

SOUTH SHORE NO. 2A OF WELLINGTON

- P. U. D. -
IN PART OF SECTION 11, TWP. 44 S.,
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

RGE. 41 E

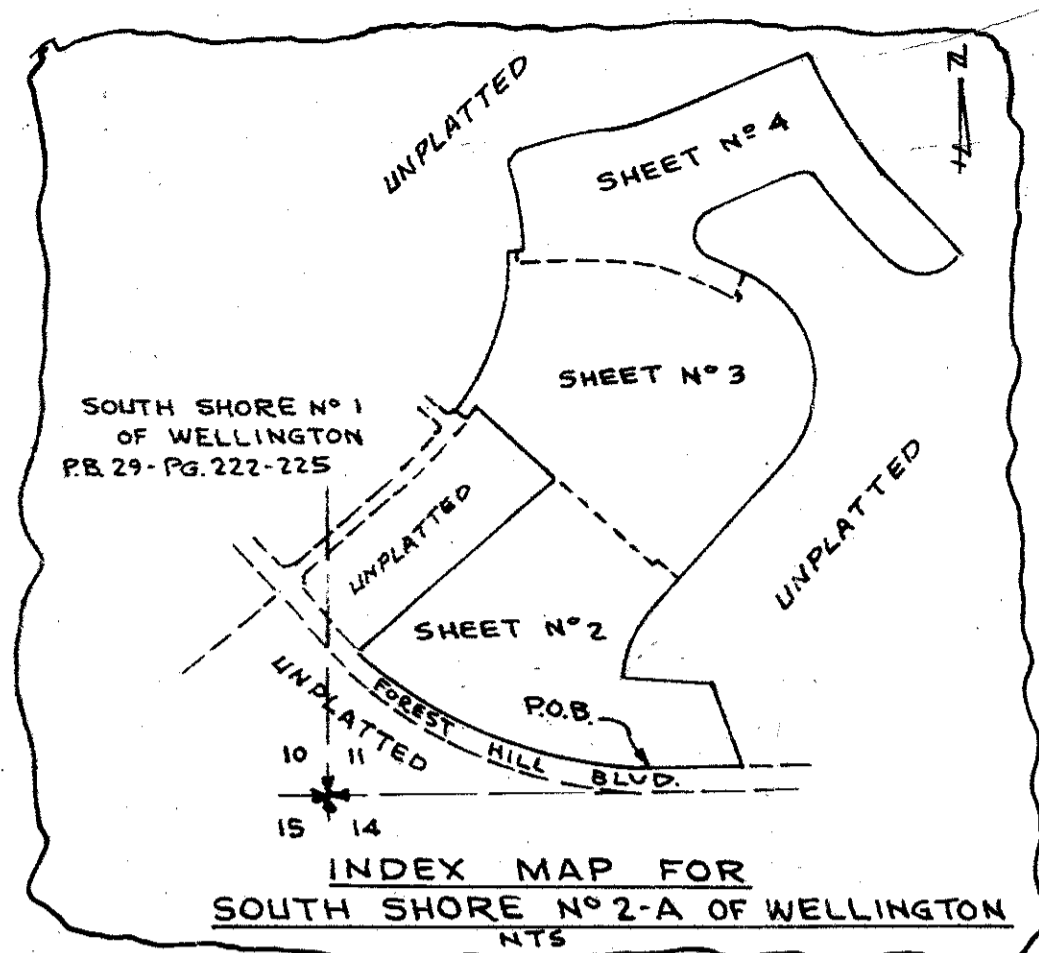
116

APPROVAL

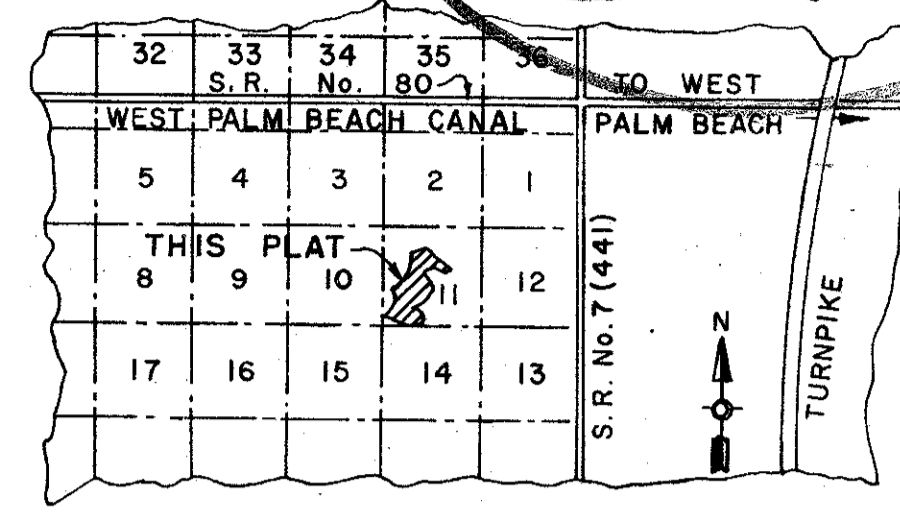
PALM BEACH COUNTY, FLORIDA
PLANNING COMMISSION
This plat is hereby approved for record, this
day of July 1975.

By: Chairman - Planning Commission

By: Vice Chairman - Planning Commission



GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1975



LOCATION MAP



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:13 P.M.
this 9th day of JULY, 1975,
and duly recorded in Plat Book No. 51
on pages 116, 117, 118 & 119
JOHN B. DUNKLE, Clerk Circuit Court
By: Rita Conroy, D.C.

DESCRIPTION

A Parcel of land lying and being in part of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Southwest Corner of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida; thence S. 89°48'25" E. along the South Line of said Section 11, a distance of 1628.83 feet to the intersection of the South Right of Way Line of Forest Hill Boulevard as now laid out and in use; thence N. 00°1'35" E., a distance of 120 feet to the North Right of Way Line of said Forest Hill Boulevard and the POINT OF BEGINNING of the hereinafter described parcel of land; thence Westery and Northwesterly along the arc of a curve concave to the Northeast, being the North Right of Way Line of said Forest Hill Boulevard, having a radius of 2212.36 feet and a central angle of 45°28'30" and whose tangent at this point bears S. 89°48'25" E., a distance of 1755.92 feet; thence N. 49°21'54" E., making an angle with the tangent to the last described curve, measured from Northwest to Northeast, of 93°41'49", a distance of 1447.87 feet; thence N. 47°11'44" W., a distance of 595.97 feet to a point on a curve to be described having a radius of 1350 feet and a central angle of 03°22'36" and whose tangent at this point bears N. 36°51'07" E.; thence Southwesterly along the arc of said curve, a distance of 79.56 feet to the intersection with the South Right of Way Line of Wellington Trace as shown on Sheet No. 4, SOUTH SHORE NO. 1 OF WELLINGTON recorded in Plat Book 29, Page 225, Public Records of Palm Beach County, Florida; thence N. 49°46'17" W. along a radial line, a distance of 80 feet to the North R/W Line of said Wellington Trace and to a point on a curve concave to the Northwest, being concentric with the last described curve, having a radius of 1270 feet and a central angle of 41°32'00"; thence Northeasterly and Northery along the arc of said curve, a distance of 920.61 feet; thence N. 88°41'43" E. along a line radial to the last and the next described curves, a distance of 80 feet to a point on a curve concave to the West having a radius of 1350 feet and a central angle of 10°45'15"; thence Northery and Northwesterly along the arc of said curve, a distance of 253.39 feet; thence N. 12°03'32" W. along the tangent to said curve, a distance of 207.40 feet to the beginning of a curve concave to the Southwest having a radius of 1304.19 feet and a central angle of 18'17"; thence Northwesterly along the arc of said curve, a distance of 48.67 feet; thence N. 29°24'05" E., making an angle with the tangent to the last described curve, measured from Northwest to Northeast, of 43°35'54", a distance of 34.48 feet; thence N. 73°00'00" E., a distance of 136.59 feet to the beginning of a curve concave to the Southeast having a radius of 1794.83 feet and a central angle of 09°20'50"; thence Northeasterly along the arc of said curve, a distance of 292.80 feet; thence N. 82°20'50" E. along the tangent to said curve, a distance of 162 feet to the beginning of a curve concave to the Northwest having a radius of 1153.28 feet and a central angle of 15°20'50"; thence Northeasterly along the arc of said curve, a distance of 308.92 feet; thence N. 67°00'00" E. along the tangent of said curve, a distance of 850 feet; thence S. 23°00'00" E., a distance of 90 feet to the beginning of a curve concave to the Northeast having a radius of 2303.66 feet and a central angle of 22°00'00"; thence Southeasterly along the arc of said curve, a distance of 884.54 feet;

DESCRIPTION CONTINUED

thence S. 45°00'00" E. along the tangent to said curve, a distance of 430 feet; thence S. 45°00'00" W., a distance of 10 feet to the beginning of a curve concave to the North having a radius of 285 feet and a central angle of 90°00'00"; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 447.68 feet; thence N. 45°00'00" W. along the tangent to said curve, a distance of 145.00 feet to the beginning of a curve concave to the Northeast having a radius of 2598.66 feet and a central angle of 09°54'35"; thence Northwesterly along the arc of said curve, a distance of 449.46 feet to a point of reverse curvature; thence Northwesterly, Westerly and Southwesterly along the arc of a curve concave to the South having a radius of 75 feet and a central angle of 77°54'35", a distance of 101.98 feet; thence S. 67°00'00" W. along the tangent to said curve, a distance of 553.58 feet to the beginning of a curve concave to the East having a radius of 130 feet and a central angle of 132°46'56"; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, a distance of 301.27 feet; thence S. 65°46'56" E. along the tangent of said curve, a distance of 245.90 feet to the beginning of a curve concave to the West having a radius of 635 feet and a central angle of 108°35'12"; thence Southeasterly, Southerly and Southwesterly along the arc of said curve, a distance of 1203.45 feet; thence S. 42°48'16" W. along the tangent of said curve, a distance of 1135 feet to the beginning of a curve concave to the Southeast having a radius of 625 feet and a central angle of 38°45'09"; thence Southwesterly and Southerly along the arc of said curve, a distance of 422.72 feet; thence S. 85°56'53" E. along a line radial to the last described curve, a distance of 500 feet; thence S. 21°59'08" E., a distance of 496.31 feet; thence N. 89°48'25" W. along a line parallel to and 120 feet North of, the South line of said Section 11, a distance of 550 feet to the POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that ALCOA FLORIDA, INC. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME DRAINAGE DISTRICT are the owners of the Parcel of land shown hereon as SOUTH SHORE NO. 2A OF WELLINGTON, lying and being in Part of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described at the left to wit: The use of the Easements are hereby dedicated to the perpetual use of the public for the construction and maintenance of public utilities, drainage and/or limited access purposes. AND FURTHERMORE the roads, drainage rights of way, open space and recreation areas are hereby dedicated to the ACME DRAINAGE DISTRICT in fee simple; provided however, that in the event ACME DRAINAGE DISTRICT ceases to exist or to have the authority to maintain the roads, drainage right of way or open space and recreation areas, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC. and shall be maintained by said Association as provided for in the Articles of Incorporation of the Association which have been recorded in public records of Palm Beach County, Florida. EXCEPT WELLINGTON TRACE as shown which is hereby dedicated to the perpetual use of the public for street purposes. IN WITNESS WHEREOF, the said Corporations and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors this 30th day of May, 1975.

ALCOA FLORIDA, INC.
Attest: Harriet B. Gilbreath Assistant Secretary By: John R. Dunkle Vice President
BREAKWATER HOUSING CORP.
Attest: Jenny H. Graf Assistant Secretary By: Jenny H. Graf President
ACME DRAINAGE DISTRICT
Attest: A.W. Glisson General Manager By: Madison F. Pacetti Secretary

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, MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME DRAINAGE DISTRICT, and they executed the hereon Dedication as such officers of said District by and with the authority of Board of Directors and that their act and deed was the act and deed of said District.
WITNESS my hand and official seal, this 16th day of June, 1975.

Ruth M. Hill
Notary Public - State of Florida at Large
My Commission expires: August 8, 1976

MORTGAGEE'S CONSENT

STATE OF VIRGINIA
CITY OF RICHMOND
The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 2373, Page 509 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested by its Assistant Vice President and its Corporate Seal to be affixed hereon by and with the authority of its board of directors, this 26th day of June, A.D. 1975.

BANK OF VIRGINIA-CENTRAL
Attest: Peter C. Jones Assistant Vice President By: Charles S. Levy Vice President

Total Area	126.617 Acres
Less Parcel A, B & C (To Be Replotted)	27.277 Acres
Plus Park (Not Located)	5.915 Acres
	105.255 Acres Net
OSR Area	2.369 Acres
Total S.F. Dwelling Units	309 Units - S.F.D.
Density (Units/Acre)	2.936 D. Units/Acre

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, JOHN R. DUNKLE and HARRIETT B. GILBREATH, Vice President and Assistant Secretary, of ALCOA FLORIDA, INC. and GUERRY STRIBLING and JENNY H. GRAF, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporations by and with the authority of their Boards of Directors, for the purposes therein expressed, and their act and deed was the act and deed of said Corporations.
WITNESS my hand and official seal, this 3rd day of June, 1975.

Neha E. Sturgis
Notary Public - State of Florida at Large
My Commission expires: Sept. 24, 1975

ACKNOWLEDGMENT

STATE OF VIRGINIA
CITY OF RICHMOND
BEFORE ME personally appeared Charles S. Levy and Peter C. Jones to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Vice President of the above named BANK OF VIRGINIA-CENTRAL, a Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Vice President, respectively, 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 26th day of June, A.D. 1975.

Jacqueline Sturgis
Notary Public
My Commission expires: Sept. 24, 1975

APPROVAL

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 24th day of July, 1975.
By: William F. Waller Chairman
COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.
By: W.F. Waller County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: William F. Waller Chairman
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
I, JAMES SADOCK, JR., 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 Alcoa Florida, Inc., Breakwater Housing Corp., and Acme Drainage District, that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

James Sadock, Jr.
Attorney at Law, licensed in Florida

SURVEYOR'S CERTIFICATE

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 my supervision with Palm Beach County for the required improvements and further that the survey data lies with all requirements of Chapter 177 Florida Statutes as amended, and Ordinance 73-4 of Palm Beach County, Florida.

0332-376
By: William F. Waller
Registered Land Surveyor
Florida Certificate No. 2283
5/22/75

SOUTH SHORE NO. 2A