

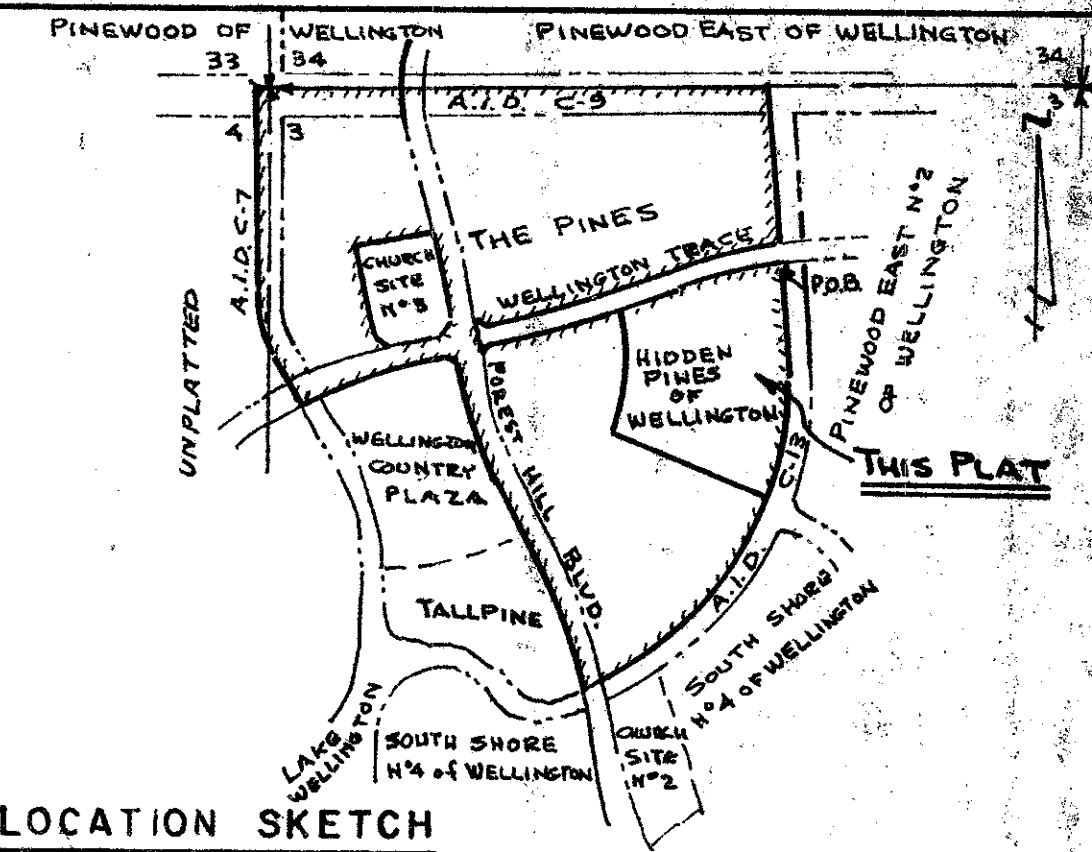
HIDDEN PINES OF WELLINGTON - P.U.D.

A Replat of Tract B - THE PINES OF WELLINGTON - P.U.D. as recorded in Plat Book 37, Pages 8,9,14 Public Records of Palm Beach County, Fla.

IN PART OF SECTION 3, 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
DECEMBER 1978



LOCATION SKETCH

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this day of March, 1979, and duly recorded in Plat Book No. 37 on page 24-25
JOHN B. DUNKLE, Clerk Circuit Court
By [Signature] D.C.

DESCRIPTION

Being a Replat of all of Tract "B", THE PINES OF WELLINGTON - P.U.D. as recorded in Plat Book 37, Pages 8 to 10, inclusive, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northeast Corner of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, as shown on Sheet No. 2, PINWOOD EAST NO. 2 OF WELLINGTON - P.U.D. as recorded in Plat Book 33, Pages 96 to 100, inclusive of said Public Records; thence S. 89° 59' 58.4" W. along the North Line of said Section 3, a distance of 2781.52 feet to the Northwest Corner of said PINWOOD EAST NO. 2; thence S. 04° 56' 42" E. along the West Line of said Plat, across Wellington Trace, a distance of 934.20 feet to the Northeast Corner of Tract B of THE PINES OF WELLINGTON - P.U.D. and the POINT OF BEGINNING of this Replat, thence continue S. 04° 56' 42" E. along the Easterly Line of said Tract B, a distance of 808.59 feet to the beginning of a curve concave to the west having a radius of 1243.07 feet and a central angle of 19° 02' 32"; thence southerly along the arc of said curve, a distance of 413.13 feet to the southeast Corner of said Tract B; thence N. 63° 26' 00" W. along a line making an angle with the tangent to the last described curve, measured from southwest to northwest, of 102° 28' 10", a distance of 939.66 feet to a point, said point being on the arc of a curve concave to the west having a radius of 700 feet and a central angle of 31° 41' 36" and whose tangent at this point bears S. 14° 12' 06" W.; thence northerly and northwesterly along the arc of said curve, a distance of 387.21 feet; thence N. 17° 29' 30" W. along the tangent to said curve, a distance of 171.02 feet to the Northwest Corner of said Tract B; thence N. 72° 30' 30" E. along the North Line of said Tract B, a distance of 661.12 feet to the beginning of a curve concave to the South having a radius of 1330 feet and a central angle of 10° 23' 32"; thence easterly along the arc of said curve, a distance of 241.23 feet to the POINT OF BEGINNING.
Subject to Existing Easements, Rights of Way, Restrictions and Reservations of Record.

LAND USE

Total Lots	88 Units
Lot Area	7.01 Acres
Street R/W Area	3.29 Acres
Common Area	6.05 Acres
Open Space/Recreation Area	1.36 Acres
Total Area in Plat	17.71 Acres
Density	5 Dwelling Units/Acre

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, Florida.
- 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.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, the owner of the tract of land shown hereon as HIDDEN PINES OF WELLINGTON - P.U.D., lying in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described to the left under Description, has caused the same to be surveyed and replatted as shown hereon and does hereby dedicate as follows:

The Limited Access Easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
The Utility, Drainage and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
The Access Tracts, Streets and Common Areas as shown are hereby dedicated to HIDDEN PINES PROPERTY OWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.
The Open Space Recreation (O.S.R.) Parcel as shown is 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 O.S.R., 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 and Amended in Official Record Book 2285, Pages 1977 to 1979, inclusive, Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 21st day of FEBRUARY, 1979.

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

Attest: Diana L. Curren By: Guerry Stribling
Diana L. Curren - Assistant Secretary 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, GUERRY STRIBLING and DIANA L. CURREN, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida
and they acknowledged before me that they executed the hereon Dedication as such Officers of said Corporation by and with the authority of Board of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporation
WITNESS my hand and official seal, this 21st day of FEBRUARY, 1979.

Jack H. Cash
Notary Public - State of Florida at large

My Commission expires: JAN. 29, 1980

SURVEYOR'S CERTIFICATION 0332-363

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MARCH 6, 1979, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida.

Paul J. Fotorny
Professional Land Surveyor
Florida Registration No. 2297, Date: 6 MAR 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Dec 3, 1979, the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by PAUL J. FOTORNY.

GEE & JENSON - Engineers, Architects, Planners, Inc.
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283 - Date: 12 March 7, 1979

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY ALEXANDER, 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., a Delaware Corporation, licensed to do business in Florida; that the current taxes have been paid, and that the property is not encumbered by any mortgage, and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander
Larry Alexander - Attorney at Law
licensed in Florida
Date: FEB 21, 1979

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 20th day of MARCH, 1979.

By: Bill Bailey
Bill Bailey - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Marjorie A. Jennings
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 20th day of MARCH, 1979.

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

APPROVAL

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 20th day of February, 1979.

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

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