SOUTH SHORE NO. 3 OF WELLINGTON
IN PART OF SECTIONS 10 & 11, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, PLORIDA

IN 3 SHEETS SHEET NO. 1

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC. WEST FALM BEACH, FLORIDA

JANUARY 1977

A Parcel of land lying and being in part of Sections 10 and II, Township 44 South, Range 41 East, Paim Beach Commencing at the Northwest Corner of Section 10, Township 44 South, Range 41 East, Palm Beach County, Florida, County, Florida, and more particulary described as follows: thence S.89°39'42"E. along the North line of said Section 10, (for convenience, all bearings shown hereon are related to the said section 10, (for convenience, all bearings shown hereon are related to the said section 10, (for convenience) and the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) all bearings shown hereon are related to the said section 10, (for convenience) and the said section 10, (for convenience) all the said section 10, (for convenience) and the said section 10, (for convenience) all ative to assumed meridian), a distance of 1862.32 feet to the Center line of Forest Hill Boulevard as shown on Sheet No. 2, SOUTH SHORE NO. 1 OF WELLINGTON as recorded in Plat Book 29, Pages 222 through 226, inclusive Public Records of Palm Beach County, Florida; said center line being on the arc of a curve concave to the Northelist having a radius of 3262.11 feet and a central angle of 29°08'30" and whose tangent at this point bears \$.18°07'00"E. thence Southeasterly along the arc of said curve, a distance of 1659.16 feet; thence S. 47° 15' 30" E. along the tangent to said curve, a distance of 812.18 feet to the beginning of a curve concave to the Southwest having a radius of 4546.36 feet and a central angle of 02°25'11"; thence Southeasterly along the arc of said curve, a distance of 192.00 feet to a point on said center line of said Forest Hill Boulevard to be hereinafter referred to as Point "A", thence S 44°39'26"W., along a line making an angle with the tangent to the last described curve, measured from Northwest to Southwest, of 90° 39' 15", a distance of 60.00 feet to a point on the Westerly Right of Way Line of said Forest Hill Boulevard being the POINT OF BEGINNING of the Westerly Portion of the hereinafter described parcel of land, there's continue \$44°39' 26"W., a distance of 25 feet to the beginning of a curve concave to the Southeast having a radius of 301 06 feet and a central angle of IRest 33", Thence Southwesterly and Southerly along the arc of said curve a distance of 99 10 feet: thence \$ 25°47.53 We along the tangent to said curve, a distance of 38.09 feet to the beginning of a curve concave to the Northwest having a radius of 331.06 feet and a central angle of 33° 36'53"; thence Southerly and Southwesterry along the arc of solid curve, a distance of 194 23 feet, thence 5.59°24'46"W along the tangent to said curve, a distance of 600 feet to the beginning of a curve concave to the Southeast having a radius of 540 feet and a central angle of 82°39'32"; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, a distance of 179.04 feet to the Northwesterly corner of Lot 12, Block 12 of said SOUTH SHORE NO. 1 OF WELLINGTON; thence meandering the boundary of said Plat by the following courses: N.66°45'14"E. along a line radial to the last described curve, a distance of 150 feet to a point on a curve being concentric with the previous curve; thence Northwesterly and Northerly along the arc of a curve concave to the Northeast having a radius of 390 feet and a central angle of 12° 45' 23", a distance of 86.83 feet; thence N. 79° 30' 37" E. along a radial line, a distance of 210 feet to the Northeast corner of Lat 20, Black II of said Plat, thence Northwesterly, Northerly and Northeasterly along the arc of a curve being concentric with the previous described curve having a radius of 180 feet and a central angle of 69° 54'09", a distance of 219.61 feet; thence N 59° 24'46"E along the tangent to said curve, a distance of 480 feet, thence S. 30° 35' 14" E, a distance of \$10 feet; thence N 59° 24' 46" E., a distance of 150 feet to the Northeasterly corner of Lot I of Block 13 of said Plat; thence S. 30° 35' 14" E.a distance of 410 feet; thence N. 59°24' 46"E., a distance of 437.10 feet to the Northeast corner of Lot 1, Block 14 of said Plot and to a point on the Westerly Right of Way line of said Forest Hill Boulevard., said point being on the arc of a curve concave to the Southwest having a radius of 4486.36 feet and a central angle of 10°17'05" and whose tangent at this point bears \$ 30° 35'46"E.; thence Northwesterly along the arc of said curve, a distance of 805.31 feet to a point of compound curvature; thence Northwesterly, Westerly and Southwesterly along the arc of a curve concave to the South having a radius of 35 thence worthwesterry, westerry and southwesterry along the arc of a curve concave to the south having a radius of conference in the south having a fine radial to the last and feet and a central angle of 90°42'23", a distance of 39.58 feet; thence N.41°35'14"W. along a line radial to the last and the next described curves, a distance of 60 feet; thence Northeasterly, Northerly and Northwesterly along the arc of a curve concave to the West having a radius of 25 feet and a central angle of 30 42 23 and whose concent of this point bears W. 48°24'46" United the Southwest in a gradus of 4a ac 35 feet and a central angle of 02°32'18" and being the said Westerly Fight of concave to the Southwest in a a radius of 4a ac 35 feet and a central angle of 02°32'18" and being the said Westerly Fight of the southwest in a gradus of 4a ac 35 feet and a central angle of 02°32'18" and being the said Westerly Fight of Way line of Forest Hill Boulevard, a distance of 198 76 feet to the POINT OF BEGINNING.

DESCRIPTION

TOGETHERWITH the Easterly Portion described as follows:

Commencing at said Point "A" of the phove assurptions and provided the phove assurption of the Easter of the Commencing at said Point "A" of the phove assurption to the Easter of the Commencing around Forest Hall Boulevard as shown on said SOUTH SHORE NO. 1 OF WELLINGTON REGINNING, said point being on the arc of a curve concave to the Southwest having a radias of 466 36 feet on a dige of angle of 00°59'42", and whose langent at this point bears \$ 44° 50'43"E; thence Northwesterly diang the arc of sale carwe and said Right of Way line, a distance of 80.00 lest to the South Corner of Block 18 as known or Size 15. Early Thence N. 44°39'26"E along the Southeasterly line of Block 18, making an angle with the tangent to the tast described curve, measured from Southeast to Northeast, of 69, 30'09", a distance of 35 leaders the beginning of a curve concerns to the Northwest having a radius of 148.52 feet and a central angle of 19°06'37' thence Northeasterly along the arc of said curworthwest having a radius of 170.02 leet and a central origin of 1000 feet for the beginning ve, a distance of 4954 feet; thence N 25° 32'49"E along the tangent to said curve, a distance of 1990 feet for the beginning of a curve concave to the Southeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius of 121.82 feet and a central angle of 23° 11'41", thence Northeast having a radius and a central angle of 23° 11'41", thence Northeast having a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a central angle of 23° 11'41", thence Northeast have a radius and a radius an of a curve concave to the southeast naving a radius of 121.02 reet and a central undie of 25 to 1, thence wortheaster y along the arc of said curve, a distance of 49.32 feet these N 48°44'30"E along the tangent to said curve, a distance of 49.32 feet these N 48°44'30"E along the tangent to said curve, a distance of 49.32 feet these N 48°44'30"E along the tangent to said curve, a distance of 49.32 feet these N 48°44'30"E along the tangent to said curve, a distance of 371.61 uining the uic of survey concess to the West having oracius of 50 Teer und of sent or concess of the West having oracius of 50 Teer und of sent or concess of the West having oracius of 50 Teer und of sent or concess of the West having oracius of 50 Teer und of sent or concess of the West having oracius of 50 Teer und of sent or concess of the west having oracius of 50 Teer und of sent or concess of the west having oracius of 50 Teer und oracius of 50 Teer Northeasterly, Northerly and Northwesterly along the aic of said curve, a distance of 83 78 feet; thence N 47°15'30"W. along the tangent to said curve, a distance of 76.24 feet to the North corner of Lat + of said Block 18 and to a point un a curve being the Southerly Right of Way line of Stratford; thence Northeasterly along the arc of said curve concave to the Northwest having a radius of 510.77 feet and a central angle of 14°40'27" and whose tangent of this point bears 5.39°54'57" W.a. distance of 130.81 feet; thence N. 25° 14' 30"E. clong said Right of Way line, a distance of 360 feet, thence 3.64° 45' 30"E. leaving the boundary of said Plat, a distance of 506.88 feet to the beginning of a curve conceve to the Southwest having a radius of 433.15 feet and a central angle of 26°00'00", thence Southeasterly along the arc of said curve, a distance of 196.56 feet; thence S.38°45'30"E. along the tangent to esid curve a distance of 347.96 feet to the beginning of a curve concave to the Southwest having a radius of 1004.46 feet and a total central angle of 20° 37 22"; thence Southeasterly along the arc of said curve, a distance of 189.09 feet to the Section-line between Sections 10 and 11; thence continue Southeasterly along the same curve. c distance of 172.45 feet to a point of reverse 'curvature; thence Southeasterly and Easterly along the arc of a curve concave in the Northeast having a radius of 300 feet and a central angle of 56° 21' 18", a distance of 295.07 feet to a point of reverse curvature, thence Easterly and Southousterly along the arc of a curve concave to the Scuthwest having a radius of 300 feet and a sentral angle of 720 and 100 -distance of 177.27 feet; thence 5.40° 38' 06" E. along the langent to sata curve, a distance of 451.79 feet to a point on a burve concave to the west having a radius of 1270 feet and a central angle of 13°46'00"and whose taigent at this point bears N.26°-27'43"E., said point being marked by a Permanent Reference Monument on the Westerly Right of Way Line of Wellington Trace as shown on SOUTH SHORE No. 2-A OF WELLINGTON recorded in Plat Book 31, Page 18, of said Public Respects. thence southerly and southwesterly along the arc of said carve and said Right of Way line, a distance of 305.15 to the intersection of the Northwesterly Right-of-Vay Line of said Wellington Trace and the Northwesterly Washington as shown on short to 4 of said SOUTH SHORE NO. 1 of WELLINGTON, said paint north nay na

to a point of compound survature; thence northwesterly along the arc of a curve concave to the northeast having a radius of 2325.43 feet and a central angle of 04°54'36", a distance of 199.28 feet; thence N.40°38'06"W. along the tangent to said curve, a distance of 455.00 feet to the beginning of a curve concave to the northeast having a radius of 472.75 feet and a central angle of 10° 53′ 52"; thence northwesterly along the arc of said curve, a distance of 89 92 feet; thence 5 60° 15' 46"W. along a line radial to the last described farve, a distance of 37 88 feet; thence S.00°17'18"W., a distance of 42.80 feet; thence N.89°42 and distance of 100 feet; thence S.00°-17'18"W., a distance of 183.04 fees, whence N. 61°24'59"W. along a line radial to a curve to be described, a distance of 266.14 feet to the beginning of a curve concave to the northwest having a radius of 120 feet and a central angle of 31°39'51"; thence southerly and southwesterly along the arc of said curve, a distance of 66.32 feet; theree 5.60°14′52″W. along the tangent to said curve, a distance of 30 feet to the East Corner of CHURCH SITE NO.1 OF WELLINGTON recorded in Plat Book 31, Page 236 of said Public Records; thence N. 29°-45'08"W. meandering the boundary of said play, a distance of 175 feet to the beginning of a curve concave to the southwest having a radius of 4966.36 feet and a central angle of 05°06'15"; thence northwesterly along the arc of said curve, a distance of 442.42 feet; thence S.55°O8'37" W., making an angle with the tangent to the last described curve, measured from northwest to southwest, of 90°00'00", a distance of 360 feet to the Northeaster W Bight-of-Way Line of said Forest Hill Boulevard, said point being the West Corner of said CHURCH SITE NO. 1 of WELLINGTON and being on the arc of a curve concave to the southwest having a radius of 4606.36 feet and a central angle of 06° 03'01" and whose tangent at this point bears 5 34°51' 23" E; thence northwesterly glong the arc of said curve, a distance of 486.43 feet to a point of reverse curvature; thence northwesterly, northerly and northeasterly along the arc of a curve concave to the East having a radius of 25 feet and a central angle of 89°19'10", a distance of 38,97 feet, thence N 41°35'14"W. along a life radial to the last and next described curves, a distance of 60 feet to the beginning of a curve conthe to the north having a radius of 25 feet and a central angle of 89°thence southwesterly, westerly and northwesterly along the arc of sale curver o distance of 38.9 / least/ a point of reverse curvature; Thence northwesterly along the arc of a curve concave to the southwest

having a radius of 4606.36 teet and a certal angle of 02°34'39", distance of 207.22 feet to the POINT OF REGINNING. 19.336 Acres -West Portion = 50 GEE ACTES Total Divelling Units 393 -TEGS Portion 69.802 Acres : Total Area in Plat

TITLE CERTIFICATION S.R. 12.320 Acres

S'ATE OF FLORIDA CUINTY OF PALM STATE 1, GEORGE H. BAILEY, a duly licens'ed Attorne in the State of Florida, do hereby certify that I have examined the tile to the hereon destibed property, that I find the fitte to the property is vested in GOULD FLORIDA INC. and BREAKWATER HOUSING CORE and ACME IMPROVEMENT DISTRICT, that the current taxes have been paid, and that the property is free of encumbrances ---found to contain deed reservations which are not applicable and do not offect the subdivision of the property

George H. Bailey - Afterney at Law, licensed in Florida

LOCATION MAP

STATE OF FEM POA TO SE COUNTY OF PALM BEACH This Plat was tited for record at the M. this 20 day of MAY ,1978, and duly recorded in Play Book No. 3.3 on roge 1, 2, 4 3 JUNKLE, CIERK CIRCUIT Court ay 3 O word and . D.C.

## DEDICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH SS KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as SQUTH SHORE NO.3 OF WELLINGTON, P.U.D., lying in part of Sections 10 and 11, Township 44 South, Rong 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

The Street Right of Ways are hereby dedicated to the Board of County dedicate as follows: Commissioners of Palm Beach County, Florida for perpetual use of the public

Acme Improvement District R/W's & O.S.R. Parcels as shown are hereby dedicated for proper purposes. 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 Rights of Way, 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, Page 1545 to 1554, inclusive and Amended in Official Record Book 2285, Pages 1977 to 1979, inclusive, Public Records of Palm Beach County, Florida The Limited Access Easements as shown are dedicated to the Board of County

Commissioners of Palm Beach County, Florida, for the purposes of control and invisdiction over access rights, subject to easements heretofore granted.

The use of the Easements are hereby dedicated to the perpetual use of the Aublic for the construction and maintenance of Public Utilities and/or Drainage. IN WITNESS WHEREOF, the said Corporations 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 17 day of \_\_ APRIL . 1977.

GOULD FLURIDATIVE, a Corporation of the State of Florida

Arrest Class C. Janhan By Clara C. Jackson, Assistant Secretary BREAKWATER HOUSING CORP. a Corporation of the State of Portida

Guerry Stribling, President, Clara C. Jackson, Assistant-Secretary. ACME IMPROVEMENT DISTRICT

By Madison F. Proto, General Manager

TIDUE YORK CHITTING

STATE OF FLORIDA SS COUNTY OF PALM BEACH wleage and belief and that Permanent Reference Monuments ha that Rermanent Contro with all requirements of Chapter I. Ordinance 73-4 of Palm Beach Co

Professional Land Surveyor rida Registration No. 2283

THIS INTRUMENT WAS PREPARED BY: WILLIAM & WALL ACE, JR. 2019 Okeechobee Bivd. West Palm Besch, Florida.

APPROVAL BEACH COUNTY EL

My Commission expires: JAN. 29 1980

EBY CERTIFY, that on this day per to

duly authorized by law to administ

MADISON F. PACETTI and A. W. GLA

anger, respectively, of ACME IMPROVA

the hereon Dedication as such office.

authority of Board of Directors and A

WITNESS my hand and official seal, this

and deed of said District.

appeared before me,

hs and take acknow

', Secretary and Ge

T DISTRICT, and the

said District by and

vir act and deed