

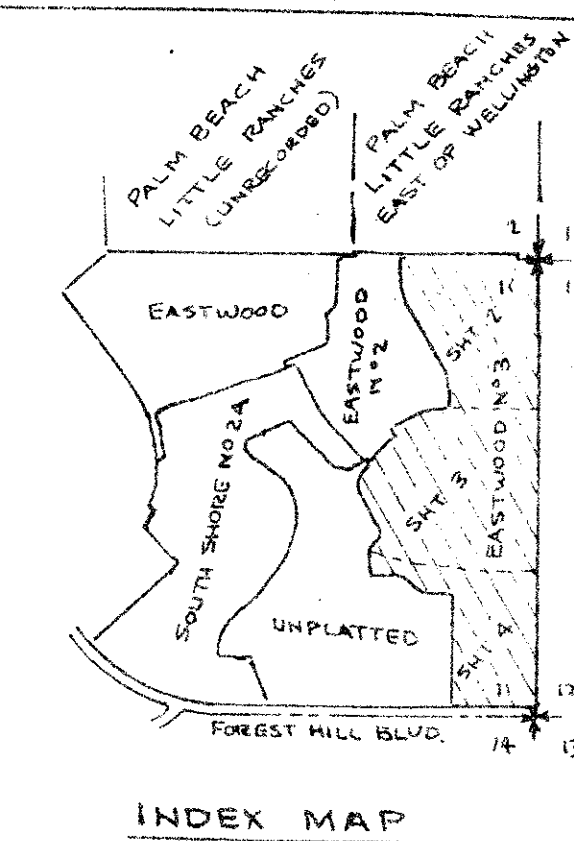
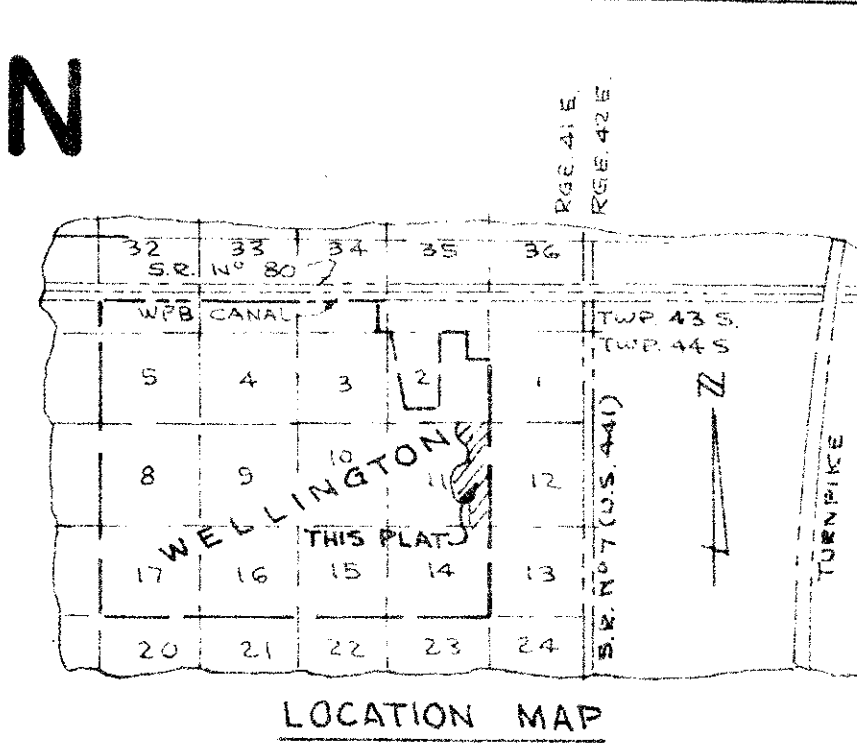
# EASTWOOD NO. 3 OF WELLINGTON

P.U.D.

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

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

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



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 11:00 A.M. on the 21st day of February, 1978, and duly recorded in Plat Book No. 33 on page 62.

JOHN B. DUNKLE, Clerk Circuit Court  
By \_\_\_\_\_, D.C.

## DESCRIPTION

Being a parcel of land lying in part of Section 2 and 11, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of said Section 11, thence S.00°22'03"W. along the East Line of said Section 11, a distance of 5165.88 feet to a point on the North Right-of-Way Line of Forest Hill Boulevard, said point being N.00°22'03"E., a distance of 157.21 feet from the Southeast Corner of said Section 11; said point also being on the arc of a curve concave to the south having a radius of 5789.58 feet and a central angle of 00°45'19" and whose tangent at this point bears N.87°00'19"E.; thence westerly along the arc of said curve and said North Right-of-Way Line of Forest Hill Boulevard, a distance of 76.32 feet; thence S.86°15'00"W. along the tangent to said curve, a distance of 276.93 feet to the beginning of a curve concave to the north having a radius of 5669.58 feet and a central angle of 03°56'35"; thence westerly along the arc of said curve, a distance of 390.18 feet; thence N.89°48'25"W. along the tangent to said curve, a distance of 302.73 feet; thence leaving said North Right-of-Way Line, N.45°16'49"E., a distance of 35.30 feet; thence N.00°22'03"E., a distance of 1314.12 feet to a point on the South Right-of-Way Line of Acme Improvement District C-17, as recorded in Official Record Book 2501, Page 1228, Public Records of Palm Beach County, Florida; thence N.89°37'57"W. along said South Right-of-Way Line, a distance of 264.70 feet to the beginning of a curve concave to the northeast having a radius of 237.74 feet and a central angle of 29°49'32"; thence westerly and northwesterly along the arc of said curve, a distance of 123.76 feet; thence N.59°48'25"W. along the tangent to said curve, a distance of 252.82 feet to the beginning of a curve concave to the southwest having a radius of 136.60 feet and a central angle of 30°00'00"; thence northwesterly and westerly along the arc of said curve, a distance of 71.52 feet; thence N.89°48'25"W. along the tangent to said curve, a distance of 590 feet; thence leaving said South Right-of-Way Line, N.00°11'35"E., a distance of 100 feet; thence N.16°34'25"E., a distance of 144 feet; thence N.35°29'00"E., a distance of 86 feet; thence N.53°35'45"E., a distance of 236 feet; thence N.23°39'30"E., a distance of 162.00 feet to the beginning of a curve concave to the west having a radius of 162.10 feet and a central angle of 63°20'30"; thence north-easterly, northerly and northwesterly along the arc of said curve, a distance of 179.20 feet; thence N.39°41'00"W. along the tangent to said curve, a distance of 143.21 feet to the beginning of a curve concave to the east having a radius of 240 feet and a central angle of 95°19'38"; thence northwesterly, northerly and northeasterly along the arc of said curve, a distance of 399.31 feet; thence N.34°21'22"W. along a line radial to the last and next described curves, a distance of 35.09 feet to a point on the Southeast Line of Lot 71, Block 29, SOUTH SHORE NO. 2-A OF WELLINGTON as recorded in Plat Book 31, Pages 116 through 119, inclusive, shown on Sheet No. 4; thence northeasterly along the arc of a curve concave to the northwest having a radius of 285 feet and a central angle of 10°38'38", a distance of 52.94 feet; thence N.45°00'00"E. along the tangent to said curve, a distance of 10.00 feet to the East Corner of said Lot 71, Block 29; thence meandering the boundary of EASTWOOD NO. 2 OF WELLINGTON as recorded in Plat Book 33, Pages 4 and 5, starting at the South Corner of Lot 5, Block 1 by the following courses: N.45°00'00"E., a distance of 320 feet; thence S.45°00'00"W., a distance of 30 feet; thence N.63°22'25"E., a distance of 135.42 feet to the Northeast Right-of-Way Line of Birkdale Drive; thence N.26°37'35"W., a distance of 139.15 feet; thence N.18°22'25"E., a distance of 35.36 feet; thence N.63°22'25"E., a distance of 465 feet to the beginning of a curve concave to the southeast having a radius of 511.62 feet and a central angle of 26°59'38"; thence northeasterly and easterly along the arc of said curve, a distance of 241.04 feet; thence S.89°37'57"E. along the tangent to said curve, a distance of 110 feet; thence N.00°22'03"E., a distance of 60 feet; thence N.89°37'57"W., a distance of 100 feet to the Southeast Corner of Lot 60, Block 4 of said EASTWOOD NO. 2 OF WELLINGTON; thence N.00°22'03"E., a distance of 162.90 feet to the beginning of a curve concave to the southwest having a radius of 208.31 feet and a central angle of 26°59'38"; thence northerly and northwesterly along the arc of said curve, a distance of 98.14 feet; thence N.26°37'35"W. along the tangent to said curve, a distance of 116.43 feet to the beginning of a curve concave to the northeast having a radius of 199.46 feet and a central angle of 26°58'11"; thence northwesterly and northerly along the arc of said curve, a distance of 93.89 feet; thence N.00°20'36"E. along the tangent to said curve, a distance of 299.35 feet to the South Line of said Section 2; thence continue N.00°20'36"E., a distance of 35 feet to the Northeast Corner of said EASTWOOD NO. 2 OF WELLINGTON and to a point on the South Line of PALM BEACH LITTLE RANCHES EAST OF WELLINGTON as recorded in Plat Book 30, Pages 158 and 159; thence S.89°39'24"E. along said South Line, being parallel with and 35 feet north of, the South Line of said Section 2, a distance of 1366.03 feet to the Southeast Corner of said PALM BEACH LITTLE RANCHES EAST OF WELLINGTON; thence S.00°49'04"W., a distance of 35.00 feet to the North Line of said Section 11; thence S.89°39'24"E. along said North Line, a distance of 195.01 feet to the Northeast Corner of said Section 11 and the POINT OF BEGINNING.

## LAND USE

Total Area	176.6	Acres, more or less
Single Family	298	Lots
Density	1.69	Units/Acre
OSR & PARK	3.584	

## 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., 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*  
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.

Easements are for Public Utilities, unless otherwise noted.

● denotes Permanent Reference Monument.

○ denotes Permanent Control Point

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

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 24 day of February, 1978.

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

ATTEST:

JOHN B. DUNKLE, Clerk

By: *Marjorie B. Jennings*  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 24 day of February, 1978.

*William G. Wallace, Jr.*  
Professional Land Surveyor  
Florida Registration No. 2103

## 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, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as EASTWOOD NO. 3 OF WELLINGTON, P.U.D., being in part of Sections 2 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 plotted 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 Parks as shown hereon 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 and Parks, 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 21st day of February, 1978.

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 Strubling*  
Clara C. Jackson, Assistant Secretary Guerry Strubling, President

ACME IMPROVEMENT DISTRICT

Attest: *A.W. Glisson* By: *Madison F. Pacetti*  
A.W. Glisson, General Manager Madison F. Pacetti, Secretary

## 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. and MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT 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 21st day of February, 1978.

*Jack H. Casler*  
Notary Public - State of Florida at large

My Commission expires: JAN. 29, 1980

## 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 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. 2103

TURNOUT REQUIRED

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

332-015  
35/168

62

EASTWOOD