

AERO CLUB DRIVE OF THE LANDINGS AT WELLINGTON P. U. D.

IN PART OF SECTIONS 7 AND 18 TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

DESCRIPTION

Being a parcel of land lying in Sections 7 and 18, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the intersection of the northerly terminus of AERO CLUB DRIVE with the easterly line of Lot 10, Block 6, both of WELLINGTON AERO CLUB OF THE LANDINGS AT WELLINGTON P. U. D., recorded in Plat Book 38, Pages 159 thru 164, inclusive, of the Public Records of Palm Beach County, Florida, said point being the POINT OF BEGINNING of this description, said point lying on a curve concave to the southwest having a radius of 2865.00 feet and a central angle of 21°56'24"; thence northerly and northwesterly along the arc of said curve, and easterly line of said WELLINGTON AERO CLUB Plat, a distance of 1097.08 feet; thence North 22°00'00" West along the tangent of said curve, a distance of 866.24 feet to a point on the southerly line of said Section 7; thence continue North 22°00'00" West, a distance of 933.76 feet to the beginning of a curve concave to the northeast having a radius of 1369.85 feet and a central angle of 17°06'20"; thence northwesterly along the arc of said curve, a distance of 408.97 feet; thence North 04°53'40" West along the tangent of said curve, a distance of 221.25 feet to the beginning of a curve concave to the southwest having a radius of 1328.40 feet and a central angle of 16°37'50"; thence northwesterly along the arc of said curve, a distance of 385.58 feet; thence North 21°31'30" West along the tangent of said curve, a distance of 379.32 feet to the beginning of a curve concave to the northeast having a radius of 2335.00 feet and a central angle of 12°14'31"; thence northwesterly along the arc of said curve, a distance of 498.90 feet to a point on the south line of MEADOW WOOD OF THE LANDINGS AT WELLINGTON P. U. D., recorded in Plat Book 39, Pages 38, 39, 40 and 41 of said Public Records, said south line being also the north line of the southeast one-quarter (S.E. 1/4) of said Section 7; the tangent to said curve bears North 09°16'59" East at this point; thence South 89°41'52" East along said south line of MEADOW WOOD Plat and north line of said southeast one-quarter (S.E. 1/4) of Section 7, a distance of 81.17 feet to a point on a concentric curve, concave to the northeast having a radius of 2255.00 feet and a central angle of 08°32'37"; the tangent to said curve bears South 09°37'35" East at this point; thence southeasterly along the arc of said curve, a distance of 336.25 feet; the tangent to said curve bears South 18°10'12" East at this point; thence South 63°52'36" East, a distance of 35.79 feet; thence North 70°25'00" East, a distance of 34.62 feet to the beginning of a curve concave to the southeast having a radius of 197.31 feet and a central angle of 17°50'00"; thence northwesterly along the arc of said curve, a distance of 61.41 feet; thence North 88°15'00" East along the tangent of said curve, a distance of 76.00 feet; thence South 01°45'00" East, a distance of 60.00 feet; thence South 88°15'00" West, a distance of 76.00 feet to the beginning of a curve concave to the southeast and concentric to a previously described curve, having a radius of 137.31 feet and a central angle of 17°50'00"; thence southwesterly along the arc of said curve, a distance of 42.74 feet; thence South 70°25'00" West along the tangent of said curve, a distance of 34.62 feet; thence South 24°42'36" West, a distance of 35.79 feet to a point on a curve concave to the northeast and concentric to a previously described curve, having a radius of 2255.00 feet and a central angle of 00°31'42"; the tangent to said curve bears South 20°59'48" East at this point; thence southeasterly along the arc of said curve, a distance of 20.79 feet; thence South 21°31'30" East along the tangent of said curve, a distance of 379.32 feet to the beginning of a curve concave to the southwest and concentric to a previously described curve, having a radius of 1408.40 feet and a central angle of 16°37'50"; thence southeasterly along the arc of said curve, a distance of 408.80 feet; thence South 04°53'40" East along the tangent of said curve, a distance of 221.25 feet to the beginning of a curve concave to the northeast and concentric to a previously described curve, having a radius of 1289.85 feet and a central angle of 17°06'20"; thence southeasterly along the arc of said curve, a distance of 385.08 feet; thence South 22°00'00" East along the tangent of said curve, a distance of 334.05 feet; thence South 62°30'00" East, a distance of 32.47 feet; thence North 77°00'00" East, a distance of 186.09 feet to the beginning of a curve concave to the southeast, having a radius of 1095.75 feet and a central angle of 08°40'00"; thence northwesterly along the arc of said curve, a distance of 165.74 feet; thence North 85°40'00" East along the tangent of said curve, a distance of 114.07 feet; thence South 04°20'00" East, a distance of 80.00 feet; thence South 85°40'00" West, a distance of 114.07 feet to the beginning of a curve concave to the southeast and concentric to a previously described curve, having a radius of 1015.75 feet and a central angle of 08°40'00"; thence southwesterly along the arc of said curve, a distance of 153.64 feet; thence South 77°00'00" West along the tangent of said curve, a distance of 165.50 feet; thence South 27°30'00" West, a distance of 38.02 feet; thence South 22°00'00" East, a distance of 500.82 feet to a point on the north line of said Section 18; thence continue South 22°00'00" East, a distance of 833.51 feet to the beginning of a curve concave to the southwest and concentric to a previously described curve, having a radius of 2945.00 feet and a central angle of 21°56'24"; thence southeasterly and southerly along the arc of said curve, a distance of 1127.71 feet; thence South 89°56'24" West, radial to said curve, a distance of 80.00 feet to the POINT OF BEGINNING.

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1984

MORTGAGEE CONSENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
THE UNDERSIGNED hereby certify that they, as Trustees of the 1981 Wellington Liquidating Trust Agreement, are holders of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that their mortgage which is recorded in Official Record Book 2992, Page 108 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 24th day of September, 1984.
Roger Wellington
ROGER WELLINGTON, as trustee of the 1981 Wellington Liquidating Trust Agreement
Nancy W. Lee
NANCY W. LEE, as Trustee of the 1981 Wellington Liquidating Trust Agreement

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:00 A.M. this 15th day of June 1986, and duly recorded in Plat Book No. 53 on Page 159-160
JOHN B. DUNKLE
Clerk Circuit Court
By: Victoria Olson

LAND USE

RIGHT-OF-WAY ----- 9.96 ACRES

NOTES

- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON P.U.D. The North Line of Section 18-44-41 is assumed to bear South 89°45'01" East.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 11th day of March, 1986.

By: Karen T. Marcus, Chair

Attest: JOHN B. DUNKLE, Clerk

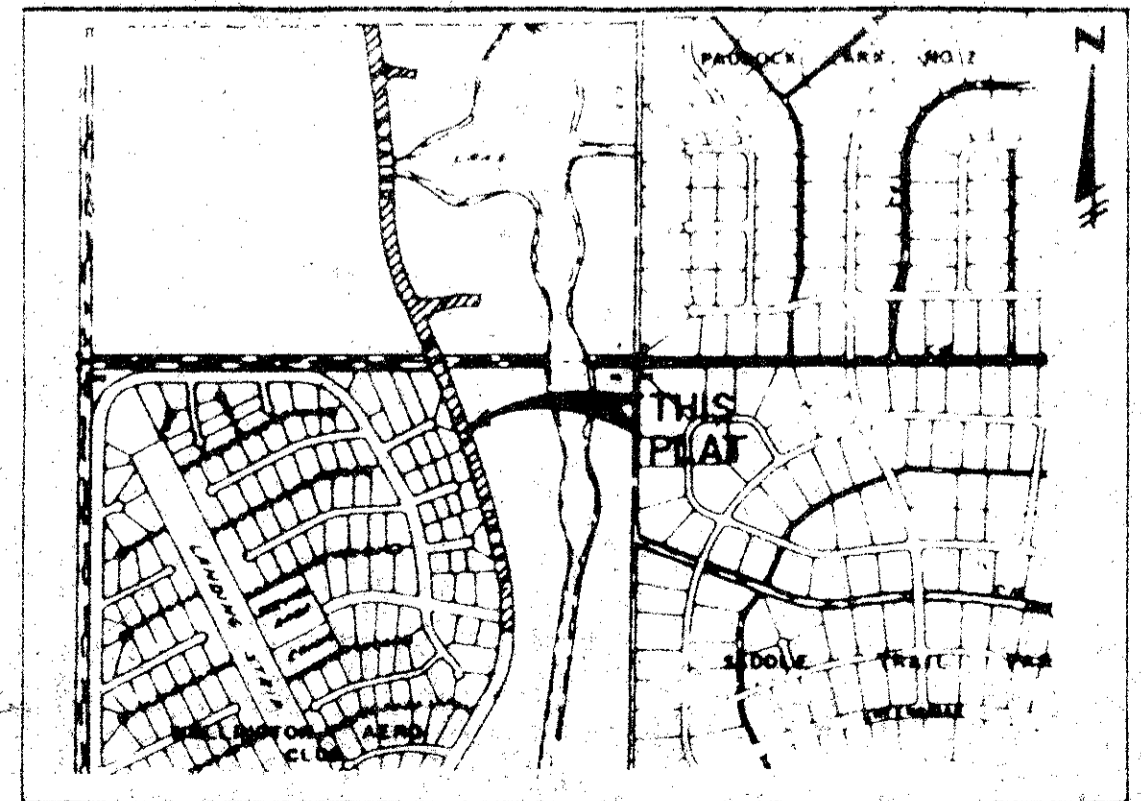
By: Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 11th day of March, 1986.

By: H.F. Kartert, County Engineer

SEE SHEET NO 2 FOR ADDITIONAL MORTGAGEE CONSENT AND ACKNOWLEDGEMENT



LOCATION MAP

DEDICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a FLORIDA Corporation, licensed to do business in the State of Florida, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as AERO CLUB DRIVE OF WELLINGTON P.U.D., being in part of Sections 7 and 18, Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described above under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Road-Right-of-Way as shown hereon is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.

IN WITNESS WHEREOF, the above named 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 10th day of October, 1985.

Attest: Ricardo Vadia
RICARDO VADIA, Secretary
By: Alberto Vadia, Jr.
ALBERTO VADIA, Jr., President

Attest: A.W. Glisson
A.W. Glisson, General Manager
By: Linda G. Thomas
Linda G. Thomas, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
BEFORE ME personally appeared ALBERTO VADIA, Jr. and RICARDO VADIA, President and Secretary, respectively, of COREPOINT CORP., a FLORIDA Corporation, licensed to do business in Florida, joined by LINDA G. THOMAS and A.W. GLISSON, Assistant Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, to me well known to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation and District, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seals affixed to said instrument are the 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 10th day of October, 1985.

My commission expires: 6-27-86

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS
COUNTY OF BARNSTABLE
BEFORE ME personally appeared ROGER WELLINGTON, as Trustee of the 1981 Wellington Liquidating Trust Agreement, to me well known and known to and before me that he executed said instrument for the purposes therein expressed.
WITNESS my hand and official seal this 24th day of September, 1984.
My commission expires: May 21, 1987
Hail L. Emerald
Notary Public

ACKNOWLEDGEMENT

STATE OF NEW YORK ss
COUNTY OF NEW YORK
BEFORE ME personally appeared NANCY W. LEE, as Trustee of the 1981 Wellington Liquidating Trust Agreement, to me well known and known to and before me that she executed said instrument for the purposes therein expressed.
WITNESS my hand and official seal this 18th day of September, 1984.
My commission expires: March 2, 1986
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
I, FRANCIS MARION POHLIG, 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 COREPOINT CORP., a FLORIDA Corporation, and ACME IMPROVEMENT DISTRICT; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that all mortgages are shown hereon and that all mortgages are true and correct and that I find there are no other encumbrances of record.

Francis Marion Pohlig
FRANCIS MARION POHLIG, Attorney at Law
licensed in Florida, Date: January 21, 1984
SUBDIVISION - Aero Club Drive of The Landings
BOOK 53 PAGE 15
FLOOD ZONE A-1
QUAD # 77
ZONING CODE 3041

SURVEYORS CERTIFICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on August 2, 1984, 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 monuments have been set as required by law and that permanent control points will be set under the guarantee posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, 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.

DAILEY - FOTORNY, INC.
Nick Miller, Professional Land Surveyor
Florida Registration No. 3888 Date: 8-22-84

SURVEYORS CERTIFICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 9-26-1984, 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.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

GEE & JENSON - Engineers, Architects, Planners, Inc.
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896 Date: 9-26-84

AERO CLUB DR

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