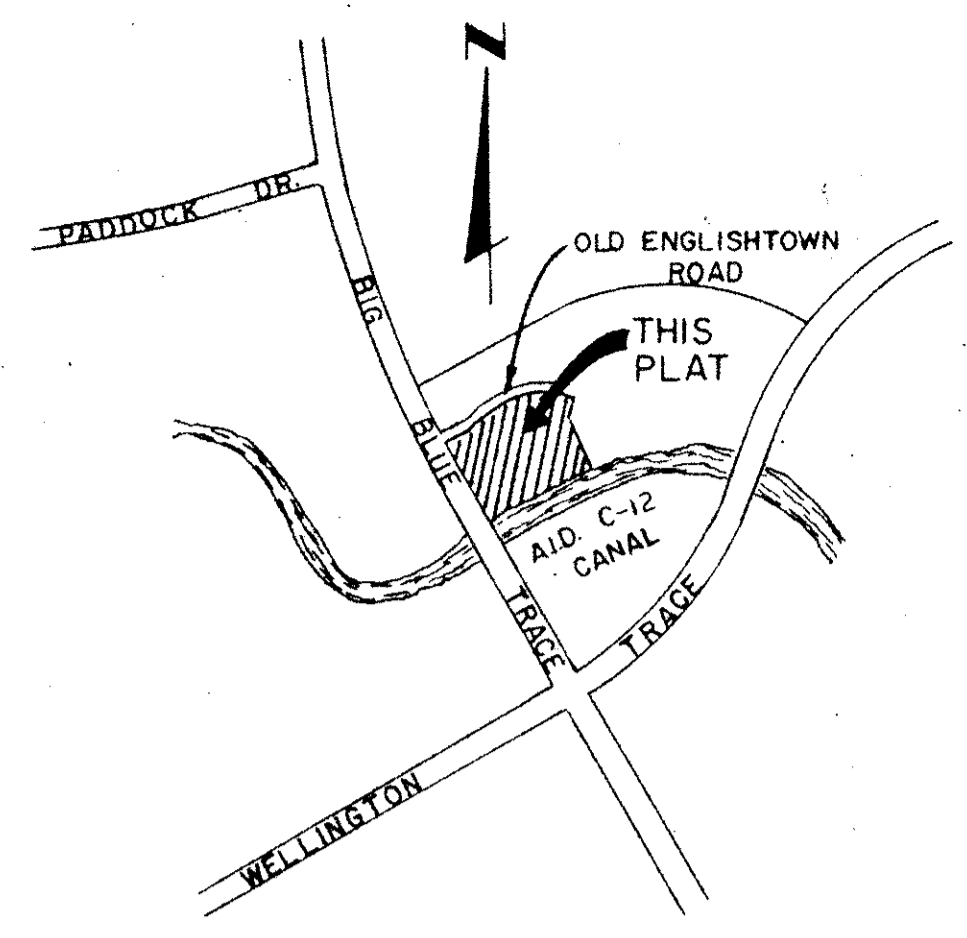


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GEORGIAN COURTS AT WELLINGTON - P. U. D.

being a replat of part of PARCEL "A" of PINWOOD GROVE OF WELLINGTON - P. U. D., recorded in Plat Book 40, Pages 37 thru 40, inclusive, Public Records of Palm Beach County, Florida
IN PART OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1



LOCATION SKETCH
N.T.S.

DESCRIPTION

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

BEGINNING at the Southwest Corner of said PARCEL "A" of PINWOOD GROVE OF WELLINGTON-P. U. D. said point being on the Northeastly Right-of-Way Line of BIG BLUE TRACE of SUGAR POND MANOR OF WELLINGTON-P. U. D., recorded in Plat Book 30, Pages 20 through 32 inclusive of said Public Records; thence North 29°34'40" West along said Northeastly Right-of-Way Line, a distance of 168.86 feet to the beginning of a curve concave to the Northeast having a radius of 5621.73 feet and a central angle of 03°18'06"; thence Northwestly along the arc of said curve, a distance of 323.95 feet; the tangent to said curve bears South 26°16'34" East at this point; thence departing said Easterly Right-of-Way Line of BIG BLUE TRACE, South 72°05'23" East a distance of 35.85 feet; thence North 62°05'48" East, a distance of 63.40 feet to the beginning of a curve concave to the Northwest having a radius of 186.69 feet and a central angle of 26°44'39"; thence Northeastly along the arc of said curve, a distance of 87.14 feet; the tangent to said curve bears South 35°21'09" West at this point; thence North 46°39'45" East, a distance of 25.49 feet; thence North 31°21'09" East, a distance of 82.00 feet; thence South 54°38'51" East, a distance of 60.00 feet; thence North 35°21'09" East, a distance of 58.36 feet to the beginning of a curve concave to the Southeast having a radius of 317.50 feet and a central angle of 59°53'51"; thence Northeastly along the arc of said curve, a distance of 331.92 feet; thence South 84°45'00" East along the tangent of said curve, a distance of 105.22 feet; thence South 05°15'00" West, a distance of 116.54 feet; thence South 29°34'40" East, a distance of 315.01 feet to a point on the Northwestly Right-of-Way Line of ACME IMPROVEMENT DISTRICT CANAL C-12, as now laid out and in use, said point being on a curve concave to the Southeast having a radius of 663.75 feet and a central angle of 06°47'58" and whose tangent bears South 67°13'18" West at this point; thence Southwestly along the arc of said curve and Right-of-Way Line, a distance of 78.77 feet; thence South 60°25'20" West along the tangent of said curve, a distance of 615.91 feet to the POINT OF BEGINNING.

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS INC.
WEST PALM BEACH, FLORIDA
JUNE 1983

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GLOBE USA, INC., a Virginia Corporation, licensed to do business in the state of Florida the owner of the land shown hereon as GEORGIAN COURTS OF WELLINGTON P.U.D., in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and 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 Limited Access Easement along Big Blue Trace and the Maintenance Easement as shown were previously dedicated on the original plat.
The Limited Access Easement along Old English Town Road, as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control over access rights.
The street Right-of-Way, shown hereon as "OLD ENGLISH TOWN ROAD" is hereby dedicated to the PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS for the perpetual use of the public for proper purposes.
The water and sewer easements are dedicated to the Acme Improvement District in perpetuity for the construction and maintenance of water and sewer.
The utility and drainage easements are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
The Access Easement, as shown hereon is hereby dedicated for Ingress, egress, utilities, water, sewer and drainage to the GEORGIAN COURTS HOMEOWNERS ASSOCIATION, INC., its successors or assigns and are the perpetual maintenance obligation of said association, its successors or assigns, without recourse to Palm Beach County.

LAND USE	
TOWNHOUSE LOTS (99)	1.88 Acres
PARCEL A	5.12 Acres
R/W	0.48 Acres
TOTAL	7.48 ACRES
DENSITY	13.2 UNITS / ACRE

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- 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.
- No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- No structures, trees or shrubs shall be placed on Drainage Easements.
- Approval of landscaping on Utility Easements other than water sewer shall be only with the approval of all utilities occupying same.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certify that they, as Officers of GOULD FLORIDA INC., a Delaware Corporation, licensed to do business in the State of Florida, are holders of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that their mortgage which is recorded in Official Record Book 1002, Page 616, Public Records of Palm Beach County, Florida shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 21st day of December, 1983.

GOULD FLORIDA INC., A Delaware Corporation
By: Guerry Strubling
Guerry Strubling, President
Attest: James J. Ogorek
James J. Ogorek, Assistant Secretary

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record this 21st day of December, 1983.
By: Linda G. Thomas
Linda G. Thomas - Assistant Secretary
Attest: A.W. Glisson
A.W. Glisson - General Manager

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 10th day of January, 1984.
By: Ken Apollonio
Ken Apollonio - Chairman
Attest: JOHN B. DUNKLE, Clerk
By: Elizabeth Richard
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 10th day of January, 1984.
By: W.F. Rebert
W.F. Rebert, County Engineer

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared William B. Ryan and Bruce L. Berlage, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Executive Vice President, respectively, of GLOBE USA, INC., a Virginia 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 21st day of December, 1983.

My commission expires: June 22, 1983
John B. Dunkle
Notary Public, State of Florida at large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, FRANK RYAN, 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 GLOBE USA, INC., a Virginia Corporation; that the current taxes have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record.

Frank Ryan
Frank Ryan, Attorney at Law
Licensed in Florida, Date: June 22, 1983

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OGOREK, 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, respectively, of GOULD FLORIDA INC., a Delaware Corporation, licensed to do business in the State of 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 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 21st day of December, 1983.

My commission expires: 6-27-86
Victoria Olson
Notary Public, State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Dec. 22, 1983, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

GEE & JENSON - Engineers, Architects, Planners, Inc.
THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: 12-22-83

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