

SADDLE TRAIL PARK OF WELLINGTON

P.U.D.
IN PART OF SECTION 17, 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

APRIL 1979

Being Platted under an Affidavit of Exemption recorded in Official Record Book 2462,
Pages 911 to 913, inclusive, Public Records of Palm Beach County, Florida.

DESCRIPTION

A Parcel of land lying and being in Section 17, Township 44 South,
Range 41 East, Palm Beach County, Florida, and more particularly described
as follows:

Commencing at the Northwest Corner of Section 17, Township 44
South, Range 41 East, Palm Beach County, Florida; thence S.00°50'00"W.
along the West line of said Section 17, a distance of 50.01 feet to the
POINT OF BEGINNING, said point being the westerly extension of the South
Right of Way Line of Acme Improvement District C-15 as described in Deed
Book 1037, Page 689, Public Records of Palm Beach County, Florida; thence
S.89°46'11"E., a distance of 5359.50 feet to a point on the East line of said
Section 17; thence S.00°51'23"W. along the said East line of Section 17 being
the West Line of Greenview Shores N° 2 as recorded in Plat Book 31, Pages 120 to
136, incl., shown on Sheet N° 3, Public Records of Palm Beach County, Florida, a
distance of 4000.68 feet to the Northeast corner of a Parcel of land as
described in Official Record Book 1826 - Pages 233 and 234 of said Public
Records, thence N.89°39'54"W. a distance of 334.86 feet; thence
S.00°51'16"W. a distance of 1350.02 feet to the Southwest corner of the
above parcel of land and a point on the South line of said Section 17; thence
N.89°37'49"W. along said South line of Section 17, a distance of 5022.40 feet
to the Southwest Corner of said Section 17; thence N.00°50'00"E. along
the West line of said Section 17, a distance of 5337.83 feet to the POINT
OF BEGINNING.

Containing 647.01 Acres, more or less.

MORTGAGE CONSENT

STATE OF NEW YORK - COUNTY OF NEW YORK

The undersigned hereby certifies that it is a Co-holder of a Mortgage upon the
herein described property and does hereby join in and consents to the dedication
of the lands described in the dedication hereto, by the owner thereof and agrees
that its mortgage which is recorded in Official Record Book 1935, Page 578
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 Vice President and attested to by its Deputy Secretary and its
Corporate Seal to be affixed hereon by and with the authority of its Board of
Directors, this 30 day of August, 1979.

BANKERS TRUST COMPANY, a corporation of the State of New York
as a Co-Trustee of the Testamentary Trusts of
C.O. Wellington, deceased

Attest: [Signature] By: [Signature]

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME personally appeared Charles H. P. and Ray B. Sweeney
to me well known, and known to me to be the individuals described in and
who executed the foregoing instrument as Vice President and
Deputy Secretary of the BANKERS TRUST COMPANY, a 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, and that said
instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 30 day of
August, 1979.

Notary Public

Kita K. Miller
Notary Public

My commission expires: March 30, 1980

NOTES

● denotes Permanent Reference Monument.

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

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, or Maintenance Easements.

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

A.E. denotes Anchor Easement.

All bearings shown herein are relative to an assumed meridian used 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

I, LARRY ALEXANDER, a duly licensed Attorney in the State of Florida,
do hereby certify that I have examined the title to the herein described property,
that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware
Corporation and ACME IMPROVEMENT DISTRICT, that the current taxes have been
paid; that the property described in the dedication is not encumbered by any
mortgage except as shown hereon; and that the property is found to contain deed
reservations which are not applicable and do not affect the subdivision of the
property.

[Signature]
Larry Alexander - Attorney at Law
Licensed in Florida
Date: 30 day of August, 1979

NEW YORK MORTGAGE CONSENT

STATE OF NEW YORK - COUNTY OF NEW YORK

The undersigned hereby certifies that it is a Co-Holder of a Mortgage upon the
herein described property and does hereby join in and consents to the
dedication of the lands described in the dedication hereto, by the owner thereof
and agrees that its mortgage which is recorded in Official Record Book 1935, Page
578, Public Records of Palm Beach County, Florida, shall be subordinated to the
dedication shown hereon.

IN WITNESS WHEREOF, I Roger Wellington do hereunto set my hand this 30 day
of August, 1979.

Witness: [Signature] By: [Signature]
Roger Wellington as Co-Trustee of the Testamentary
Trusts of C.O. Wellington, deceased

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME personally appeared Roger Wellington as Co-Trustee of the Testamentary
Trust of C.O. Wellington, deceased, to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before
me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 30 day of August, 1979.

[Signature]
Notary Public

My Commission expires: March 30, 1980

APPROVAL

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 30 day of December, 1979.

[Signature]
Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature]
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 30 day of December, 1979.

By: [Signature]
H.F. Kohler, County Engineer



ATTACHMENT #4

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:23 A.M.
this 31 day of December, 1979.
and duly recorded in Plat Book No. 41
on page 103, 104 & 105
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature], 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, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown
hereon as SADDLE TRAIL PARK OF WELLINGTON-P.U.D. lying in part of Section 17, 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 hereon and do hereby dedicate as follows: (1.) The Major
Streets, Greenbriar Boulevard and Wellington Trace 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, the Bridle Paths and Acme Improvement District Right of Ways 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 to have the authority to maintain the above, then in that
event, the aforementioned 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
2111, Pages 1545, to 1554, inclusive and Amended in Official Record Book 2285, Pages 1977 to 1979,
inclusive, Public Records of Palm Beach County, Florida. (3.) The Limited Access Easements as shown
are hereby dedicated 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 the 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 21 day of AUGUST, 1979.

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

Attest: [Signature] By: [Signature]
Diana L. Curren, Assistant Secretary Guerry Stribling, President

ACME IMPROVEMENT DISTRICT

Attest: [Signature] By: [Signature]
A.W. Glisson, General Manager Madison F. Pacetti, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared GUERRY STRIBLING and DIANA L. CURREN, President and Assistant
Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation, and MADISON F. 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 21 day of AUGUST, 1979.

[Signature]
Notary Public

My Commission expires: JAN 29, 1980

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 14 DEC.
1979, they completed the survey of lands 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 shown as required by law, and that permanent control points will be set, and
that the survey data complies with all requirements of Chapter 179, Part I, Florida Statutes, as
Amended, and Ordinances of Palm Beach County, Florida.

DAILEY-FOTORNY, INC.

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

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

[Signature]
William S. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2263 - Date: Nov. 19, 1980

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

CURVE DATA				
NO.	LENGTH	Δ	TAN.	RAD.
1	144.83'	36°43'18"	75.00'	225.97'
2	211.03'	06°11'55"	105.62'	1950.62'
3	307.10'	24°26'18"	155.92'	720.00'
4	197.30'	26°16'26"	100.42'	430.26'
5	267.86'	27°18'52"	136.53'	561.88'
6	162.66'	19°13'15"	82.10'	484.89'
7	236.88'	22°35'51"	120.00'	600.65'
8	236.88'	22°35'51"	120.00'	600.61'
9	103.60'	45°39'29"	54.72'	130.00'
10	223.56'	47°26'31"	118.64'	270.00'
11	170.00'	17°45'47"	85.35'	763.16'
12	507.76'	89°30'53"	322.26'	325.00'
13	230.68'	38°58'11"	120.00'	339.15'

SADDLE TRAIL PARK OF WELLINGTON

P.U.D.
IN PART OF SECTION 17, TWP. 44S., RGE. 41E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 3

SCALE IN FEET SCALE 1" = 200'

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

NOTES

• denotes Permanent Reference Monument

o denotes Permanent Control Point which are to be buried 2' below ground on Shell Roads Standard for Paved There shall be no buildings or other structures placed on Utility Easement.

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

A.E. denotes Anchor Easement

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

All block corners are rounded with a 25' radius curve unless otherwise shown.

Easements are for Public Utilities unless otherwise noted.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record of _____ M.
this _____ day of _____, 1979.
and duly recorded in Plat Book No. _____
on page _____
JOHN B. GUNKLE, Clerk Circuit Court
By _____, D.C.

