

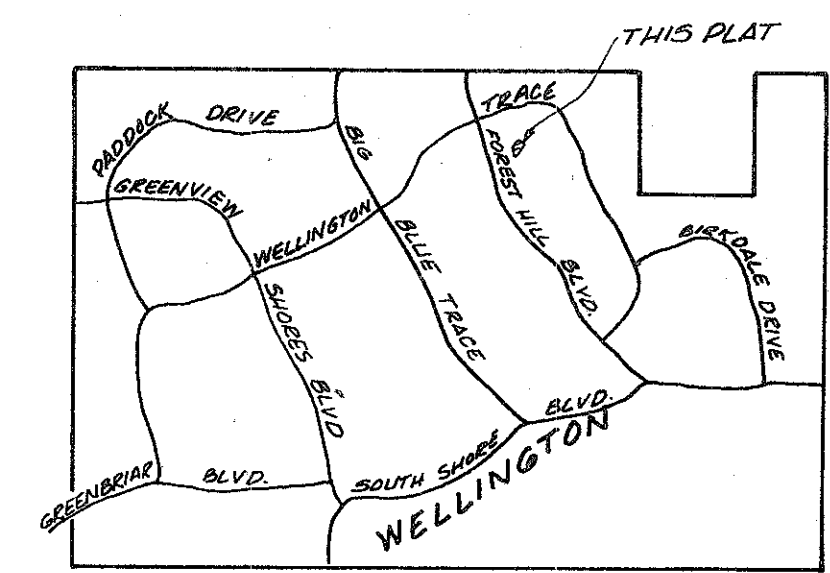
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TREE TOPS OF WELLINGTON-RECREATION TRACT - P.U.D.

BEING A REPLAT OF A PORTION OF AN ACCESS TRACT IN PART OF TREE TOPS OF WELLINGTON - P.U.D., PB. 39, PGS. 186 & 187, PUBLIC RECORDS OF

PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 3, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
GEE & JENSON
ENGINEERS ARCHITECTS PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1982

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LOCATION SKETCH
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:30 p.m.
this 14 day of December 1982
and duly recorded in Plat Book No. 45
on page 30

JOHN B. DUNKLE, Clerk Circuit Court
By: Lyle Shreffers D.C.

DESCRIPTION

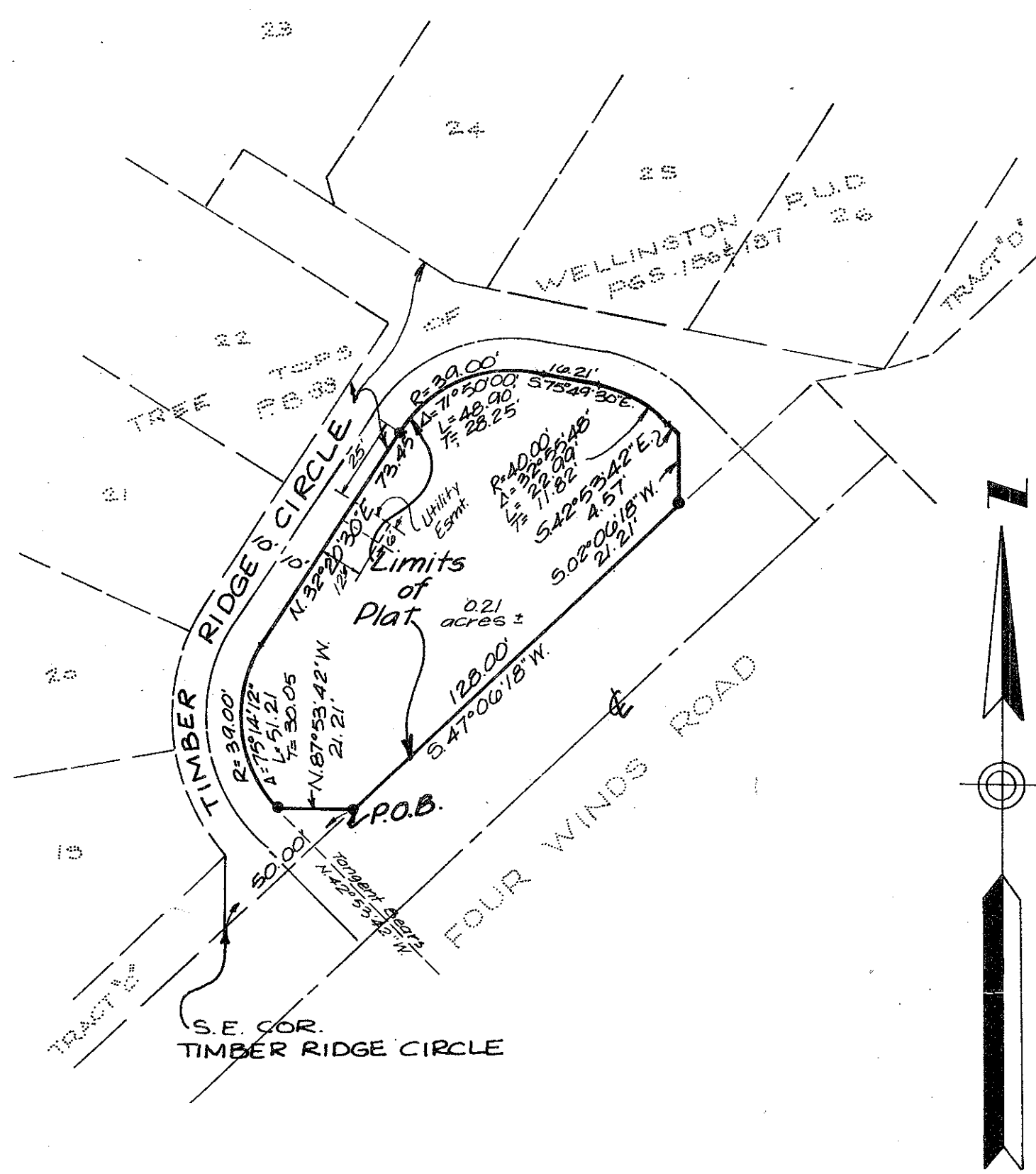
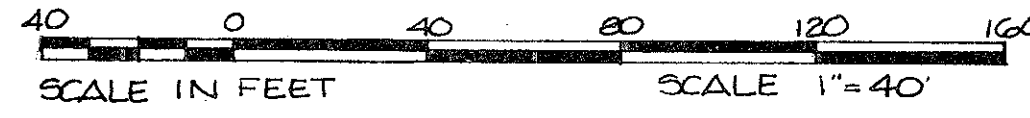
Being a portion of an Access Tract in part of TREE TOPS OF WELLINGTON - P.U.D., in Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 39, Pages 186 and 187, and being more particularly described as follows:

Commencing at the intersection of the West Right-of-Way Line of said TIMBER RIDGE CIRCLE with the Northwesterly Right-of-Way Line of FOUR WINDS ROAD; thence N.47°06'18"E. along the said Northwesterly Right-of-Way Line of FOUR WINDS ROAD, a distance of 50.00 feet to the POINT OF BEGINNING of this description; thence N.87°53'42"W., leaving said Northwesterly Right-of-Way Line a distance of 21.21 feet to the beginning of a curve concave to the east having a radius of 39.00 feet and a central angle of 75°14'12" and whose tangent at this point bears N.42°53'42"W., thence northwesterly, northerly and northeasterly along the arc of said curve, a distance of 51.21 feet; thence N.32°20'30"E. along the tangent of said curve, a distance of 73.45 feet to the beginning of a curve concave to the south, having a radius of 39.00 feet and a central angle of 71°50'00"; thence northeasterly, easterly and southeasterly along the arc of said curve, a distance of 48.90 feet; thence S.75°49'30"E. along the tangent of said curve, a distance of 16.21 feet to the beginning of a curve concave to the southwest, said curve having a radius of 40.00 feet and a central angle of 32°55'48"; thence southeasterly along the arc of said curve, a distance of 22.99 feet; thence S.42°53'42"E. along the tangent of said curve a distance of 4.57 feet; thence S.02°06'18"W. a distance of 21.21 feet to a point on the Northwesterly Right-of-Way Line of said FOUR WINDS ROAD; thence S.47°06'18"W. along said Right-of-Way Line, a distance of 128.00 feet to the POINT OF BEGINNING.

Containing 0.21 acres, more or less.

NOTES

- All bearings shown herein 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.
- The parcel of land shown herein and more particularly described above under "Description" was abandoned per ORB. 3792 PGS. 804, 805 & 806.



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, owner of land shown hereon, being in Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as TREE TOPS OF WELLINGTON-RECREATION TRACT - P.U.D., being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and hereby dedicate as follows:
The Utility Easement as shown is hereby dedicated in perpetuity for the construction and maintenance of utilities.
The entire tract as shown is for Recreational purposes and is hereby dedicated to TREE TOPS HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association its successors and assigns.
IN WITNESS WHEREOF, the above named corporation has caused these present to be signed by its President and attested by its Assistant Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors, this 8th day of November, 1982.

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

ACKNOWLEDGMENT

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 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 8th day of November, 1982.

Victoria Olson
Notary Public

My Commission expires: June 27, 1986

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 hereon 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 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: October 29, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on November 2, 1982, they completed the survey of lands as shown on the hereon 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 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 requirements of Chapter 177, Part 1, Florida Statutes as Amended, and Ordinances of Palm Beach County, Florida.
CRAVEN THOMPSON, INC.

Carmen F. Verde
Carmen F. Verde - Professional Land Surveyor
Florida Registration No. 3602, Date: Nov. 30, 1982

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on December 2, 1982, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by CRAVEN THOMPSON, INC.

GEE & JENSON Engineers, Architects, Planners, Inc.

Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 2090, Date: 12-2-82

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 14 day of December, 1982.

By: Peggy B. Evatt
PEGGY B. EVATT, Acting Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Richard Richards
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 14 day of December, 1982.

By: H.F. Kahlert
H.F. Kahlert - County Engineer

TREE TOPS HOMEOWNERS ASSOCIATION

This plat is hereby approved for record, this 29th day of November, 1982.

By: Mark B. Miles
Mark B. Miles - President
Attest: Diana Curren
Diana Curren - Secretary

THIS INSTRUMENT PREPARED
BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Blvd.
West Palm Beach, Florida

TREE TOPS OF WELL. REC. TRACT

45/30