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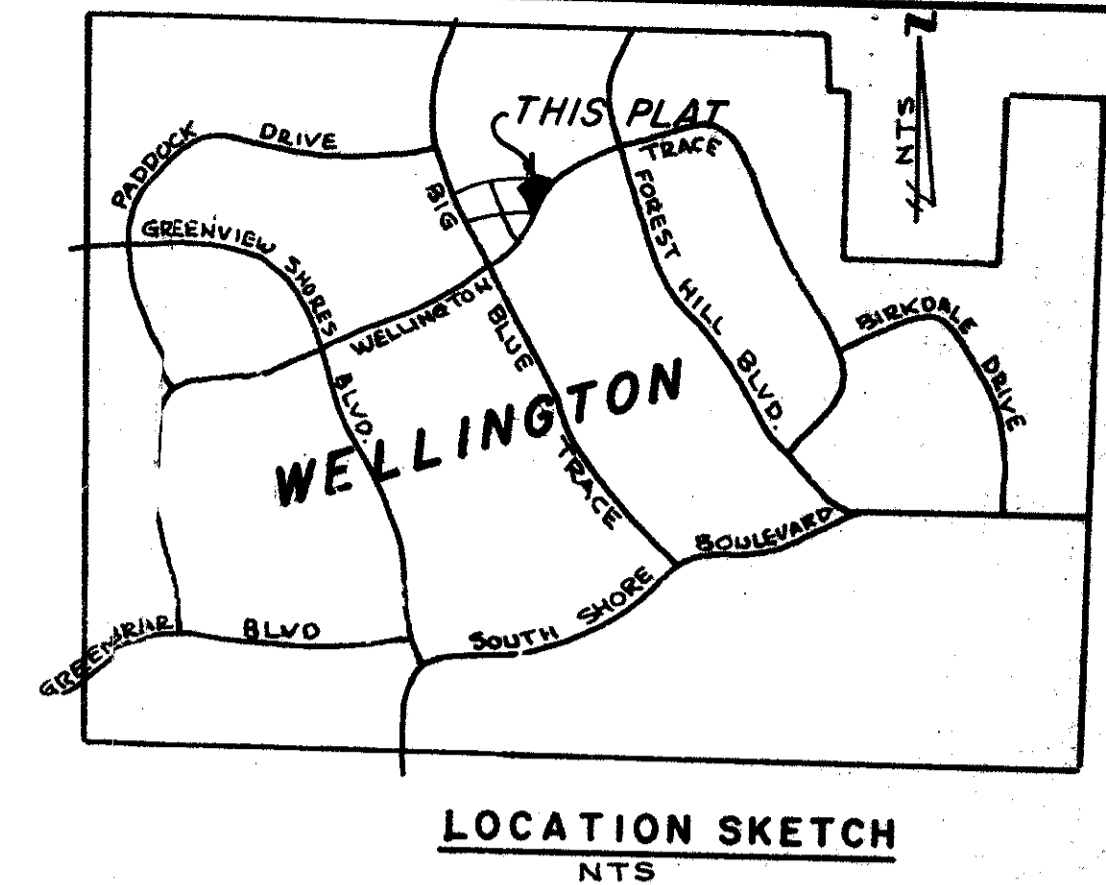
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SHEFFIELD WOODS - UNIT NO.2 OF WELLINGTON - P.U.D.

Being a Replat of part of Parcel "A", PINEWOOD GROVE OF WELLINGTON-P.U.D. as recorded in P.B. 40, Pgs. 37 thru 40, inclusive, Public Records of Palm Beach County, Florida.

IN PART OF SECTION 4, TWP. 44S., RGE. 41E. PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

GEE & JENSON ENGINEERS, ARCHITECTS, PLANNERS, INC. WEST PALM BEACH, FLORIDA MAY 1980



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STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on this 2 day of April, 1981 and duly recorded in Plat Book No. 42 on page 445 JOHN B. DUNKLE, Clerk Circuit Court By: [Signature] D.C.

Being a replat of part of Parcel "A", PINEWOOD GROVE OF WELLINGTON-P.U.D., lying in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, recorded in Plat Book 40, Pages 37 thru 40 inclusive, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the Southeast Corner of said Parcel "A" PINEWOOD GROVE OF WELLINGTON-P.U.D.; thence N.67°28'46"W. along the North Right-of-Way Line of Acme Improvement District C-12, being the South Line of said Parcel "A", a distance of 203.94 feet to the beginning of a curve concave to the southwest having a radius of 663.75 feet and a central angle of 13°43'19"; thence northwesterly along the arc of said curve, a distance of 158.96 feet; thence N.14°00'37"E, making an angle with the tangent to the last described curve, measured from west to north, of 95°12'42", a distance of 316.22 feet; thence N.21°45'00"W., a distance of 27.44 feet.; thence N.68°15'00"E. along a line radial to a curve to be described, a distance of 60.00 feet to a point on a curve concave to the southeast, having a radius of 239.20 feet and a central angle of 43°30'27"; thence northwesterly along the arc of said curve, a distance of 181.64 feet; thence N.09°01'39"E, making an angle with the tangent to the last described curve, measured from west to north, of 74°17'06", a distance of 373.28 feet to a point on the North Line of said Parcel "A", said point being on the arc of a curve concave to the southwest having a radius of 1240 feet and a central angle of 32°17'19" and whose tangent at this point bears N.80°53'34"W.; thence easterly and southeasterly along the arc of said curve and said North Line, a distance of 698.79 feet to the Northeast Corner of said Parcel "A", said corner being on the arc of a curve concave to the southeast having a radius of 2182.28 feet and a central angle 12°55'44" and whose tangent at this point bears N.35°26'58"E.; thence southwesterly along the arc of said curve being the Northwesterly Right-of-Way Line of Wellington Trace, a distance of 492.44 feet; thence S.22°31'14"W. along the tangent to said curve, a distance of 269.23 feet to the Southeast Corner of said Parcel "A" and the POINT OF BEGINNING.

Subject to the easements as shown on said Parcel A - PINEWOOD GROVE OF WELLINGTON-P.U.D.

LAND USE

Total Area.....	9.34 AC.±
Right of Way.....	0.69 AC.±
Dwelling Units.....	96 D.U.
Density.....	10.28 D.U./AC.±

NOTES

All bearing shown are relative to an assumed meridian used throughout Wellington. Building Setback Lines shall be as required by Palm Beach County Zoning Regulations. There shall be no buildings or other structures placed on Utility Easements. There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements. Easements are for Public Utilities and are 12' in width, unless otherwise noted. Shown thus: Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent. ● denotes Permanent Reference Monument. ○ denotes Permanent Control Point.

APPROVALS

ACME IMPROVEMENT DISTRICT This plat is hereby approved for record, this 18th day of March, 1981.

By: [Signature] Madison F. Pacetti - Secretary

Attest: [Signature] A.W. Glisson - General Manager

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 30th day of March, 1981.

By: [Signature] Frank Foster - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [Signature] Deputy Clerk

COUNTY ENGINEERS

This plat is hereby approved for record, this 1st day of March, 1981.

By: [Signature] M.F. Kohler - County Engineer

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, the owner of the tract of land shown hereon as SHEFFIELD WOODS - UNIT NO. 2 OF WELLINGTON - P.U.D., a Replat, lying in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described to the left under Description: has caused the same to be surveyed and replatted as shown hereon and do hereby dedicate as follows: The Street Right of Ways hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes. The Limited Access and Maintenance Easements as shown were previously dedicated on the original Plat. The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

All common areas are hereby dedicated to the SHEFFIELD WOODS AT WELLINGTON CONDOMINIUM ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 18th day of March, 1981.

GOULD FLORIDA INC. a Delaware Corporation Attest: [Signature] James J. Ogorek, Assistant Secretary By: [Signature] Guerry Stribling, President

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OGOREK, to me well known and known to me to be individuals described in and who executed the foregoing instrument as President and Assistant Secretary of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, and severally acknowledged to and before me that they executed such instrument as su. 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 true and deed of said corporation. WITNESS my hand and official seal this 18th day of March, 1981.

[Signature] Victoria Olson Notary Public

My Commission expires: June 21, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on March 20, 1981, he completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements Chapter 177, Part 1, as Amended and Ordinances of Palm Beach County, Florida.

[Signature] Wayne B. Dukes, Professional Land Surveyor Florida Registration No. 2457, Date 3/21/81

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on March 20, 1981, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by GEE & JENSON - Engineers, Architects, Planners, Inc.

[Signature] William G. Wallace, Jr. - Professional Land Surveyor Florida Registration No. 2283 - Date: 3/20/81

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Greenview Blvd., Palm Beach, Florida 33480 West Palm Beach, Florida 33411

Sheffield Woods Unit 2 of Well. 42/44