALONG WELLINGTON'S EDGE BOULEVARD IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE 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 TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF AUGUST, 1998.

SUNICE, INC.  
A FLORIDA CORPORATION  
BY: *[Signature]*  
EDWARD M. RYAN  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNICE, INC. AND 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 12 DAY OF AUGUST, 1998.  
MY COMMISSION EXPIRES 1-4-98  
*[Signature]*  
ROBERT L. CRANE  
NOTARY PUBLIC  
PRINTED NAME

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNICE, INC. AND 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF AUGUST, 1998.  
MY COMMISSION EXPIRES 1-4-98  
*[Signature]*  
ROBERT L. CRANE  
NOTARY PUBLIC  
PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WELLINGTON 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 12 DAY OF AUGUST, 1998.

WITNESS  
PRINTED NAME: P. J. LAESCH  
WITNESS  
PRINTED NAME: ROBERT L. CRANE

WELLINGTON EDGE PROPERTY ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *[Signature]*  
DENISE KALLAND  
PRESIDENT  
PRINTED NAME: DENISE KALLAND

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DENISE KALLAND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON 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 12 DAY OF AUGUST, 1998.  
MY COMMISSION EXPIRES 1-4-98  
*[Signature]*  
ROBERT L. CRANE  
NOTARY PUBLIC  
PRINTED NAME

### ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON DATED THIS 10th DAY OF February, 1998.

ACME IMPROVEMENT DISTRICT  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*  
MARY K. FOSTER  
PRESIDENT  
ATTEST: *[Signature]*  
MARY M. VIATOR  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Mary M. Viator WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND SEAL THIS 10th DAY OF February, 1998.  
MY COMMISSION EXPIRES: 4-5-98  
*[Signature]*  
GWEN E. BROOKS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 380637

### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 10th DAY OF February, 1998.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*  
MARY K. FOSTER  
MAYOR  
ATTEST: *[Signature]*  
AWILDA RODRIGUEZ  
VILLAGE CLERK

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Awilda Rodriguez WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND SEAL THIS 10th DAY OF February, 1998.  
MY COMMISSION EXPIRES: 4-5-98  
*[Signature]*  
GWEN E. BROOKS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 380637

### 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 ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.S.") HAVE BEEN PLACED AS REQUIRED BY LAW;

AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF WELLINGTON, FLORIDA.

*[Signature]*  
JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

### NOTES

- ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED AND ARE RELATIVE TO A GRID AZIMUTH (NAD 27, 1972 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID SOUTH LINE HAVING A BEARING OF S67°44'4"E.  
COORDINATES SHOWN ARE:  
GRID DATUM - NAD '83 1990 ADJUSTMENT  
ZONE - FLORIDA EAST  
LINEAR UNIT - US SURVEY FEET  
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR - 1.000027  
ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
S67°44'4"E PLAT BEARING = 0°00'00" COUNTERCLOCKWISE ROTATION  
S67°44'4"E GRID BEARING = PLAT TO GRID
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
  - P.O.B. - DENOTES POINT OF BEGINNING
  - P.O.C. - DENOTES POINT OF COMMENCEMENT
  - - DENOTES PERMANENT CONTROL POINT (P.C.P.) LD-26
  - R/W - DENOTES RIGHT-OF-WAY
  - O.R. - DENOTES OFFICIAL RECORDS BOOK
  - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - S.R. - DENOTES STATE ROAD
  - D.E. - DENOTES DRAINAGE EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

VILLAGE OF WELLINGTON  
14000 GLENBRIAR BLVD.  
WELLINGTON, FLORIDA 33414  
(561) 791-4000

P.U.D. TABULAR DATA	
OPEN SPACE	0 ACRES
TOTAL AREA	256 ACRES
DWELLING UNITS	0
PETITION NUMBER	86-32

ROBERT L. CRANE  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 380637

GWEN E. BROOKS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC 380637

AWILDA RODRIGUEZ  
VILLAGE CLERK

MARY K. FOSTER  
MAYOR

EDWARD M. RYAN  
PRESIDENT

DENISE KALLAND  
VICE PRESIDENT

P. J. LAESCH  
WITNESS

ROBERT L. CRANE  
WITNESS

WELLINGTON EDGE PROPERTY ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WELLINGTON EDGE PROPERTY ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

ACME IMPROVEMENT DISTRICT

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

0332-131

82/8