

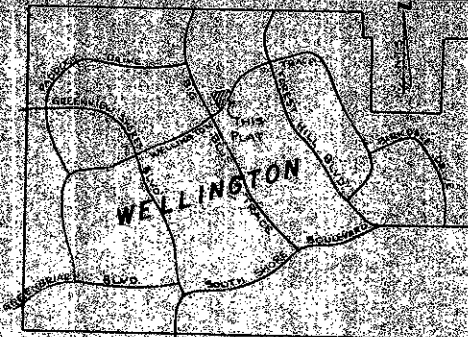
021-04

SHEFFIELD WOODS - UNIT NO. 1 OF WELLINGTON - P.U.D.

Being a Replat of All of Parcel "B", PINWOOD GROVE OF WELLINGTON - P.U.D. as recorded in P.B. 40, Pgs. 37 thru 40, inclusive, Public Records of Palm Beach County, Florida.

IN PART OF SECTION 4, TWP. 44 S., RGE. 41 E. PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

G.E.E. & JENSON
ENGINEERS, ARCHITECTS, PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MAY 1980



LOCATION SKETCH

120

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on this 12th day of September 1980 and duly recorded in Plat Book No. 40 on page 120-121.
JOHN B. DUNKLE, Clerk, Circuit Court
Date: 9/12/80

DESCRIPTION

Being a Replat of all of Parcel "B", PINWOOD GROVE OF WELLINGTON - P.U.D., lying in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and recorded in Plat Book 40, Pages 37 through 40, inclusive, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the East Corner of CHURCH SITE NO. 5 OF WELLINGTON - P.U.D. as recorded in Plat Book 37, Page 138, of said Public Records, said point being on the Northwesterly Right of Way Line of Wellington Trace and is the South Corner of said Parcel B of PINWOOD GROVE OF WELLINGTON - P.U.D.; thence N. 29° 34' 40" W. along the Southwesterly Line of Parcel B, a distance of 736.85 feet to the North Corner of CHURCH SITE NO. 7 OF WELLINGTON - P.U.D. as recorded in Plat Book 38, Page 109 of said Public Records; thence N. 60° 25' 20" E. along the South Right of Way Line of Acme Improvement District C-12, being the North Line of said Parcel B, a distance of 235.91 feet to the beginning of a curve concave to the south having a radius of 863.75 feet and a central angle of 52° 09' 54"; thence northeasterly, easterly and southeasterly along the arc of said curve, a distance of 512.61 feet; thence S. 67° 28' 46" E. along the tangent to said curve, being radial to a curve to be described, a distance of 203.94 feet to the East Corner of said Parcel B; said point being on the arc of a curve concave to the northwest having a radius of 1833.01 feet and a central angle of 27° 10' 52"; thence southwesterly along the arc of said curve, being the Northwesterly Right of Way Line of said Wellington Trace, a distance of 890.91 feet to the East Corner of said CHURCH SITE NO. 5 OF WELLINGTON - P.U.D. and the POINT OF BEGINNING.

Subject to the easements as shown on said Parcel "B" - PINWOOD GROVE OF WELLINGTON - P.U.D.

LAND USE

Total Area	9.52 AC
Right of Way	17 AC
Dwelling Units	96 D.U.
Density	10.09 D.U./AC

NOTES

- All bearings shown 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.
- Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.
- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 15th day of July, 1980.

By: Madison F. Pocetti
Madison F. Pocetti - Secretary

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

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 22nd day of September, 1980.

By: Daniel P. Koeltz
Daniel P. Koeltz - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: John B. Dunkle
Deputy Clerk

COUNTY ENGINEERS

This plat is hereby approved for record, this 24th day of September, 1980.

By: H.R. Kuntz
H.R. Kuntz - County Engineer

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 herein described property and 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 mortgages; 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: 9/23/80

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 SHEFFIELD WOODS - UNIT NO. 1 OF WELLINGTON - P.U.D., a Replat, lying in part of Section 4, 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 do hereby dedicate as follows:
The Road Right of Way as shown is hereby dedicated to the SHEFFIELD WOODS AT WELLINGTON CONDOMINIUM ASSOCIATION, INC. and is the perpetual maintenance obligation of said association.
The Limited Access and Maintenance Easements as shown were previously dedicated on the original Plat.
The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
All common areas are hereby dedicated to SHEFFIELD WOODS AT WELLINGTON CONDOMINIUM ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.
IN WITNESS WHEREOF, the above named Corporation has caused these Presents to be signed by its President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 12th day of July, 1980.

Attest: James J. Gogrek Assistant Secretary
By: James J. Gogrek President
GOULD FLORIDA, INC., a Delaware Corporation

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GERRY STABLING and JAMES J. GOGREK, 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 licensed to do business in Florida, 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 and with regular corporate authority, and that said instrument is the true act and deed of said corporation.

WITNESS my hand and official seal this 10th day of July, 1980.
Jack W. Carlin
Notary Public
My Commission expires JAN. 27, 1984

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 11/18/80, they completed the survey of lands as shown on the hereon plat, that said plat is a correct representation of the lands herein described and plotted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantee 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 Chapter 177, Part 1, as Amended and Ordinances of Palm Beach County, Florida.

EDMOND AND FARINA, INC.
Edmond And Farina - Professional Land Surveyor
Florida Registration No. 1375 - Dual

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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WILLIAM B. WATKINS, III
William B. Watkins, III - Professional Land Surveyor
Florida Registration No. 2283 - Dual

THIS INSTRUMENT PREPARED BY
BENJAMIN G. WALLACE, JR.
2017 Casselberry Boulevard
West Palm Beach, Florida

40/120