

TALLPINE - PHASE TWO - OF WELLINGTON - P.U.D.

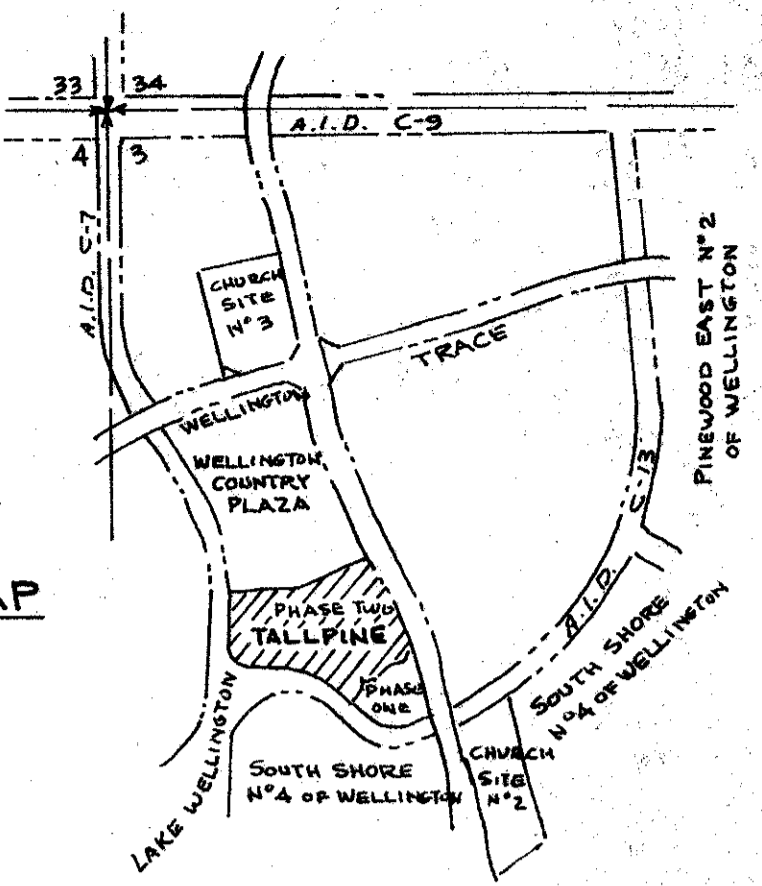
IN PART OF SECTION 3, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS- ARCHITECTS- PLANNERS, INC.
WEST PALM BEACH, FLORIDA
APRIL 1978

LOCATION MAP



186

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:00 AM
this 17th day of May, 1978,
and duly recorded in Plat Book No. 34
on page 186.
JOHN B. DUNKLE, Clerk Circuit Court
By _____, D.C.

DESCRIPTION

A parcel of land lying in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Southwest Corner of said Section 3; thence S.89°39'42"E. along the South Line of said Section 3, a distance of 605.01 feet; thence N.01°10'33"E., a distance of 1089.20 feet to the POINT OF BEGINNING of TALLPINE - PHASE TWO OF WELLINGTON - P.U.D.; thence N.01°10'33"E., being the East Right of Way Line of Acme Improvement District C-7, a distance of 200.00 feet to the Southwest Corner of WELLINGTON COUNTRY PLAZA as recorded in Plat Book 31, Pages 182 and 183, Public Records of Palm Beach County, Florida, thence S.88°49'27"E. along the South Line of said Plat, a distance of 311.23 feet; thence N.67°55'21"E., a distance of 449.87 feet to the Southeast Corner of WELLINGTON COUNTRY PLAZA; said corner being on the arc of a curve concave to the southwest having a radius of 5090.43 feet and a central angle of 02°55'19" and whose tangent at this point bears N.23°39'13"W.; thence southeasterly along the arc of said curve, being the Westerly Right of Way Line of Forest Hill Boulevard, a distance of 259.60 feet to the North Corner of TALLPINE - PHASE ONE as recorded in Plat Book 34, Pages 34 and 35, of said Public Records; thence meandering the Northwest Limits of TALLPINE - PHASE ONE by the following courses: S.24°38'10"W., making an angle with the tangent to the last described curve, measured from southeast to southwest, of 45°22'04", a distance of 35.58 feet; thence S.70°00'14"W., a distance of 60.80 feet to the beginning of a curve concave to the southeast having a radius of 150 feet and a central angle of 36°46'29"; thence southwesterly along the arc of said curve, a distance of 96.28 feet; thence S.33°13'45"W. along the tangent to said curve, a distance of 99.77 feet; thence S.76°02'16"W., a distance of 33.98 feet; thence S.08°10'07"W., a distance of 45.15 feet; thence S.20°52'11"W., a distance of 91.57 feet; thence S.32°32'17"W. along a line radial to a curve to be described, a distance of 15.00 feet to the West Corner of said TALLPINE - PHASE ONE, said corner being on the arc of a curve concave to the southwest having a radius of 430 feet and a central angle of 31°21'44"; thence northwesterly and westerly along the arc of said curve, being the Northerly Right of Way Line of Acme Improvement District C-13, a distance of 235.37 feet; thence N.88°49'27"W. along the tangent to said curve, a distance of 180 feet to the beginning of a curve concave to the northeast having a radius of 150 feet and a central angle of 90°00'00"; thence westerly, northwesterly and northerly along the arc of said curve, a distance of 235.62 feet to the POINT OF BEGINNING.

LAND USE

Total Lots - PHASE TWO	45 Units
Lot Area	3,422 Acres
Road R/W Area	1,301 Acres
Common Area	1,927 Acres
Total Area - PHASE TWO	6,650 Acres
Density	6.75 Dwelling Units/Acre

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, George H. Bailey, 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. and BREAKWATER HOUSING CORP., both Florida Corporations; that the current taxes have been paid; and that the property is not encumbered by any mortgage, and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

George H. Bailey
May 17, 1978
Attorney at Law - licensed in Florida

APPROVAL

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 18 day of May, 1978.

By: Madison F. Sacetti
Madison F. Sacetti - Secretary

William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

APPROVAL

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 30 day of May, 1978.

By: Bill Bailey
Chairman, VICE

Attest: JOHN B. DUNKLE - Clerk

By: Ang Henderson
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 30 day of May, 1978.

By: H.F. K...
H.F. K... County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations, the owners of the tract of land shown hereon as TALLPINE - PHASE TWO - OF WELLINGTON - P.U.D., lying in part of Section 3, 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 Access Tracts shown hereon as Spinnaker Lane and Spinnaker Court, and the Common Areas as shown are hereby dedicated to TALLPINE ASSOCIATES and are the perpetual maintenance obligation of said Association.
- The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the said Corporations 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 17th day of May, 1978.

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

Attest: Clara C. Jackson By: Jess R. Gift
Clara C. Jackson, Assistant Secretary Jess R. Gift, Vice President

BREAKWATER HOUSING CORP., a Corporation of the State of Florida

Attest: Clara C. Jackson By: Guerry Stribling
Clara C. Jackson, Assistant Secretary Guerry Stribling - President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, JESS R. GIFT and CLARA C. JACKSON, Vice President and Assistant Secretary, respectively, of GOULD FLORIDA INC. and GUERRY STRIBLING and CLARA C. JACKSON, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., both Florida Corporations, and they acknowledged before me that they executed the hereon Dedication as such Officers of said Corporations, by and with the authority of their respective Boards of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporations.

WITNESS my hand and official seal, this 17th day of May, 1978.

Victoria Olam
Notary Public
State of Florida at large

My Commission expires: June 21, 1978

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as Amended and Ordinance No. 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

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

3/44/41
34/186
0332-366