

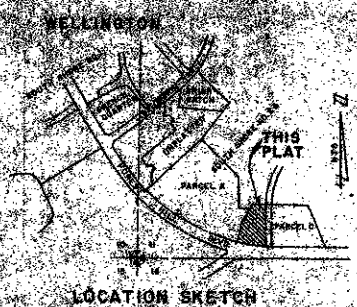
38-45

HANOVER EAST OF WELLINGTON - P.U.D.

IN PART OF SECTION 11, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

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

SEE B. JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1979



45

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on the 22nd day of August, 1979, and duly recorded in Plat Book No. 31 on page 116-119.
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]*

DESCRIPTION

Being a Replat of part of PARCEL "A" AND ALL OF PARCEL "B", SOUTH SHORE NO. 2 A OF WELLINGTON-PUD as recorded in Plat Book 31, Pages 116 through 119, Inclusive, Public Records of Palm Beach County Florida, and more particularly described as follows:

Beginning at the Southeast Corner of said Parcel "A", said point being on the arc of a curve concave to the north-west having a radius of 2212.36 feet and a central angle of 11°13'02" and whose tangent at this point bears S. 66°14'54" E.; thence westerly and northwesterly along the arc of said curve, being the Northerly Right-of-Way Line of Forest Hill Boulevard, a distance of 433.13 feet; thence N. 59°15'23" E., making an angle with the tangent to the last described curve, measured from the northwest to northeast, of 134°16'46", a distance of 35.80 feet; thence N. 13°32'09" E., a distance of 163.77 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 northerly and southeasterly along the arc of said curve, a distance of 136.48 feet; thence N. 55°11'35" E. along the tangent to said curve, a distance of 99.32 feet to the beginning of a curve concave to the northwest having a radius of 40 feet and a central angle of 55°00'00"; thence northeasterly and northerly along the arc of said curve, a distance of 36.40 feet to the Southeast Corner of Lot 48, Block 27 of said plat; thence S. 89°48'25" E. along a line radial to the last and next described curves, a distance of 60 feet to a point on a curve concave to the east having a radius of 750 feet and a central angle of 03°51'32", being the Southwest Corner of said Parcel "B"; thence northerly along the arc of said curve, a distance 50.51 feet; thence S. 85°56'53" E. along a line radial to the last and next described curves, a distance of 125 feet to a point on a concentric curve concave to the east having a radius of 625 feet and a central angle of 03°51'32"; thence southerly along the arc of said curve, a distance of 42.09 feet to the Southeast Corner of said Parcel "B"; thence S. 00°11'35" W. along the tangent to said curve, being the East Line of said Parcel "A", a distance of 446.89 feet to the Southeast corner of Parcel "A" to the POINT OF BEGINNING.

LAND USE

| | | |
|----------------------|------|---------|
| Total Townhouse Lots | 15 | 15 D.U. |
| Access Tract | 0.29 | AC. |
| Tract "A" | 1.41 | AC. |
| Road R/W | 0.66 | AC. |
| Lot Area | 1.03 | AC. |
| Total Area | 3.39 | AC. |
| Density | 4.42 | DU./AC. |

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 heretofore described property, that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation, that the current taxes have been paid, and that I find 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.

[Signature]
Larry Alexander - Attorney at Law
Licensed in Florida, Date: AUGUST 6, 1979

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GUERRY STRIBLING and DIANA L. CURREN, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of GOULD FLORIDA INC., a Delaware 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 20th day of August, 1979.

[Signature]
Jack H. Coaler
Notary Public
My Commission expires: JAN. 27, 1980

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 and Drainage Easements cross or coincide, Drainage Easements shall take precedent.

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 21st day of AUGUST, 1979.

[Signature]
Madison F. Pacelli - Secretary

[Signature]
A.W. Gillison - General Manager

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 13th day of September, 1979.

[Signature]
Bill Bailey - Chairman

ATTEST: JOHN B. DUNKLE - Clerk

[Signature]
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 18th day of SEPT, 1979.

[Signature]
H.F. Kahler - County Engineer

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 HANOVER EAST OF WELLINGTON - P.U.D., being in part of Section 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 replatted as shown and as hereby dedicates as follows:

The Twelfth Fairway is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the perpetual use of the public for road purposes.

The Limited Access Easement as shown is dedicated to said BOARD OF COUNTY COMMISSIONERS for the purpose of control and jurisdiction over access thereto.

The Access Tract as shown is dedicated to the Hanover East Property Owners Association for ingress and egress purposes and is the perpetual maintenance obligation of said Association.

Parcel "A" is Common Area and is hereby dedicated to the Hanover East Property Owners Association and is the perpetual maintenance obligation of said Association.

The use of the Utility and Drainage Easements as shown and hereby dedicated to 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 attested by its Assistant Secretary and its corporate seal here affixed hereto by and with the authority of its Board of Directors, this 20th day of August, 1979.

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

Attest: *[Signature]* By *[Signature]*
Diana L. Curren - Assistant Secretary Guerry Stribling - President

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 23 AUG, 1979, I have completed the survey of lands as shown on the heretofore plat, that said plat is a correct representation of the lands hereon 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 direction and supervision of the Board of County Commissioners of Palm Beach County, Florida, for the required improvement work; that the survey data complies with all requirements of Chapter 172, Part I, Florida Statutes, as Amended, and Ordinance of Palm Beach County, Florida.

HALLEY FORGY, INC.

[Signature]
Halley Forgy, Professional Land Surveyor
Florida Registration No. 287, Date: 23 AUG 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 18th day of SEPT, 1979, the heretofore plat was prepared and delineated under the supervision and in a correct representation of the lands hereon described as surveyed by HALLEY FORGY, INC.

SEE B. JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC.

[Signature]
William S. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283, Date: August 22, 1979

THIS INSTRUMENT PREPARED BY WILLIAM S. WALLACE, JR. 2075 Sheeplewood Drive West Palm Beach, Florida