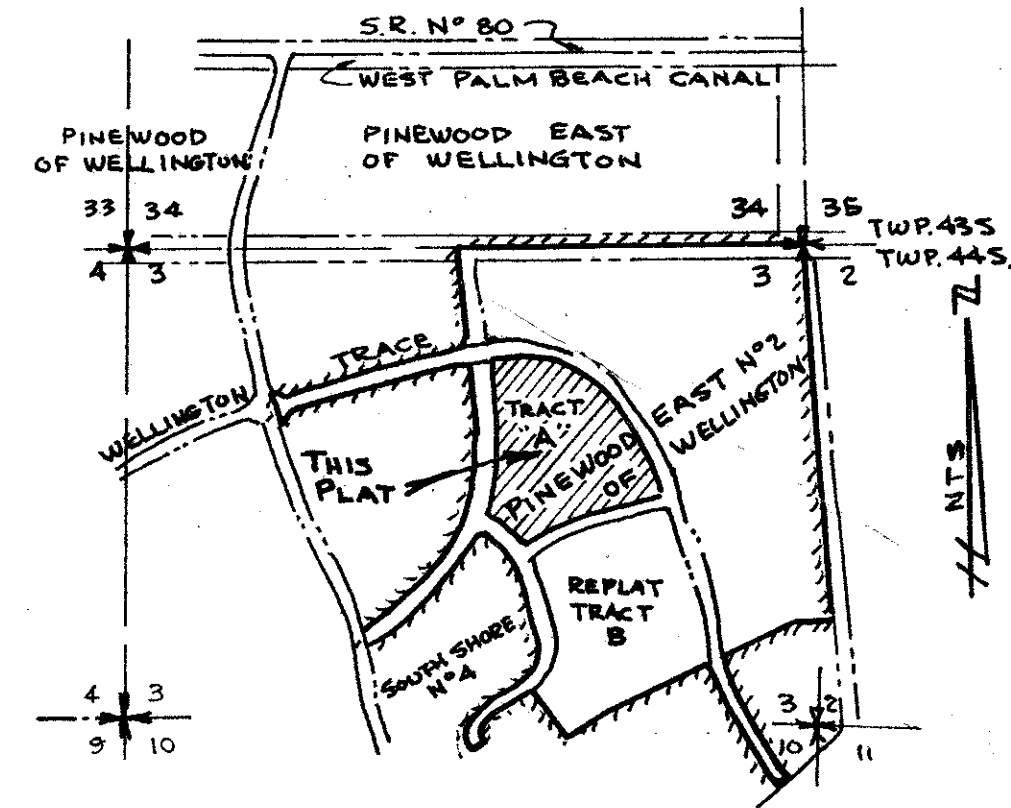


REPLAT OF TRACT "A" PINWOOD EAST NO. 2 OF WELLINGTON - P.U.D.

IN PART OF SECTION 3, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

Being a Replat of All of TRACT "A", PINWOOD EAST NO. 2 OF WELLINGTON as recorded in Plat Book 33, Pages 96 through 100, inclusive, Public Records of Palm Beach County, Fla.

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
OCTOBER 1978



LOCATION MAP

169

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:24 AM this 1 day of March, 1979 and duly recorded in Plat Book No. 36 on pages 169-170

JOHN B. DUNKLE, Clerk Circuit Court
By: *John B. Dunkle*

DESCRIPTION

Being a Replat of all of TRACT "A", PINWOOD EAST NO. 2 OF WELLINGTON as recorded in Plat Book 33, Pages 96 through 100, inclusive, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the intersection of the West Right of Way Line of Wellington Trace with the North Right of Way Line of Acme Improvement District C-13-B as now laid out and in use, and being the Southeast Corner of said TRACT "A"; thence S.75°45'30"W. along the North Right of Way Line of Acme Improvement District C-13-B, a distance of 1010.00 feet to the beginning of a curve concave to the southeast having a radius of 310.79 feet and a central angle of 21°42'24"; thence southwesterly along the arc of said curve, a distance of 117.74 feet; thence S.54°03'06"W. along the tangent to said curve, a distance of 54.92 feet to a point on the Northeastly Right of Way Line of Acme Improvement District C-13-A, said point being on the arc of a curve concave to the southwest having a radius of 251.21 feet and a central angle of 24°08'31" and whose tangent at this point bears S.47°25'44"E.; thence northwesterly along the arc of said curve and said Northeast Right of Way Line, a distance of 105.85 feet; thence N.71°34'15"W. along the tangent to said curve, a distance of 136.16 feet to a point on the Easterly Right of Way Line of Acme Improvement District C-13, said point being on the arc of a curve concave to the west having a radius of 1343.07 feet and a central angle of 21°14'26" and whose tangent at this point bears S.16°17'44"W.; thence northeasterly, northerly and northwesterly along the arc of said curve and said Easterly Right of Way Line, a distance of 497.90 feet; thence N.04°56'42"W. along the tangent to said curve, a distance of 808.59 feet to a point on the Southerly Right of Way Line of Wellington Trace, said point being on the arc of a curve concave to the southwest having a radius of 1330 feet and a central angle of 78°32'56" and whose tangent at this point bears S.87°12'34"W.; thence northeasterly, easterly and south-easterly along the arc of said curve and said Right of Way Line of Wellington Trace, a distance of 1823.34 feet; thence S.14°14'30"E. along the tangent to said curve, a distance of 65.00 feet to the POINT OF BEGINNING.

LAND USE

Total Area ----- 29.39 Acres
Single Family ----- 67 Lots
O.S.R. Parcel ----- 0.75 Acre
Density ----- 2.28 Units /Acre

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., 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 mortgage; and that 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, Date: 15/1979
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.

O.S.R. denotes Open Space - Recreation

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

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 16th day of FEBRUARY, 1979.

By: *Madison F. Pacetti*
Madison F. Pacetti - 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 27 day of FEBRUARY, 1979.

By: *Bill Bailey*
Bill Bailey - Chairman

ATTEST: JOHN B. DUNKLE - Clerk

By: *Margaret B. Jennings*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 27 day of FEBRUARY, 1979.

By: *H.F. Kahlert*
H.F. Kahlert - 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 REPLAT OF TRACT "A", PINWOOD EAST NO. 2 OF WELLINGTON - P.U.D., lying in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as the left under Description.

have caused the same to be surveyed and replatted as shown and do hereby dedicate as follows:

The Street Right of Ways are hereby dedicated to the Board of County Commissioners of Palm Beach County for the perpetual use of the public for proper purposes.

The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights.

Maintenance, Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

The Open Space and Recreation (O.S.R.) Parcel, in Fee Simple and the use of the Landscape Easement in Lot 58, both dedicated to Pinewood East No. 2, Tract A Property Owners Association and are the perpetual maintenance obligation of said Association.

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 to be affixed hereto by and with the authority of its Board of Directors, this 8th day of FEBRUARY, 1979.

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

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

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, GUERRY STRIBLING and DIANA L. CURREN, President and Assistant Secretary, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida,

and they acknowledged before me that they executed the hereon Dedication as such Officers of said Corporation, by and with the authority of its Board of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal, this 8th day of FEBRUARY, 1979.

Jack H. Casler
Notary Public, State of Florida at large

My Commission expires: January 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 the requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinance No. 73-4 of Palm Beach County, Florida.

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

Date: Feb. 12, 1979

THIS INSTRUMENT WAS PREPARED

BY WILLIAM G. WALLACE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida

3/44/41

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