

GREENVIEW SHORES NO. 2 OF WELLINGTON-(P. U. D.)

IN PART OF SECTIONS 9, 10, 15 & 16, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA
IN 17 SHEETS SHEET NO. 1

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1974

DESCRIPTION

A Parcel of land lying and being in part of Sections 9, 10, 15 & 16, Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described as follows:

Commencing at the Northwest Corner of said Section 16 as shown in Detail A on Sheet No. 12 of SUGAR POND MANOR OF WELLINGTON according to the plat thereof recorded in Plat Book 30, Pages 20 thru 32, inclusive Public Records of Palm Beach County, Florida, thence S.00°51'23"W. along the West line of said Section 16, a distance of 50.00 feet to the POINT OF BEGINNING; thence S.89°46'11"E., a distance of 0.53 feet; thence S.89°44'02"E. along the Westerly extension and the South Right of Way line of ACME DRAINAGE DISTRICT Right of Way as shown on sheet No. 13 of the above plat, a distance of 1685.52 feet to a point on the Easterly Right of Way line of Lake Worth Road as shown on said Plat, thence N.22°09'18"W. along said Right of Way line, a distance of 54.09 feet to the South line of said Section 9; thence continue N.22°09'18"W., a distance of 124.76 feet to the beginning of a curve concave to the Southwest having a radius of 4247.67 feet and a central angle of 10°54'45"; thence Northwesterly along the arc of said curve, a distance of 809.01 feet; thence N.33°04'03"W. along the tangent to said curve, a distance of 92.68 feet to the beginning of a curve concave to the Northeast having a radius of 4127.67 feet and a central angle of 10°54'45"; thence Northwesterly along the arc of said curve, a distance of 786.15 feet; thence N.22°09'18"W. along the tangent to said curve, a distance of 40.01 feet; thence N.67°50'42"E. perpendicular to said East Right of Way line of Lake Worth Road a distance of 145 feet to the beginning of a curve concave to the Southeast having a radius of 681.02 feet and a central angle of 19°24'24"; thence Northeasterly and Easterly along the arc of said curve, a distance of 230.67 feet; thence N.87°15'06"E. along the tangent to said curve, a distance of 177 feet to the beginning of a curve concave to the Northwest having a radius of 624.92 feet and a central angle of 38°21'46"; thence Easterly and Northeasterly along the arc of said curve, a distance of 418.42 feet; thence N.48°53'20"E. along the tangent to said curve, a distance of 230 feet to the beginning of a curve concave to the Southeast having a radius of 483.35 feet and a central angle of 41°06'40"; thence Northwesterly and Easterly along the arc of said curve, a distance of 346.81 feet; thence North along a line radial to the last described curve, a distance of 100 feet; thence East, a distance of 125.37 feet to the beginning of a curve concave to the Northwest having a radius of 225 feet and a central angle of 85°25'43"; thence Easterly, Northeasterly and Northerly along the arc of said curve, a distance of 335.48 feet; thence N.04°34'17"E. along the tangent to said curve, a distance of 233.43 feet to the beginning of a curve concave to the Southwest having a radius of 225 feet and a central angle of 75°13'14"; thence Northerly and Northwesterly along the arc of said curve, a distance of 295.39 feet; thence N.70°38'57"W. along the tangent to said curve, a distance of 33.54 feet; thence N.19°21'03"E. along a line radial to a curve to be described, a distance of 100 feet; thence Southeasterly, Easterly and Northeasterly along the arc of a curve concave to the North having a radius of 325 feet and a central angle of 64°23'02"; a distance of 365.21 feet; thence N.44°58'01"E. along the tangent to said curve, a distance of 242 feet to the beginning of a curve concave to the Southwest having a radius of 220 feet and a central angle of 122°27'31"; thence Northeasterly, Easterly, Southeasterly and Southerly along the arc of said curve, a distance of 470.21 feet; thence N.77°25'32"E. along a line radial to the last described curve, a distance of 145 feet; thence S.86°37'46"E., a distance of 62.62 feet; thence S.05°00'41"E. along a line radial to a curve to be described, a distance of 140 feet; thence easterly along the arc of a curve concave to the South having a radius of 165 feet and a central angle of 14°01'46"; a distance of 40.40 feet; thence S.80°58'55"E. along the tangent to said curve, a distance of 545.35 feet to the beginning of a curve concave to the North having a radius of 372.31 feet and a central angle of 25°53'18"; thence easterly along the arc of said curve, a distance of 168.22 feet; thence S.16°52'13"E. along a line radial to the last and next described curves, a distance of 80 feet to a point on a curve being concentric with the last described curve having a radius of 452.31 feet and a central angle of 09°06'42"; thence Northeasterly along the arc of said curve, a distance of 71.93 feet; thence N.64°01'05"E. along the tangent to said curve, a distance of 419.88 feet; thence S.70°52'41"E., a distance of 35.42 feet; thence N.64°13'33"E. along a line radial to a curve to be described, a distance of 120 feet to a point on a curve concave to the Southwest having a radius of 18,065.34 feet and a central angle of 02°33'15"; thence Southeasterly along the arc of said curve, a distance of 805.33 feet; thence S.23°13'12"E. along the tangent to said curve, a distance of 602.73 feet to the beginning of a curve concave to the Northeast having a radius of 5172.14 feet and a central angle of 01°10'43"; thence Southeasterly along the arc of said curve, a distance of 106.39 feet to the West line of said Section 10; thence continue along the Southeasterly extension of the same curve, through an angle of 18°20'30", a distance of 1655.72 feet; thence S.42°44'25"E. along the tangent to said curve a distance of 2392.81 feet; thence S.47°15'35"W., a distance of 540.61 feet to the beginning of a curve concave to the Northwest having a radius of 5789.58 feet and a central angle of 25°44'09"; thence Southwesterly along the arc of said curve, a distance of 2600.53 feet to the East line of said Section 16; thence continue along the Southwesterly extension of the same curve, through an angle of 09°38'38", a distance of 974.49 feet; thence S.00°51'23"W., making an angle with the tangent to the last described curve, as measured from East to South, of 98°13'01", a distance of 319.44 feet to the beginning of a curve concave to the Northwest having a radius of 100 feet and a central angle of 90°00'00"; thence Southerly, Southwesterly and Westerly along the arc of said curve, a distance of 157.08 feet; thence N.89°08'37"W. along the tangent to said curve, a distance of 873.81 feet to the beginning of a curve concave to the Southeast having a radius of 1080 feet and a central angle of 90°00'00" thence Westerly, Southwesterly and Southerly along the arc of said curve, a distance of 1696.46 feet; thence S.00°51'23"W. along the tangent to said curve, a distance of 202.42 feet to the beginning of a curve concave to the Northwest having a radius of 100 feet and a central angle of 90°00'00"; thence Southerly, Southwesterly and Westerly along the arc of said curve, a distance of 157.08 feet; thence N.89°08'37"W. along the tangent to said curve, a distance of 260 feet; thence S.00°51'23"W., a distance of 450.00 feet to the South line of said Section 16; thence N.89°37'54"W. along the said South line, a distance of 2090.00 feet to the Southwest corner of said Section 16; thence N.00°51'23"E. along the West line of said Section 16; a distance of 5350.90 feet to the POINT OF BEGINNING.

Containing 948.466 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 hereon described property and does hereby join in and consent 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 Records Book 2361, Page 225 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 corporate seal to be affixed hereon by and with the authority of its board of directors, this 18th day of October, 1974.

BANKERS TRUST COMPANY
as a Co-Trustee of the Testamentary Trusts of C.O. Wellington, deceased.
Attest: Donald T. Sullivan By: F. M. Graff
Assistant Secretary Vice President

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me personally appeared F. M. GRAFF and GERALD T. LUELLEN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named BANKERS TRUST COMPANY, a corporation, as a Co-Trustee of the Testamentary Trust of C.O. Wellington, deceased, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively, of said corporation, and that said affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by the proper corporate authority, and that said corporation.

WITNESS my hand and official seal, this 18th day of October, 1974.

William V. ...
Notary Public

My Commission expires March 20, 1976

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, JAMES SADOCK, JR., 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 Alcoa Florida, Inc., Breakwater Housing Corp., and Acme Drainage District; that the current taxes have been paid; and that the property, encumbered by the mortgages shown hereon, and that I find all mortgages are shown and are true and correct.

James Saddock, Jr.
Attorney at Law, licensed in Florida

ACKNOWLEDGMENT

STATE OF VIRGINIA
CITY OF RICHMOND

The foregoing instrument was acknowledged before me this 26th day of June, 1975 by Charles S. Cary and Peter C. Jones, Vice President and Assistant Vice President, respectively, of VIRGINIA-CENTRAL BANK OF VIRGINIA-CENTRAL.

Charles S. Cary
Vice President

Peter C. Jones
Assistant Vice President

APPROVAL

PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 2nd day of October, 1975.

By: Ed Weaver
Chairman

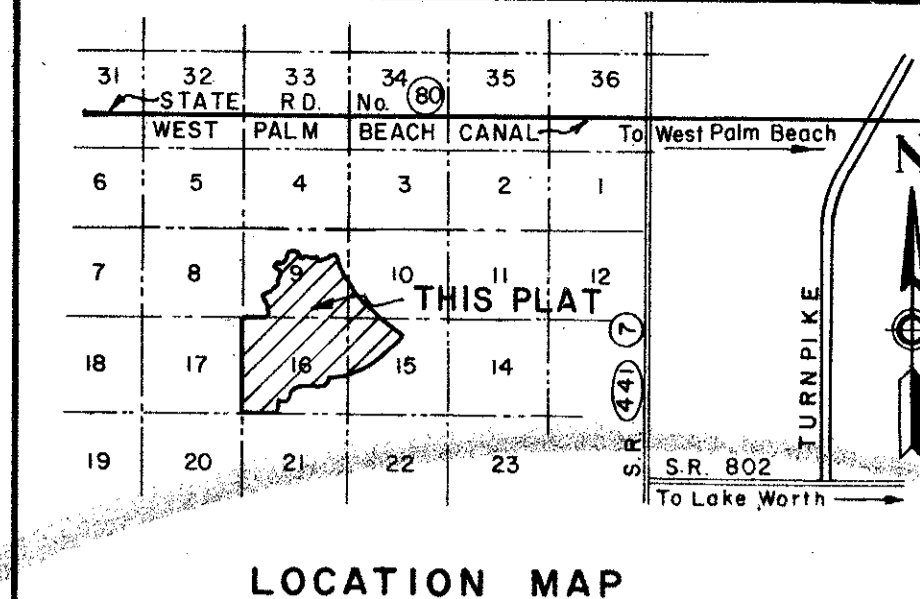
COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: Al Kallus
County Engineer

JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

William V. ...
Deputy Clerk



120

Total Area..... 948.466 Acres.
Total Open Space Area..... 260.883 Acres.
Total Dwelling Units..... 2056 D. Units
Density..... 2.17 D. Units/Acre.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ALCOA FLORIDA, INC., and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME DRAINAGE DISTRICT, the owners of the parcel of land shown hereon as GREENVIEW SHORES NO. 2 OF WELLINGTON, lying and being in part of Sections 9, 10, 15 & 16, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as the left to wit:

The Roads, Drainage Rights of Way, Lakes and Parks are hereby dedicated to Acme Drainage District, in Fee Simple, provided however, that in the event Acme Drainage District ceases to exist or to have the authority to maintain the Roads, Drainage Rights of Way and Parks, then in that event, the aforesaid shall revert to First Wellington, Inc. and shall be maintained by said First Wellington, Inc. as provided for in the Restated Articles of Incorporation as recorded in O.R.B. 2111, pages 1545 to 1554, inclusive and amended in O.R.B. 2295, pages 1977 to 1979, inclusive. Palm Beach County Records Book 2361, Big Blue Trace South Shore Blvd. & Lake Worth Road as shown which are hereby dedicated to the public for street purposes of the Easements are hereby dedicated to the public for use of said roads for the maintenance and the use of Public and/or Limited Access purposes. Parcel A is reserved for a School Site, Parcel B, a Church Site and Parcel C, R.E. F&G for Recreation.

IN WITNESS WHEREOF, the said Corporations and District have caused these presents to be signed by their officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 18th day of October, A.D., 1974.

Attest: John B. Dunkle
Assistant Secretary

Attest: William V. ...
Assistant Secretary

ALCOA FLORIDA, INC.
By: John B. Dunkle
Vice President

BREAKWATER HOUSING CORP.
By: William V. ...
President

ACME DRAINAGE DISTRICT
By: Madison F. Pacetti
Secretary

MORTGAGE CONSENT

STATE OF MASSACHUSETTS
COUNTY OF BARNSTABLE

The undersigned hereby certifies that he is a co-holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that his mortgage which is recorded in Official Record Book 2361, Page 225, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

By: Roger Wellington
Roger Wellington as a Co-Trustee of the Testamentary Trusts of C.O. Wellington, deceased

Witness: William V. ...

Witness: John B. Dunkle

MORTGAGE CONSENT

STATE OF VIRGINIA
CITY OF RICHMOND

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon 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 2373, Page 509 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 by its Assistant Vice President and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 26th day of June, A.D. 1975.

By: Charles S. Cary
Vice President

Attest: Peter C. Jones
Assistant Vice 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, JOHN B. DUNKLE and HARRIETT B. GILBREATH Vice President and Assistant Secretary, of ALCOA FLORIDA, INC. and GUERRY STRIBLING and JENNY H. GRAF, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., and they acknowledged before me that they executed the hereon Dedication as such officers of said corporations by and with the authority of their Boards of Directors for the purposes therein expressed and their act and deed was the act and deed of said corporations.

WITNESS my hand and official seal, this 18th day of October, 1974.

My Commission expires: October 22, 1974

Rose A. Beale
Notary Public
State of Florida at large

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, MADISON F. PACETTI and A. W. GLISSON, Secretary and General Manager, respectively, of ACME DRAINAGE DISTRICT, and they executed the hereon Dedication as such officers of said District by and with the authority of the Board of Directors and that their act and deed was the act and deed of said District.

WITNESS my hand and official seal, this 14th day of October, 1974.

My Commission expires: October 22, 1974

William V. ...
Notary Public
State of Florida at large

ACKNOWLEDGMENT

STATE OF MASSACHUSETTS
COUNTY OF BARNSTABLE

Before me personally appeared Roger Wellington as Co-Trustee of the Testamentary Trusts 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.

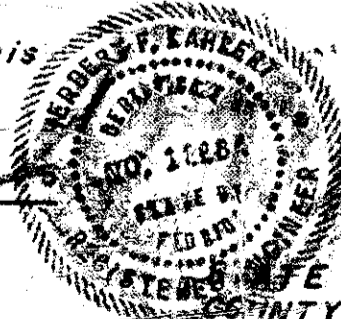
WITNESS my hand and official seal this 16th day of October, 1974.

My Commission expires: December 9, 1977

John B. Dunkle
Notary Public

TURNOUT REQUIRED
SIDEWALK REQUIRED

0332-030 SURVEYOR'S CERTIFICATE



STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the foregoing described property, and that said survey is accurate and correct to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law. Furthermore, that Permanent Control Points will be set under the guarantees posted with said Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and with the rules and regulations of the State of Florida.

WITNESS my hand and official seal, this 18th day of October, 1974.

William V. ...
Registered Land Surveyor
Florida Certificate No. 2283

WILLIAM G. WALLACE, JR.
2019 Okeechobee Blvd.
West Palm Beach, Florida.

My Commission expires: March 20, 1976

GREENVIEW SHORES NO. 2