IN PART OF SECTIONS 2, 3, 10 & 11, TWP. 44S., RGE. 41E.

DESCRIPTION CONTINUED

OF PEGINNING

PALM BEACH COUNTY, FLORIDA IN 4 SHEETS SHEET NO. 1

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC. WEST PALM BEACH, FLORIDA JULY 1977

making an angle with the tangent to the last described curve, measured from Northeast

Northwesterly along the arc of said curve, a distance of 177.27 feet to a point of re-

verse curvature; thence Northwesterly and Northerly along the arc of a curve con-

cave to the Northeast having a radius of 300.00 feet and a central angle of 56°21'18".

a distance of 295.07 feet to a point of reverse curvature; thence Northerly and

Northwesterly along the arc of a curve concave to the Southwest having a radius

of 1004.46 feet and a central angle of 09°50'13", a distance of 172.45 feet to the

East Line of said Section 10: thence continue on the Northwesterly extension of the

same curve, through an angle of 10°47'09", a distance of 189.09 feet; thence N.38°

45'30"W. along the tangent to said curve, a distance of 847.96 feet to the begin-

ning of a curve concave to the Southwest having a radius of 433.15 feet and a cen-

tral angle of 26°00'00": thence Northwesterly along the arc of said curve, a dist-

ones of 196.56 feet; thence N.64°45'30"W. along the tangent to said curve, a

distance of 506.88 feet to the North Corner of Lot 1. Block 5 of said SOUTH

SHORE NO.3, thence meandering the Limits of said SOUTH SHORE NO.1 OF

WELLINGTON by the following courses: continue N.64°45'30" W. a distance

of 85.00 feet to the beginning of a curve concave to the Northeast having a radius

of 177.35 feet and a central angle of 30°18'16"; thence Northwesterly along the

are of said curve, a distance of 93.80 feet; thence N.34°27'14" W. giona the

tangent to said curve, a distance of 191.64 feet to the beginning of a curve con-

feet: thence N. 56°55'41" W. along the tangent to said curve, a distance of 255.94

feat and a central angle of 25°37'51"; thence Northwesterly along the arc of

said curve, a distance of 225.64 feet; thence N.31°17'50" W. along the tangent

to said curve, a distance of 264.54 feet to the North Corner of Lot 1. Block 26

of said SOUTH SHORE NO.1; thence S.58°42'10" W., a distance of 125.00 feet;

thence N. 31°17'50" W., a distance of 51.66 feet; thence S. 58°42'10" W., a dist-

ance of 185.00 feet to the West Corner of said Lat 20. Black 25 and the POINT

of 80.00 feet to the Soutwest Corner of Lot 50. Block t of said PINEWOOD FAST NO 2 of WELLINGTON and the POINT OF BEGINNING of this percel; thence

TOGETHERWITH - EAST PART

continue N.75°45'30"E., a distance 560.61 feet; thence N.88°03'45"E., a dist-

ance of 214,42 feet to the West Line of said Section 2; thence continue N.88°

03'45"E. a distance of 164.73 feet to the Southeast Corner of Lot 44. Block 1

Commencing at POINT "B" as referenced above; thence N.75°45'30"E., a distance

feet to the beginning of a curve concave to the Northeast having a radius of 504.41

cave to the Southwest having a radius of 909.99 feet and a central angle of 22°

28'27" thence Northwesterly along the arc of said curve. a distance of 356.94

to Northwest of 67°05'49", a distance of 451.79 feet to the beginning of a curve concave

to the Southwest having a radius of 300.00 feet and a central angle of 33°51'20": thence

### DESCRIPTION

A Parcel of land lying in Part of Sections 2, 3, 10 and 11, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

TRACT "A" PART

Beginning at the Intersection of the East Right of Way Line of Forest Hill Boulevard with the North Line of said Section 10 as shown CHURCH SITE NO.2 OF WELLINGTON recorded in Plat Book 33, Page 6, Public Records of Palm Beach County Florida, thence N.89° 39'42" W. along said North Line of Section 10, being the North Line of SOUTH SHORE NO. 1 as recorded in Plat Book 29, Pages 222-226, inclusive, a distance of 126.51 feet to a point on the West Right of Way Line of said Forest Hill Boulevard, said point being on the arc of a curve concave to the Northeast having a radius of 3322.11 feet and a central angle of 01°34'34" and whose tangent at this point bears N.17°46'18" W.; thence Southeasterly along the arc of said curve and said Westerly Right of Way Line, a distance of 91.39 feet to the Northeasterly corner of Block 1 of said SOUTH SHORE NO.1; thence S. 67°48'19" W. along the North Line of said Block 1, making an angle with the tangent to the last described curve, measured from Northwest to Southwest, of 92°50'49". a distance of 89.48 feet to the beginning of a curve concave to the Southeast having a radius of 1910.20 feet and a central angle of 10°48'07"; thence Southwesterly giong the gro of said curve, a distance of 360.13 feet; thence S.57°00'12"W. along the tangent to said curve, being the North line of said Block 1, across Block Island Right of Way and part of Lot 1. Block 2, of said SOUTH SHORE NO. 1, a distance of 135.00 feet to a point on a curve concave to the Southwest having a radius of 50.00 feet and a central angle of 171°48'12" and whose tangent at this point bears S.57°00'12"W.; thence Northeasterly. Northerly, Northwesterly, Westerly and Southwesterly along the arc of said curve, a distance of 149.93 feet; thence S. 65°12'00" W. along the tangent to said curve, a distance of 180.80 feet to the beginning of a curve concave to the Northeast having a radius of 350.00 feet and a central angle of 115°58'33"; thence Southwesterly, Westerly, Northwesterly and Northerly along the arc of said curve, a distance of 708.46 feet; thence N.Ol°10'33"E, along the tangent to said curve, a distance of 31.18 feet to the South line of said Section 3; thence continue N.Ol°10'33"E., a distance of 509.20 feet to , the beginning of a curve concave to the Southeast having a radius of 330.00 feet and a central angle of 90°00'00"; thence Northerly, Northeasterly, and Easterly along the arc of said curve, a distance of 518,36 feel; thence N.01°10'33" E. along a line radial to the last and next described curves, a distance of 100.00 feet to the North Right of Way Line of Acme Improvement District C-13 as now laid out and in use; thence Easterly and Southeasterly along a concentric curve concave to the Southwest having a reaius of 430.00 feet, being said Northerly Right of Way Line, through an angle of 51°55'03", a distance of 389.64 feet; thence S.36°54'24"E. along the tangent to said curve, a distance of 30.90 feet to the beginning of a curve concave to the Northwast wing a rabius of 175.00 feet and a central angle of 67°15'48"; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, a distance of 205.44 feet; thence N.75°49'48"E, along the tangent to said curve, a distance of 253.32 feet to a point on said East Michi 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 5210.13 feet and a central angle of 01°05'59" and whose tangent at this point bears N.14°43'12"W. thenke Southeasterly along the ard of san curve and said East Right of Way Line, a distance of 100.01 feet to the Northwest corner of sold CHURCH SITE NO. 2 of WELLINGTE; then contrue on the Southerly extension of the same curve, through an angle of of said CHURCH SITE NO. 2 of WELLING 18; thence in the Southerly extension of the same curve, imagin an angle of 0°2652", a distance of 40.72 feet; thence 13°10 21"E. ang the tangent to said curve, a distance of 328.10 feet to the beginning of a curve concave to the Northeast having a raise of 3202.1 feet and a central angle of 05°18'10"; thence Southeasterly along the arc of said curve, a distance of 296.35 feet to the North Liver and Section 10 and the POINT OF BEGINNING.

Commercing at the POINT OF BEGINNING as hentioned above " Commercing at the POINT OF BEGINNING as hentioned above, mence Southeasterly along the Southeasterly extension of the East-erly Right of Way Line of Forest Hill Boulevard as shown as said CHURCH SITE NO. 2 of WELLINGTON, said Right of Way Line being on the arc of a curve concave to the Northeast lawing a radius of 3202.11 feet and a central angle of 02°43'39", a distance of 152.43 feet to the POINT OF BESINNING of the fallowing described parcel; hence meandering the boundary of said CHURCH SITE NO.2 of WELLINGTON by the following courses; 5.66°41'55" E., a distance of 35.66 feet; thence N. 67°48'19" E., a distance of 226.52 feet to the Seutheast Corner of said Church SITE NO. 2; thence N. 15°15'00" W., a distance of 72.85 feet to the South Line of soid Section 3 thence continue N 15° 15'00" W. a distance of 747.35 feet p a point on the Scutherly Right of Way Line of Acme Improvement District C13, eaid point being the Northeast Corner of said CHURCH SITE NO. 2, and said point being on the orc of a 43.07 feet and a central angle of 47.09.43" and whose tangent at this point bears of said curve being the Southerly and Southeasterly Right of Way Line of said 5.5, PINEWOOD EAST NO 2 of WELLINGTON as recorded in Plat Book 33, Fas 96 to SHORE NOT shown on Sheet No.5, soid winter hereingiter referred to NO. 1 of WELLINGTON by the following sourses, continue S 31º 17'50"E. ice of 10.23 test to the North Corner of Lot 6, Block 24; thence 5,59°48'49" W., a distance of 568.73 feet to the West Corner of Lot 1, Block 24 at Forest Hill Bouleyard, said point being on the arc of a curve concave to the Northeast having a radius of 3202.11 feet and a central angle of 06°28'40" and whose tangent at this point bears S. 27°40'50" E.; thence Northwesterly along the arc of said curve and said Easterly Right of Way Line of Forest Hill Boulevard, a distance of 362.03 feet to the POINT OF BEGINNING.

TOGETHERWITH - BLOCKS 3 THRU II INCLUSIVE Commencing at POINT "A" as referenced above; thence N. 58°42'10" E., a distance of 100.00 feet to the West Corner of Lot 20, Block 25 of said SOUTH SMORE NO. 1 of WELLINGTON and the POINT OF BEGINNING of this parcel; thence meandering the limits of said PINEWOOD EAST NO. 2 of WELLINGTON, shown on Sheet No. 4, by the following courses N. 31° 17'50" W., a distance of 120.00 feet to the beginning of a concentric curve-concave to the east having a radius of 55.48 feet and a central angle of 21°32'51"; thence Northwesterly along the arc of said curve, a distance of 20.87 feet to the South line of said Section 3; thence continue Northerly and Northeasterly along the extension of the same curve, through an angle of 65° 23'44", a distance of 63.33 feet; thence N.55°38' 45" E. along the tangent to said curve, a distance of 568.01 feet to TRACT "B" of said PINEWOOD EAST NO. 2; thence S. 34°21'15" E., a distance of 295.00 feet; thence N. 66°07'44" E., a distance of 340.18 feet; thence N. 75°45'30"E., a distance of 900.00 feet to the West Right of Way Line of Wellington Trace, said point to be hereinafter referred to as POINT "B"; thence S.14°14'30"E. along said Westerly Right of Way Line, a distance of 125.00 feet to the beginning of a curve concave to the Northeast having a radius of 1420.75 feet and a central angle 16°45'11"; thence Southeasterly along the are of said curve, a distance of 415.42 feet to the North Line of said Section 10; thence continue along the Southeasterly extension of the same curve, through an angle of 07°45'43", a distance of 192.51 feet; thence S. 38°45'30" E. along the tangent to said curve, a distance of 333.33 feet to the Northwest Corner of EASTWOOD OF WELLINGTON as recorded in Plat Book 32, Pages 90 and 91, thence continue S.38°45'30"E. along the said West Right of Way Line of Wellington Trace, a distance of 478.70 feet to the West line of said Section 11; thence continue S.38°45'30" E., a distance of 810.78 feet to the beginning of a curve concove to the Southwest having a radius of 1224.19 feet and a central angle of 26°41'58"; thence Southeasterly and Southerly along the arc of said curve, a distance of 570.46 feet; thence 5.12° 03'32" E. along the tangent to said curve, a distance of 207.40 feet to the beginning of a curve concave to the West having a radius of 1270.00 feet and a central angle of 10°45'15"; thence Southerly along the arc of said curve, a distance of 238.37 feet to the intersection of the West Right of Way Line of Wellington Trace and the limits of SOUTH SHORE NO. 2A of WELLINGTON as recorded in Plat Book 31, Pages 116-119 inclusive, as shown on Sheet No.3; thence continue on the Southerly and Southwesterly extension of the same curve, through an angle of 27°46'00", a distance of 615.46 feet to the East Corner of Parcel "A", SOUTH SHORE NO.3 of WELLINGTON as recorded in Plat Book 33, Pages 1,2 and 3; thence meandering the Easterly boundary of said SOUTH SHORE NO. 3, by the following courses; N. 40°38'06"W.

# 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 in GOULD FLORIDA INC. BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IM-PROVEMENT 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.

George H. Bailey - Attorney at Law. licensed in Florida

## 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.

denotes Permanent Reference Monument

O denotes Permanent Control Point Where Utility Easements and Drainage Easem Drainage Easements shall take procedent. O.S.R. denotes Open Space and Recreation

of said PINEWOOD EAST NO 2 of WELLINGTON; thence S.OI° 56' 15" E. aleng. West Right of Way Line of Acme Improvement Distrect C-14, a distance of Sass feet to the Morth Line of said Section 11; thence S.51714'30" W. along the Limits Right of Way Line of WELLINGTON MACE as shown on Sheet No 4 of seld PINEWOOD EAST NO.2 of WELLING ON; thence N.38°45'30"W. along said workedst Right of Way Line, a distance of 125.00 feet; thence will? 14'30"E. addistance of 396.00 feet; mence N.38°45 30 W., c distance of feet to the South Line of said Section 3: thence continue N.38°45'30" W., a distant ance of 85.95 feet . Thence S. 51-14'30" W., a distance of 105.78 feet to the North Line of said Section 10; Mence continue S. 51°14'30"W. a distance of 290.22 feet to the said Northeasterly Right of Way Line of Wellington Trace: thence N. 38°45' 30" W. along soid Right of Way Line, a distance of 98.33 feet to the beginning of a curve concave to the Northeast having a radius of 1340.75 feet and a central angle of 05°39'30": thence Northwesterly along the arc of said curve, a distance of 132.41 lest to the South Line of said Section 3; thence continue on the Northeasterly extension of the same curve, through an anale

### LAND USE 137 Lots 137 D.U. 11 Single Fomily Total Area in Plat 159.35 Acres 75 Lots 150 D.U. Less Troct "A" 25.39 Acres Tract A (to be replained) Net Area 133.96 Acres Medium Censity 78 Lots 312 D.U. Density = 4.47 D.U. /Acre Total Dwelling Units 599

of 18°51'30", a distance of 441.29 feet; thence N. 14°14'30" W. along the

tangent to said curve, a distance of 125.00 feet to the POINT OF BEGINN-

O. S. R. O. 187 Ac.

## APPROVAL

(Tract "A" - NOT INCLUDED)

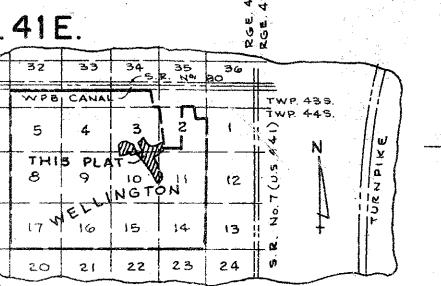
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this day of MARC , 1978.

Attest : JOHN B. DUNKLE, Clerk

By: Manual Seputy Clerk

COUNTY ENGINEER



LOCATION MAP

INDEX MAP OF SOUTH SHORE No. 4

STATE OF FLORIDA OUNTY OF PALM BEACH SS This Plat was filed for record at 10:17.40 the Many promote the second all July recorded in Flet Book No. 34 on page & 3 - tale JOIN TO DUNKLE Clerk Circuit Sours

## DEDICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH SS KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKINTER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT. the waters of the land shown hereon as SOUTH SHORE NO. 4 OF WELLINGTON, P.U.D., being in part of Sections 2. 3, 10 and 11, 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 hereon 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. Acme Improvement District Right of Ways and the Open Space and Recreation Area as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT in Fee Simple, provided however, that in the event ACME IMPROVEMENT DISTRICT seases to exist or to have the authority he mointain the Rights of Way, then in that event, the dorementioned 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 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 purpises of control and jurisdiction over access rights.

The Utility and Orainage 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 Board of Directors, this 29 day of December, 1977.

GOULD FLORIDA INC. NO Corporation of the State of Elevide Attest: Clara C. Jackson, Missistant Secretary Jess R. Giff, Vice President BREAKWATER HOUSING CORP A Commenden of the State of Attest: Line C. Core de Core Contra C. Jackson Mistant Secretary Guerry Stribited . President

STATE OF FLORIS COUNTY OF BROWN

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer ouths and take acknowledgments. JESS R. GIFT, and CLARA C. JACKSON, Vice Plessident and Assistent Secretary, respectively, of GOULD FLORIDA INC. and GUERRY STRIBLING and Inc. CLARA C. JACKSON, President and Assistant Secretary of BREAKWATER HOUSING CORP. and MIDISON F. PACETTIS and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVE-MENT DISTRICT, and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporations and District 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 and District. WITNESS my hand and official seal, this 29th day of December 1977

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH SS

This is to certify that the plat shown hereon is a true and correct representation of made under my responsible direction and supervision and that said survey to accurate of my knowledge and belief and that Permanent Reference Monuments have been pliced as required by law and futhermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177, Part I. Florida Statutes as Amended and Ordinanie No. 73 - 4 of Palm Beach County, Florida.

William G. Wallace, Jr Professional Land Surveyor Florida Registration No. 2283

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

My Commission expires: UAN. 29. 1980

Job Nº 77 79A

Easements are for Public Utilities unless otherwise noted.