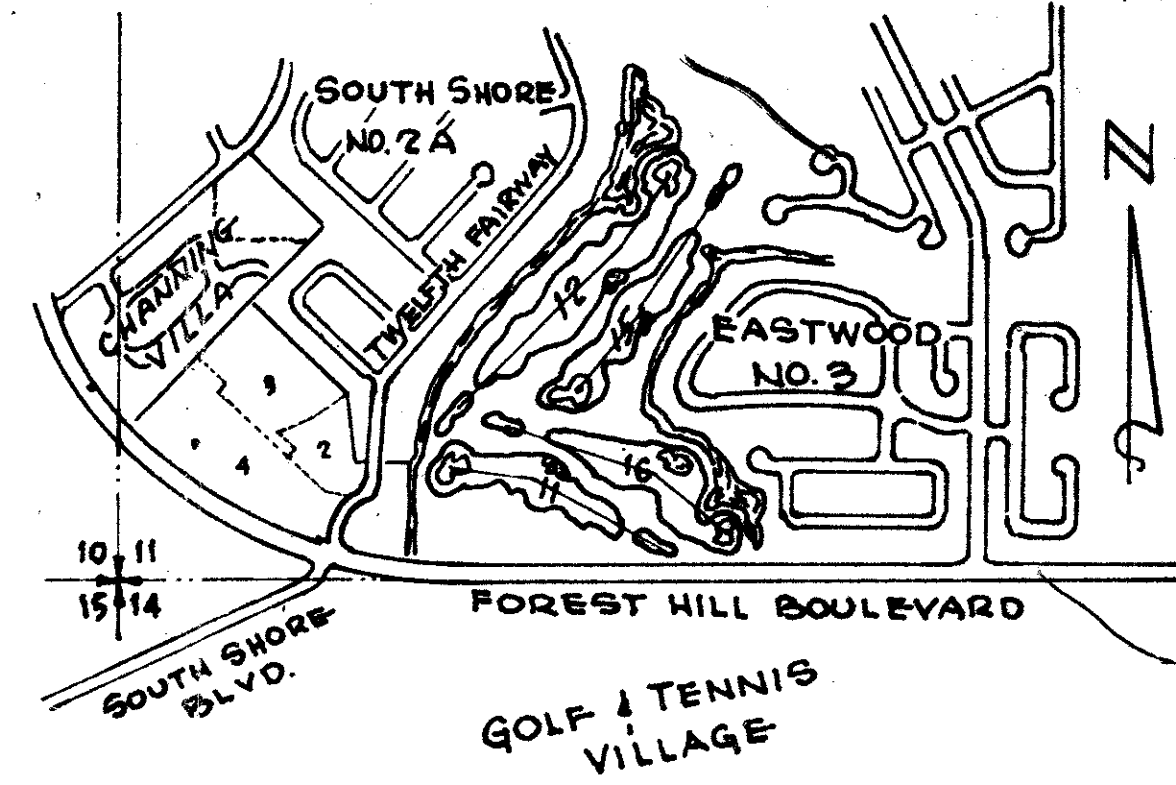


PARK PLACE OF WELLINGTON

A PLANNED UNIT DEVELOPMENT
IN PART OF SECTION 11, TWP. 44S., RGE. 41E.
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

Being a Replat of Part of PARCEL "A" OF SOUTH SHORE NO. 2A OF WELLINGTON-
PUD as recorded in Plat Book 31, Pages 116-119, inclusive, Public Records of Palm Beach County, Florida.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at
this 2 day of July 1981
and duly recorded in Plat Book No.
42 on page 161-164
JOHN B. DUNKLE, Clerk Circuit
Court

VICINITY SKETCH

LAND USE

TOTAL TOWNHOUSE LOTS	78 D.V.
ACCESS TRACT	3.56
TRACTS "K" - "Z"	2.28
ROAD R/W	1.13
LOT AREA	5.99
OSR	5.14
TOTAL AREA	18.10
DENSITY	4.31

NOTES:

- All bearings shown hereon are relative to an assumed bearing of S.00°01'08"W. along the westerly boundary of Block 27 South Shore No. 2A of Wellington as recorded in Plat Book 31, Pages 116-119 Inclusive Public Records of Palm Beach County, Florida.
- 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 and Drainage Easements cross or coincide, Drainage Easements shall take precedent.
- O.S.R. Denotes open space and recreation.

LEGAL DESCRIPTION:

A parcel of land lying in part of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the intersection of the Northwest Line of Parcel "A" with the West Corner of Lot 37, Block 27, SOUTH SHORE NO. 2A OF WELLINGTON - P.U.D., as shown on Sheet No. 2 and recorded in Plat Book 31, Pages 116 through 119 inclusive, Public Records of Palm Beach County, Florida; thence South 47°-11'-44" East (for convenience all bearings shown herein are relative to an assumed meridian) along the Southwest Line of said Block 27, a distance of 646.75 feet to the South Corner of Lot 43, Block 27; thence South 00°-15'-09" West, a distance of 350.04 feet to the Southwest Corner of Lot 48, Block 27; thence South 89°-48'-25" East, a distance of 110 feet to a point on the West Right-of-Way Line of The Twelfth Fairway (formerly Iverrary Drive); thence by the following course to Forest Hill Boulevard, the last point being the beginning of a curve concave to the Northwest having a radius of 40 feet and a central angle of 55°-00'-00" and whose tangent at its point bears North 00°-11'-35" East; thence Southerly and Southwesterly along the arc of said curve, a distance of 38.40 feet; thence South 55°-11'-35" West along the tangent to said curve, a distance of 99.32 feet to the beginning of a curve concave to the Southeast having a radius of 187.71 feet and a central angle of 41°-39'-26"; thence Southwesterly and Southerly along the arc of said curve, a distance of 136.48 feet; thence South 13°-32'-09" West along the tangent to said curve, a distance of 163.77 feet; thence South 59°-15'-23" West, a distance of 35.80 feet to a point on the North Right-of-Way Line of Forest Hill Boulevard, said point being on the arc of a curve concave to the Northeast having a radius of 2212.36 feet and a central angle of 30°-41'-27" and whose tangent at this point bears South 75°-01'-23" East; thence Northwesterly along the arc of said curve, a distance of 1185.06 feet to the West Corner of Parcel #1; thence North 49°-21'-54" East, making an angle with the tangent to the last described curve measured from Northwest to Northeast, of 93°-41'-49", a distance of 884.18 feet to the West Corner of said Lot 37, Block 27 and the POINT OF BEGINNING.

Containing: 18.10 acres, more or less.

SUBJECT to the Easements as shown on said plat and to Restrictions and Reservations of Record.

SURVEYOR'S CERTIFICATION

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 have been placed as required by law and that (P.C.P.'S) Permanent Control Points will be set under the Guarantees of the Board of County Commissioners of Palm Beach County for the required improvements, and further, that the survey complies with all the requirements of Chapter 177 Florida Statutes as amended and ordinances of Palm Beach County, Florida.

Dickson H. Tharin
Dickson H. Tharin
Professional Land Surveyor
Florida Certificate No. 2086

This instrument was prepared by
Richard V. Jamme in the office
of D.H. Tharin.
12769-B Forest Hill Boulevard
Wellington Country Plaza

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that DONLIN REALTY CORPORATION, A Florida Corporation, the owner as shown hereon as PARK PLACE OF WELLINGTON a Planned Unit Development, being in part of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described under Legal Description has caused the same to be surveyed and replatted as show and does hereby dedicate as follows:
Donlin Drive is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
The Limited Access Easement as shown is dedicated to said BOARD OF COUNTY COMMISSIONERS for the purpose of control and jurisdiction over access rights.
The Parking, Access and Utility Tracts as shown are dedicated to Park Place of Wellington Association, Inc. for parking, ingress and egress and utilities purposes and is the perpetual maintenance obligation said Association.
Tracts "K" through "Z" are Common Areas and are hereby dedicated to Park Place of Wellington Association, Inc. and is the perpetual maintenance obligation of said Association.
The O.S.R. Parcels as shown are hereby dedicated to Park Place of Wellington Association, Inc. in Fee Simple, and is the perpetual maintenance obligation of said Association.
The use of the 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 Corporation has caused these presents to be signed by its President and its Vice President and its corporate seal to be affixed hereto by and with authority of its Board of Directors, this 19th day of February 1981.

Attest: Arlene Wiesner by Richard Wiesner
Arlene Wiesner Richard Wiesner - President
Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared RICHARD WIESNER and ARLENE WIESNER, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of DONLIN REALTY CORPORATION, a Florida Corporation and severally acknowledged to and before me that they executed such instrument as such Officers 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 19th day of February 1981.

John R. Kahler
Notary Public
My Commission expires: July 13, 1983

TITLE CERTIFICATION

State of Florida
County of Palm Beach ss
I, John Schneider, (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 DONLIN REALTY CORPORATION a Florida Corporation that the current taxes (1980) have been paid; and that the property; encumbered by the mortgages shown hereon, and that I find all mortgages are shown and are true and correct this 26th day of MARCH 1981.

John Schneider
Attorney-at-law licensed in Florida

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 3449 at pages 282 through 291 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 Vice President and attested by its Loan Officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 18th day of February, A.D., 1981.

FIRST MARINE BANK AND TRUST COMPANY OF
THE PALM BEACHES, A FLORIDA CORPORATION
Attest: William T. Dougan by Sandra B. Crouse
WILLIAM T. DOUGAN SANDRE B. CROUSE
VICE PRESIDENT LOAN OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared William T. Dougan and Sandra B. Crouse to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Loan Officer of the above named FIRST MARINE BANK AND TRUST COMPANY OF THE PALM BEACHES, A FLORIDA CORPORATION, a corporation, and they severally acknowledged to and before me that they executed such instrument as such Vice President and Loan Officer, respectively, of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association 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 18th day of February, A.D., 1981.

My commission expires: Janice L. Maxwell
3-16-81 NOTARY PUBLIC

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record,
this 9th day of July, 1981
by Frank H. Foster, Jr.
Frank H. Foster, Jr. - Chairman

ATTEST: JOHN B. DUNKLE - CLERK
By: John B. Dunkle
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record,
this 9th day of June, 1981.
By: H.F. Kahler
H.F. Kahler - County Engineer

PARK PLACE of Well
42/161 0332-342

D. H. THARIN
LAND SURVEYING
873 B FOREST HILL BOULEVARD WEST PALM BEACH, FLORIDA 33411
WELLINGTON COUNTRY PLAZA TELEPHONE: 863-8182

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