

EASTWOOD NO.2 OF WELLINGTON

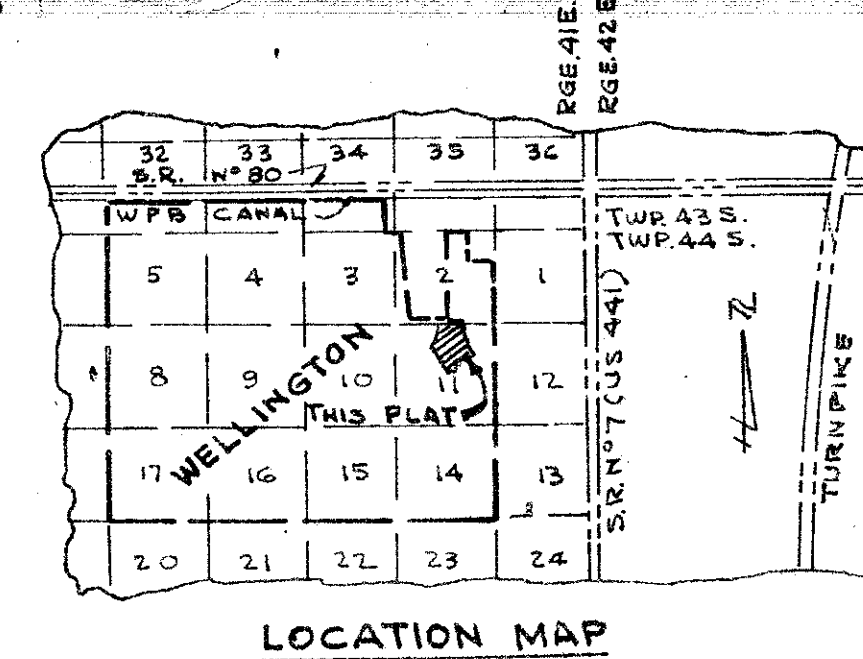
P.U.D.

IN PART OF SECTIONS 2 & II, 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
AUGUST 1976



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:47 A.M. this 20 day of May, 1977, and duly recorded in Plat Book No. 33 on page 4 and 5.
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

DESCRIPTION

A Parcel of land lying in Sections 2 and II, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section II as shown on sheet No. 2 of PALM BEACH LITTLE RANCHES EAST OF WELLINGTON as recorded in Plat Book 30, Pages 158 and 159, Public Records of Palm Beach County, Florida; thence N.89°39'24"W. along the North Line of said Section II, a distance of 1560.75 feet to the POINT OF BEGINNING of EASTWOOD NO.2 OF WELLINGTON; thence S.00°20'36"W., a distance of 299.35 feet to the beginning of a curve concave to the northeast having a radius of 199.46 feet and a central angle of 26°58'11"; thence southerly and southeasterly along the arc of said curve, a distance of 93.89 feet; thence S.26°37'35"E. along the tangent to said curve, a distance of 1116.43 feet to the beginning of a curve concave to the southwest having a radius of 208.31 feet and a central angle of 26°59'38"; thence southeasterly and southerly along the arc of said curve, a distance of 98.14 feet; thence S.00°22'03"W. along the tangent to said curve, a distance of 162.90 feet; thence S.89°37'57"E., a distance of 100.00 feet; thence S.00°22'03"W., a distance of 60.00 feet; thence N.89°37'57"W., a distance of 110.00 feet to the beginning of a curve concave to the southeast having a radius of 511.62 feet and a central angle of 26°59'38"; thence westerly and southwesterly along the arc of said curve, a distance of 241.04 feet; thence S.63°22'25"W. along the tangent to said curve, a distance of 465.00 feet; thence S.18°22'25"W., a distance of 35.36 feet; thence S.26°37'35"E., a distance of 139.15 feet; thence S.63°22'25"W., a distance of 135.42 feet; thence N.45°0'0"W., a distance of 30.00 feet; thence S.45°0'0"W., a distance of 320.00 feet to the east corner of Lot 71, Block 29 - SOUTH SHORE NO. 2-A OF WELLINGTON shown on Sheet No. 4 recorded in Plat Book 31, Pages 116 to 119, inclusive, of said Public Records; thence N.45°0'0"W. along the easterly boundary of said plat, a distance of 430.00 feet to the beginning of a curve concave to the northeast having a radius of 2303.66 feet and a central angle of 22°00'00"; thence northwesterly along the arc of said curve, a distance of 884.54 feet; thence N.23°0'0"W., a distance of 90 feet to the North Corner of Lot 1, Block 33 of said SOUTH SHORE NO. 2-A OF WELLINGTON; thence S.67°0'0"W. along the northwesterly line of said Lot 1, a distance of 85.00 feet to a point on the southerly right of way line of Birkdale Drive as shown on Sheet No. 2 of EASTWOOD OF WELLINGTON as recorded in Plat Book 32, Pages 90 and 91, of said Public Records; thence meandering the boundary of said EASTWOOD by the following courses: N.23°0'0"W., a distance of 80.00 feet; thence N.67°0'0"E., a distance of 385.00 feet to the beginning of a curve concave to the southeast having a radius of 412.88 feet and a central angle of 20°25'00"; thence northeasterly and easterly along the arc of said curve, a distance of 147.13 feet; thence N.02°35'00"W. along a line radial to the last described curve, a distance of 362.91 feet to a point on a curve concave to the northwest having a radius of 320.00 feet and a central angle of 46°43'17" and whose tangent at this point bears S.47°03'53"W.; thence northeasterly along the arc of said curve, a distance of 260.94 feet; thence N.00°20'36"E. along the tangent to said curve, a distance of 462.70 feet to the South line of Section 2 and the northeast corner of said EASTWOOD OF WELLINGTON; thence S.89°39'24"E. along said Section line, a distance of 148.07 feet; thence N.00°20'36"E., a distance of 35.00 feet to the southwest corner of said PALM BEACH LITTLE RANCHES EAST OF WELLINGTON; thence S.89°39'24"E., parallel with the South line of said Section 2, a distance of 641.93 feet; thence S.00°20'36"W., a distance of 35 feet to the South line of said Section 2 and the POINT OF BEGINNING.

NOTES

- All bearings shown hereon 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 unless otherwise noted.
- denotes Permanent Reference Monument
- denotes Permanent Control Point
- Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
- O.S.R. denotes Open Space Recreation

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
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., BREAKWATER HOUSING CORP. and ACME IMPROVEMENT DISTRICT, that the current taxes have been paid; and that the property is free of encumbrances and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

[Signature]
George H. Bailey
Attorney at Law, licensed in Florida

173 Lots (Single Family)
59.359 Acres, more or less
Density 2.914 Units/Acre
2411 Sq. Ft. O.S.R.

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 17th day of May, 1977.

By: [Signature]
Chairman

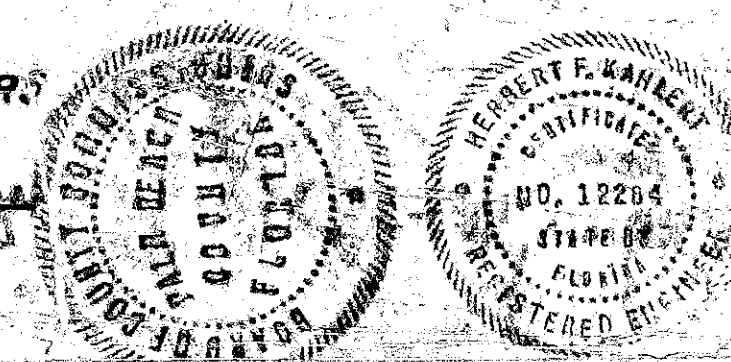
COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County Laws and Ordinances.

By: [Signature]
H.F. Kahler, County Engineer

Attest: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: [Signature]
Deputy



EASTWOOD No 2
WELLINGTON

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, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as EASTWOOD NO. 2 OF WELLINGTON, being part of Sections 2 and II, 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 Street Right of Ways are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

The O.S.R. Parcel and Acme Improvement District C-28 as shown are hereby dedicated 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 right 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, Pages 1545 to 1554, inclusive, Public Records of Palm Beach County.

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 jurisdiction over access rights.

Maintenance, 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 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 19th day of April, 1977.

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

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

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

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

ACME IMPROVEMENT DISTRICT

Attest: A.W. Glisson, General Manager By: Madison F. Pacetti, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

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., and they acknowledge 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 that their act and deed was the act and deed of said Corporations.

WITNESS my hand and official seal this 19th day of April, 1977.

My Commission expires: Jan 29, 1980
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 IMPROVEMENT 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 19th day of April, 1977.

My Commission expires: Jan 29, 1980
Notary Public - State of Florida at large

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 furthermore that Permanent reference points shall be set under my direction, posted with Palm Beach County for the public improvement projects and that the survey data complies with all requirements of the Florida Statutes, as Amended, and Ordinance 73 of Palm Beach County, Florida.

By: [Signature]
Professional Land Surveyor
Florida Registration No. 83

THIS INSTRUMENT WAS PREPARED BY WILIAM G. WALLACE, JR., 2045 Okeechobee Boulevard West Palm Beach, Florida

25/11/44/33/4
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