

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH SS:

KNOW ALL MEN BY THESE PRESENTS that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., joined by ACME IMPROVEMENT DISTRICT, owners of the land shown hereon as a Planned Unit Development, "TALLPINE", a tract of land lying and being a 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 South 89°-39'-42" East (an assumed bearing and all other bearings relative thereto) along the South line of Section 3, 605.01 feet to a point on the easterly right-of-way line of Canal C-7; thence North 01°-10'-33" East along said easterly right-of-way line, 1289.20 feet; thence South 88°-49'-27" East, 311.23 feet; thence North 67°-55'-21" East, 449.87 feet to a point on the westerly right-of-way line of Forest Hill Boulevard, said point being on the arc of a curve concave to the Southwest having a radius of 5090.43 feet and a central angle of 08°-55'-15" and whose chord at this point bears South 22°-11'-33" East; thence south-easterly along said westerly right-of-way line and said curve 259.62 feet to the Phase One POINT OF BEGINNING:

Thence continuing southeasterly along said westerly right-of-way line and said curve, 532.96 feet to the northerly right-of-way line of Canal C-13; thence South 75°-49'-48" West along the non-radial northerly right-of-way line of said Canal C-13, 133.31 feet to a point of curvature; thence northwesterly along the arc of a curve concave to the Northeast, having a radius of 175.00 feet and a central angle of 67°-15'-48", 205.44 feet to a point of tangency; thence North 36°-54'-24" West, 30.9 feet to a point of curvature; thence northwesterly along the arc of a curve concave to the Southwest having a radius of 430.00 feet, and a central angle of 20°-33'-19", 154.27 feet to a point on said curve; thence North 32°-32'-17" East along a radial line, 15.00 feet; thence North 20°-52'-11" East, 91.57 feet; thence North 08°-10'-07" East, 45.15 feet; thence North 76°-02'-16" East, 33.98 feet; thence North 3°-00'-13" East, 99.77 feet to a point of curvature; thence northeasterly along the arc of a curve concave to the South-east having a radius of 150.00 feet, and a central angle of 36°-16'-29", 96.28 feet to a point of tangency; thence North 70°-00'-14" East, 60.80 feet; thence North 24°-30'-10" East, 35.58 feet to the POINT OF BEGINNING. Containing 3.25 acres, more or less;

HAVE CAUSED the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. The tract for private road purposes, shown hereon as SPINNAKER ROAD, is hereby dedicated to TALLPINE ASSOCIATES and is the perpetual maintenance obligation of said Association.
- 2. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- 3. The common areas as shown are hereby dedicated to TALLPINE ASSOCIATES and are the perpetual maintenance obligation of said Association.
- 4. The access tract, shown hereon as SPINNAKER LANE, is hereby dedicated to TALLPINE ASSOCIATES and is the perpetual maintenance obligation of said ASSOCIATION.

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 Board of Directors, this 12th day of JANUARY, A.D., 1978.

GOULD FLORIDA INC., a Corporation in the State of Florida
Attest: Clara C. Jackson, Assistant Secretary
Breakwater Housing Corp., a Corporation in the State of Florida
Attest: Clara C. Jackson, Assistant Secretary
ACME IMPROVEMENT DISTRICT
Attest: A. W. Glisson, General Manager

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

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 12th day of JAN. A.D., 1978.

Jack H. Casler
Notary Public
My commission expires JAN. 29, 1980

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

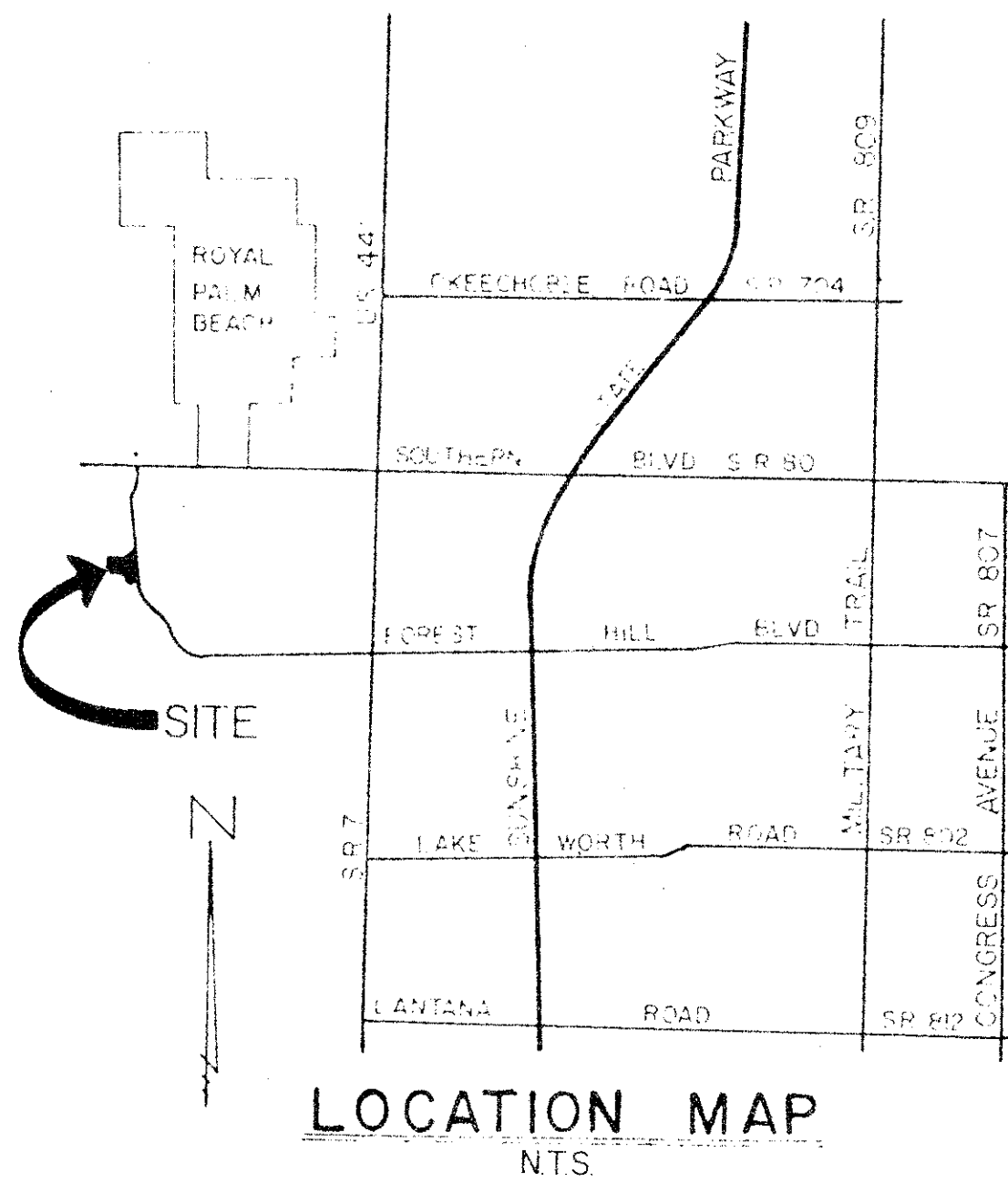
I hereby certify, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, MADISON F. PACETTI and A. W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, and they executed the hereon Dedication as 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 12th day of JAN. A.D., 1978.

Jack H. Casler
Notary Public
My commission expires JAN. 29, 1980

TALLPINE PHASE ONE

A SUBDIVISION OF A PORTION OF "WELLINGTON",
A PLANNED UNIT DEVELOPMENT
OF A PART OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

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 to Gould Florida Inc., Breakwater Housing Corporation and Acme Improvement District; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct.

George H. Bailey
Attorney at Law, Licensed in Florida

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 19th day of _____, 19____.
By: Peggy B. Evatt - Chairman

COUNTY ENGINEER

This plat is hereby approved for record, this 21st day of February, 1978.
By: H.F. Kahlert - P.E. County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: _____

NOTE:

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 2. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- 3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENT.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

The undersigned hereby certifies that it is the 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 Record Book 2495 Page 176A 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 Senior Vice President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its board of directors, this 5th day of JANUARY, A.D., 1978.

Attest: Betty B. Edwards, Secretary
By: Fidelity Federal Savings & Loan Association of West Palm Beach
By: Vince A. Elhillow, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

Before me personally appeared Vince A. Elhillow and Betty B. Edwards, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice-President and Secretary of the above named Fidelity Federal Savings & Loan Association of West Palm Beach, a corporation, and severally acknowledged to and before me that they executed such instrument as such Senior Vice President and Secretary, respectively, 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 free act and deed of said corporation.

WITNESS my hand and official seal, this 5th day of January, A.D. 1978.

Victoria Olson
Notary Public
My Commission Expires June 27, 1978

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

The undersigned hereby certifies that it is the 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 Record Book 2449 Page 327 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 President and attested by its Senior Vice-President and its corporate seal to be affixed hereon by and with the authority of its board of directors, this 5th day of January, A.D. 1978.

Attest: Tim R. Poe, Senior Vice President
By: First National Bank and Trust Company of Riviera Beach
By: A. E. Osborne, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

Before me personally appeared Arthur E. Osborne III, and Timothy R. Poe, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Senior Vice President of the above named First National Bank and Trust Company of Riviera Beach, a corporation, and severally acknowledged to and before me that they executed such instrument as such President and Senior Vice President, respectively, 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 free act and deed of said corporation.

WITNESS my hand and official seal, this 5th day of January, A.D. 1978.

Victoria Olson
Notary Public
My Commission Expires June 27, 1978

This instrument was prepared by:

James L. Kramer
Adair & Brady, Inc.
1958 S. Congress Avenue
West Palm Beach, Florida

SURVEYOR'S CERTIFICATE

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 (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

James L. Kramer
Registered Surveyor No. 2638

TALLPINE - PHASE 1

3/44/41

CORPORATE NOTARY COUNTY ENGINEER CLERK

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		PHASE ONE TALLPINE RECORD PLAT	
LAKE WORTH	WEST PALM BEACH	SCALE	ORLANDO
DR. WILSON	TALLPINE	DATE	12-77
CHG. CLK.	DATE	12-77	FP 1040
SHEET		1 OF 2	

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