

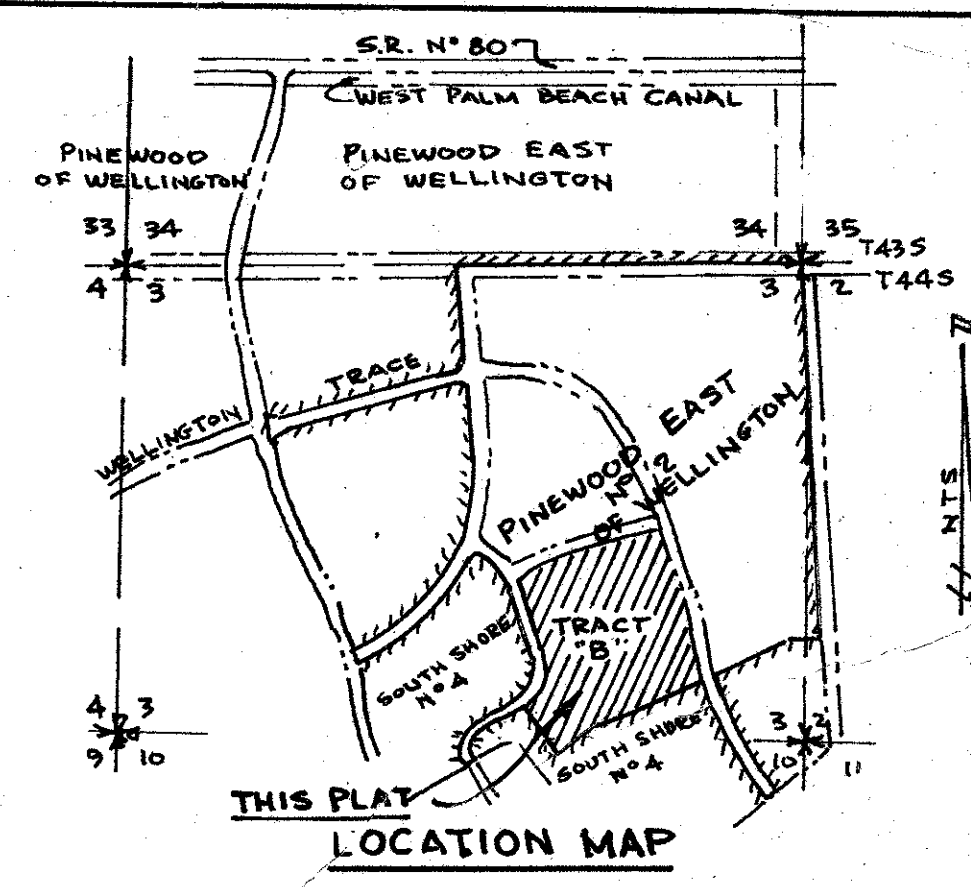
REPLAT OF TRACT "B" PINWOOD EAST NO. 2 OF WELLINGTON - P.U.D.

IN PART OF SECTION 3, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA

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

Being a Replat of all of TRACT "B", PINWOOD EAST NO. 2 OF WELLINGTON as recorded in Plat Book 33, Pages 96 through 100, inclusive, Public Records of Palm Beach County, Fla.

SCALE IN FEET
0 100 200 300 400
SCALE: 1"=100'



19

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at
9:27 AM, this 30th day of June, 1978
and duly recorded in Plat Book No.
35 on page 19
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature]

DESCRIPTION & 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, the owners of the tract of land shown herein as REPLAT OF TRACT "B", PINWOOD EAST NO. 2 OF WELLINGTON - P.U.D., lying in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Being a Replat of all of TRACT "B", PINWOOD EAST NO. 2 OF WELLINGTON as recorded in Plat Book 33, pages 96 through 100, inclusive, Public Records of Palm Beach County, Florida and more particularly described as follows: Beginning at the intersection of the West Right-of-Way Line of Wellington Trace with the South Right of Way Line of Acme Improvement District C-13-B as now laid out and in use, and being the Northeast Corner of said TRACT "B"; thence S.14°14'30"E. along the West Right of Way Line of Wellington Trace, a distance of 1274.51 feet; thence S.75°45'30"W., a distance of 900 feet; thence S.66°07'44"W., a distance of 340.18 feet; thence N.34°21'15"W., a distance of 295 feet; thence N.55°38'45"E., a distance of 40 feet to the beginning of a curve concave to the west having a radius of 250.36 feet and a central angle of 69°53'15"; thence northeasterly, northerly and northwesterly along the arc of said curve, a distance of 305.38 feet; thence N.14°14'30"W. along the tangent to said curve, a distance of 725.69 feet to the beginning of a curve concave to the southwest having a radius of 251.21 feet and a central angle of 10°13'34.5"; thence northwesterly along the arc of said curve, a distance of 44.84 feet; thence N.54°03'06"E. along a line making an angle with the tangent to the last described curve, measured from northwest to northeast, of 78°31'10.5", a distance of 54.92 feet to the beginning of a curve concave to the southeast having a radius of 210.79 feet and a central angle of 21°42'24"; thence northeasterly along the arc of said curve, a distance of 79.86 feet; thence N.75°45'30"E. along the tangent to said curve, a distance of 1010.00 feet to the POINT OF BEGINNING.

have caused the same to be surveyed and replatted 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, for the perpetual use of the public for proper purposes. The Limited Access Easements as shown are hereby 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 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 31st day of March, 1978.

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

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, 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., both Florida Corporations, and they acknowledged before me that they executed the hereon Dedication as such Officers of said Corporations, by and with the authority of their respective 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 31st day of MARCH, 1978.

Jack H. Carlen
Notary Public, State of Florida at large

My Commission expires: JAN. 29, 1980 0332-052

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 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 the requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinance No. 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2253

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

NOTE

- 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.

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 13 day of APRIL, 1978.

By: Madison F. Pacetti
Madison F. Pacetti - Secretary

Attest: A.W. Glisson
A.W. Glisson - General Manager

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 27 day of June, 1978.

By: Peggy B. Evatt
Peggy B. Evatt - Chairman

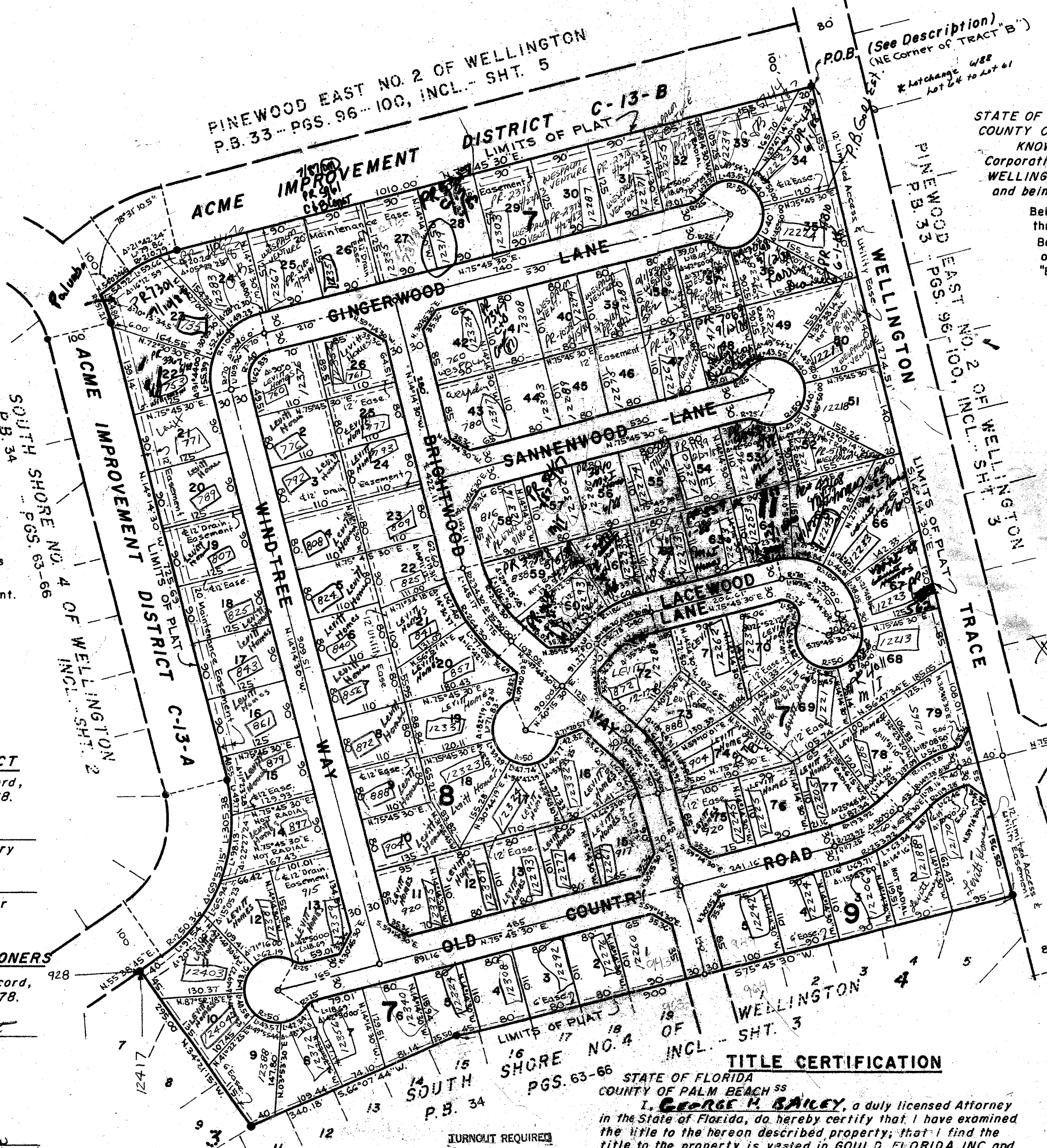
Attest: JOHN B. DUNKLE, Clerk

Attest: [Signature]
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 27 day of JUNE, 1978.

By: H.F. Kahlert
H.F. Kahlert - County Engineer



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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. and BREAKWATER HOUSING CORP., both Florida Corporations, that the current taxes have been paid, and that the property is not encumbered by any mortgage, and that the property is not subject to any lien or claim of any kind, and that the property is not a subdivision of any kind.

Attorney at Law Licensed in Florida

LAND USE	
Total Area	34.523 Acres
Single Family	116 Lots
Density	3.39 D.U./Acre

PINWOOD EAST #2

3/44 / 141
75-19