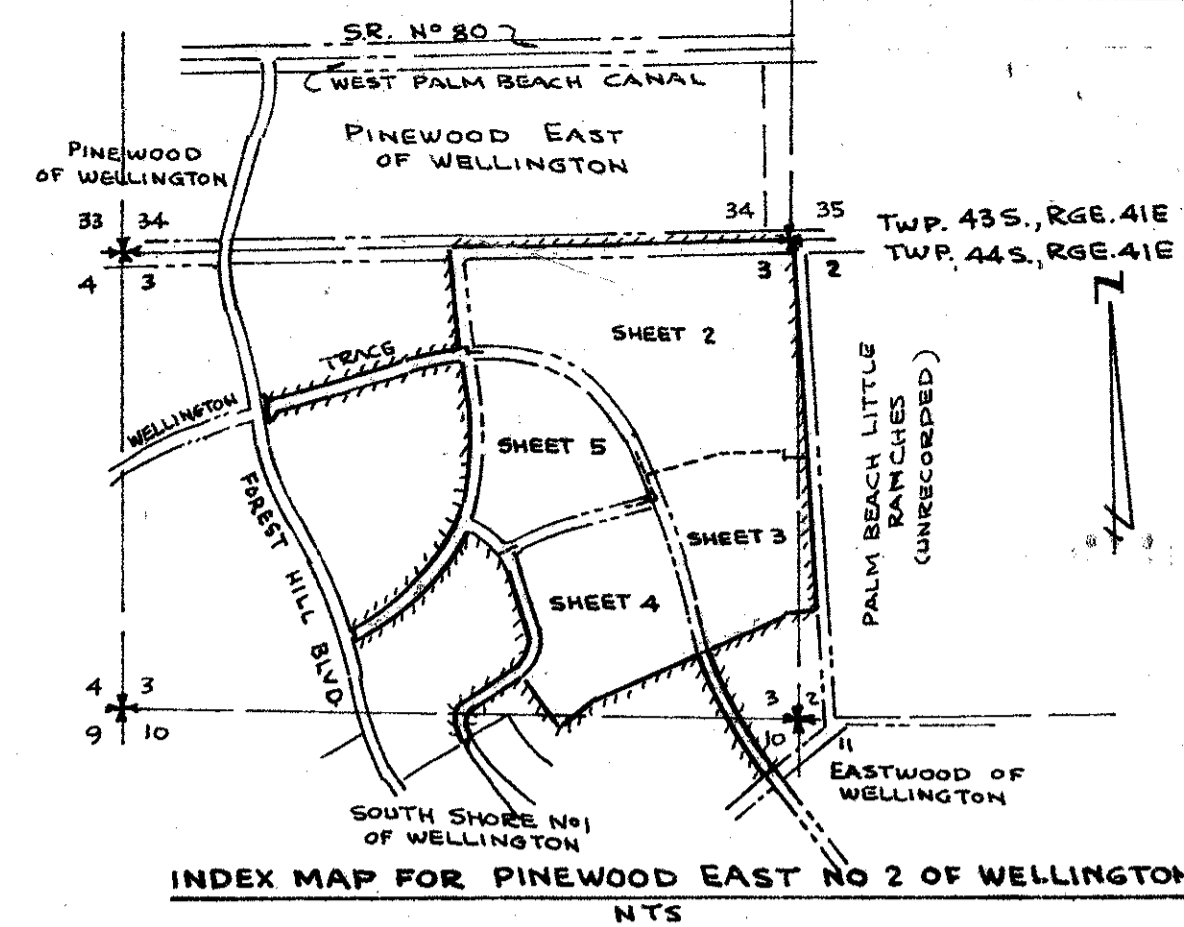
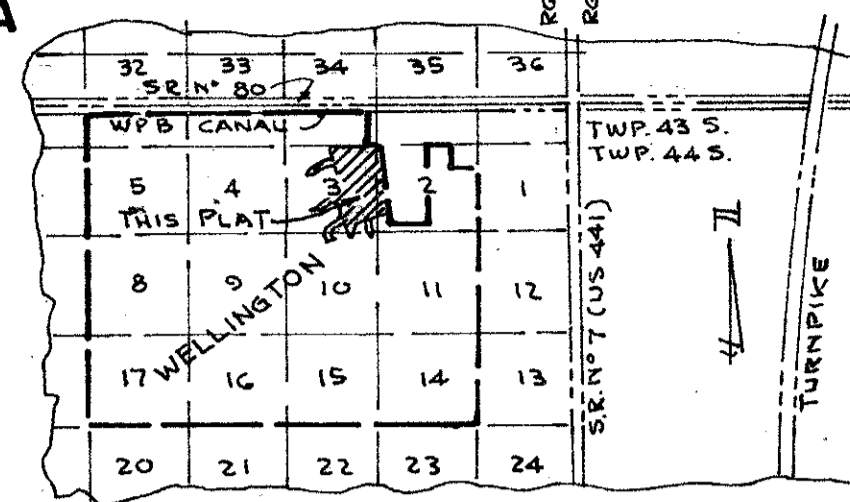


PINEWOOD EAST NO. 2 OF WELLINGTON

P.U.D.
IN PART OF SECTIONS 2, 3 & 10, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 5 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
NOVEMBER 1976



DESCRIPTION

Being a parcel of land lying in part of Sections 2, 3 and 10, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest Corner of said Section 2, thence S.01°56'15"E. (for convenience all bearings shown herein are relative to an assumed meridian used throughout Wellington) along the West Right of Way Line and its northerly extension, of Acme Improvement District C-14, a distance of 3150.00 feet; thence S.88°03'45"W., a distance of 164.73 feet to the East Line of said Section 3; thence continue S.88°03'45"W., a distance of 214.42 feet; thence S.75°45'30"W., a distance of 560.61 feet; thence S.14°14'30"E., a distance of 125.00 feet to the beginning of a curve concave to the northeast having a radius of 1340.75 feet and a central angle of 18°51'30"; thence southeasterly along the arc of said curve, a distance of 441.29 feet to the North Line of said Section 10; thence continue southeasterly along the arc of the same curve, through an angle of 05°39'30", a distance of 132.41 feet; thence S.38°45'30"E. along the tangent to said curve, a distance of 333.33 feet to the intersection of the Northeast R/W Line of Wellington Trace with the Northwest R/W Line of Acme Improvement District C-14 shown on Sheet No. 2, EASTWOOD OF WELLINGTON as recorded in Plat Book 32, Pages 90 to 91, inclusive, Public Records of Palm Beach County, Florida; thence S.51°14'30"W., a distance of 80.00 feet to the Southwest Right of Way Line of said Wellington Trace; thence N.38°45'30"W. along a line parallel with and 80 feet westerly of, a previously described course, a distance of 333.33 feet to the beginning of a concentric curve having a radius of 1420.75 feet and a central angle of 07°45'49"; thence northwesterly along the arc of said curve, a distance of 192.51 feet to the South Line of said Section 3; thence continue along the northwesterly extension of the same curve, through an angle of 16°45'11", a distance of 415.42 feet; thence N.14°14'30"W. along the tangent to said curve, a distance of 125.00 feet; thence S.75°45'30"W., a distance of 900.00 feet; thence S.66°07'44"W., a distance of 340.18 feet; thence N.34°21'15"W., a distance of 295.00 feet; thence S.55°38'45"W., a distance of 568.01 feet to the beginning of a curve concave to the east having a radius of 55.48 feet and a central angle of 65°23'44"; thence southwesterly and southerly along the arc of said curve, a distance of 63.33 feet to the North Line of said Section 10; thence continue along the southeasterly extension of the same curve, through an angle of 21°32'51", a distance of 20.87 feet; thence S.31°17'50"E. along the tangent to said curve, a distance of 120.00 feet to the West Corner of Lot 20, Block 25, SOUTH SHORE NO. 1 OF WELLINGTON as recorded in Plat Book 29, Pages 222 through 226, inclusive, of said Public Records, and shown on Sheet No. 5; thence S.58°42'10"W. across the canal right of way, a distance of 100.00 feet; thence N.31°17'50"W. along a line parallel with and 100 feet westerly of, a previously described course, a distance of 120.00 feet to the beginning of a concentric curve having a radius of 155.48 feet and a central angle of 28°03'07"; thence northwesterly and northerly along the arc of said curve, a distance of 76.12 feet to the South Line of said Section 3; thence continue along the northeasterly extension of the same curve, through an angle of 58°53'28", a distance of 159.81 feet; thence N.55°38'45"E. along the tangent to said curve, a distance of 608.01 feet to the beginning of a curve concave to the northwest having a radius of 150.36 feet and a central angle of 69°53'15"; thence northeasterly and northerly along the arc of said curve, a distance of 183.40 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 151.21 feet and a central angle of 57°19'45"; thence northerly and northwesterly along the arc of said curve, a distance of 151.30 feet; thence N.71°34'15"W. along the tangent to said curve, a distance of 136.16 feet to a point on a curve concave to the northwest having a radius of 1343.07 feet and a central angle of 55°16'02" and whose tangent at this point bears N.20°33'46"E.; thence southwesterly and westerly along the arc of said curve, a distance of 1295.52 feet; thence S.75°49'48"W. along the tangent to said curve, a distance of 65.13 feet to a point on the East Right of Way Line of Forest Hill Boulevard as now laid out and in use, said point being on the arc of a curve concave to the southwest having a radius of 5210.43 feet and a central angle of 01°05'59" and who tangent at this point bears S.13°37'13"E.; thence northwesterly along the arc of said curve, a distance of 100.01 feet; thence N.75°49'48"E. along a line parallel with and 100 feet northerly of, a previously described course, a distance

DESCRIPTION CONTINUED

of 65.13 feet to the beginning of a concentric curve concave to the northwest having a radius of 1243.07 feet and a central angle of 80°46'30"; thence northeasterly and northerly along the arc of said curve, a distance of 1752.46 feet; thence N.04°56'42"W. along the tangent to said curve, a distance of 808.59 feet to a point on a curve concave to the southeast having a radius of 1330.00 feet and a central angle of 10°23'32" and whose tangent at this point bears N.82°54'02"E.; thence southwesterly along the arc of said curve, a distance of 241.23 feet; thence S.72°30'30"W. along the tangent to said curve, a distance of 961.12 feet to the beginning of a curve concave to the northwest having a radius of 1949.66 feet and a central angle of 08°58'57"; thence southwesterly along the arc of said curve, a distance of 305.66 feet; thence S.81°29'27"W. along the tangent to said curve, a distance of 64.06 feet; thence S.35°39'35"W., a distance of 35.86 feet to a point on the said East Right of Way Line of Forest Hill Boulevard as now laid out and in use, said point being on the arc of a curve concave to the northeast having a radius of 2266.13 feet and a central angle of 03°19'26" and whose tangent at this point bears S.10°10'16"E.; thence northwesterly along the arc of said curve, a distance of 131.46 feet; thence S.52°40'42"E., making an angle with the tangent to the last described curve, measured from north to southeast, of 134°10'08", a distance of 35.86 feet; thence N.81°29'27"E. along a line parallel with and 80 feet north of, a previously described course, a distance of 64.06 feet to the beginning of a concentric curve concave to the northwest having a radius of 1869.66 feet and a central angle of 08°58'57"; thence northeasterly along the arc of said curve, a distance of 293.11 feet; thence N.72°30'30"E. along the tangent to said curve, a distance of 961.12 feet to the beginning of a concentric curve concave to the southeast having a radius of 1410.00 feet and a central angle of 10°30'52"; thence northeasterly and easterly along the arc of said curve, a distance of 258.75 feet; thence N.04°56'42"W., making an angle with the tangent to the last described curve, measured from west to north, of 92°01'56", a distance of 854.15 feet to the North Line of said Section 3, being the South Line of PINEWOOD EAST as recorded in Plat Book 32, Pages 96 to 98, inclusive, of said Public Records; thence N.89°59'58.4"E. along the said North Line of Section 3, a distance of 2781.52 feet to the Northwest Corner of said Section 2 and the Point of Beginning.

SUBJECT to existing Rights of Way, Easement, Restrictions and Reservations of Record.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as PINEWOOD EAST NO. 2 OF WELLINGTON, P.U.D., being in part of Sections 2, 3 and 10, 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 as shown are 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 Rights of Way, 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. The Limited Access Easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights. 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 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 Boards of Directors, this 19th day of APRIL, 1977.

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

Attest: Clara C. Jackson By: Jess R. Gift
Clara C. Jackson, Assistant Secretary Jess R. Gift, Vice President
BREAKWATER HOUSING CORP., a Corporation of the State of Florida

Attest: Clara C. Jackson By: Guerry Stribling
Clara C. Jackson, Assistant Secretary Guerry Stribling, President
ACME IMPROVEMENT DISTRICT

Attest: A.W. Glisson By: Madison F. Sacchi
A.W. Glisson - General Manager Madison F. Sacchi - Secretary
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD 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, President and Madison F. Sacchi, Secretary and Ass. Sec. of BREAKWATER HOUSING CORP. and they acknowledged 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 19th day of APRIL, 1977.

My Commission expires: JAN 29, 1980
Notary Public - State of Florida at large
Jack H. Casler

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 19th day of APRIL, 1977.

My Commission expires: JAN 29, 1980
Notary Public - State of Florida at large
Jack H. Casler

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
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 set under the authority of law and furthermore, that Permanent Control Points will be set under the authority of law and with all requirements of Chapter 177 Florida Statutes, as Amended, and under the authority of the Board of County Commissioners of Palm Beach County, Florida.

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

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
- Where Utility Easements and Drainage Easement cross, Drainage Easements shall take precedent.

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 find the title to the property is vested in GOULD FLORIDA INC., BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT 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 April 21, 1977
George H. Bailey - Attorney at Law, licensed in Florida

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 23rd day of August, 1977.

By: Lake Lytle
Lake Lytle, Chairman

Attest: John B. Dunkle
John B. Dunkle, Clerk

By: Marjorie B. Jennings
Marjorie B. Jennings, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 23rd day of August, 1977.

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

LAND USE

Total Area	215.801 Acres
Less Tracts A & B (To Be Replatted)	63.916 Acres
	151.885 Acres Net
Total Single Family Dwelling Units	153
Density	1.01 D.U./Acre

2, 3, & 10 / 44 / 41

0332-051

PINEWOOD EAST NO. 2

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2000 Lochowee Boulevard Palm Beach, Florida TURNOUT REQUIRED

98
STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at 10:45 AM this 25 day of August, 1977, and duly recorded in Plat Book No. 33 on page 96, 97, 98, 99 & 100.
JOHN B. DUNKLE, Clerk Circuit Court
By: John B. Dunkle