

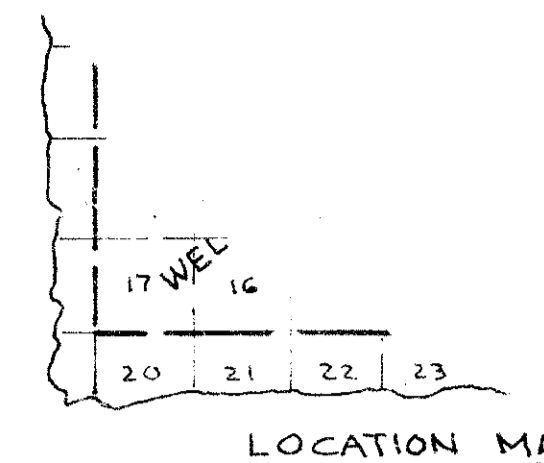
EASTWOOD OF WELLINGTON

P.U.D.

IN PART OF SECTIONS 10 & 11, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1976



DESCRIPTION

A Parcel of land lying and being in part of Sections 10 and 11, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest Corner of said Section 11, thence S.01°03'25"W. along the West Line of said Section 11, a distance of 164.21 feet to the Northwest Right of Way Line of Acme Improvement District C-14 as recorded in Official Record 2501, Pages 1228 and 1229, Public Records of Palm Beach County, Florida and the POINT OF BEGINNING of the hereinafter described parcel of land; thence N.51°14'30"E. along said Northwest Right of Way Line, a distance of 260.34 feet to a point on the North Line of said Section 11, said point being S.89°39'24"E., a distance of 199.98 feet from the Northwest Corner of said Section 11; thence S.89°39'24"E. along said North Line of Section 11, a distance of 2752.23 feet to the northerly extension of the East Right of Way Line of Acme Improvement District C-16 as recorded in said Official Record 2501, Pages 1228 and 1229; thence S.00°20'36"W. along said northerly extension and East Right of Way Line, a distance of 462.70 feet to the beginning of a curve concave to the northwest having a radius of 320 feet and a central angle of 46°43'17"; thence southerly and southwesterly along the arc of said curve, a distance of 260.94 feet; thence leaving said Easterly Right of Way Line, run S.02°35'00"E. along a line making an angle with the tangent to the last described curve, measured from north-east to south, of 130°21'07", a distance of 362.91 feet to a point on a curve concave to the southeast having a radius of 412.88 feet and a central angle of 20°25'00" and whose tangent at this point bears S.87°25'00"W.; thence westerly and southwesterly along the arc of said curve, a distance of 147.13 feet; thence S.67°00'00"W. along the tangent to said curve, a distance of 385.00 feet; thence S.23°00'00"E., a distance of 80.00 feet to the intersection of Pine Valley Drive with the Northwesterly line of Lot 1 of Block 33 of SOUTH SHORE NO. 2-A OF WELLINGTON as shown on Sheet No. 4 recorded in Plat Book 31, Pages 116 through 119, inclusive, of said Public Records; thence meandering the northerly and westerly boundary of Block 35 and its northeasterly extension, by the following courses: S.67°00'00"W., a distance of 765.00 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 southwesterly along the arc of said curve, a distance of 308.92 feet; thence S.82°20'50"W. along the tangent to said curve, a distance of 162.00 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 southwesterly along the arc of said curve, a distance of 292.81 feet; thence S.73°00'00"W. along the tangent to said curve, a distance of 136.59 feet; thence S.29°24'05"W., a distance of 34.48 feet to a point on a curve concave to the southwest having a radius of 1304.19 feet and a central angle of 02°08'17" and whose tangent at this point bears S.14°11'39"E.; thence southeasterly along the arc of said curve, a distance of 48.67 feet; thence S.12°03'32"E. 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 1350.00 feet and a central angle of 10°45'15"; thence southeasterly and southerly along the arc of said curve, a distance of 253.39 feet to the intersection of the East Right of Way Line of Wellington Trace with the West Line of Lot 1 of said Block 35; thence S.88°41'43"W. along a line radial to the last and next described curves, a distance of 80.00 feet to the West Right of Way Line of said Wellington Trace; thence northerly and northwesterly along the arc of a concentric curve having a radius of 1270.00 feet and a central angle of 10°45'15", a distance of 238.37 feet; thence N.12°03'32"W. along the tangent to said curve, a distance of 207.40 feet to the beginning of a concentric curve concave to the southwest having a radius of 1224.19 feet and a central angle of 26°41'58"; thence northwesterly along the arc of said curve, a distance of 570.46 feet; thence N.38°45'30"W. along the tangent to said curve, a distance of 810.78 feet to the East Line of said Section 10; thence continue N.38°45'30"W., a distance of 478.71 feet to a point on the Northwest Right of Way Line of said Acme Improvement District C-14; thence N.51°14'30"E. along said Northwest Right of Way Line, a distance of 399.06 feet to the East Line of said Section 10 and the POINT OF BEGINNING.

Containing 99.679 Acres, more or less.

SUBJECT to existing easements, rights of way, reservations and restrictions of record.

185 Lots
99.679 Acres, more or less
Density 1.856 Units/Acre

APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this
14th day of December, 1976.

By W.H. Medlen
W.H. Medlen, Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite
State and County Laws and Ordinances.

By H.F. Kahler
H.F. Kahler, County Engineer

Attest: JOHN B. DUNKLE
BOARD OF COUNTY COMMISSIONERS

By Margaret A. Nicolson
Deputy Clerk

Margaret A. Nicolson
Notary Public

My Commission expires December 20, 1979

NOTE

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

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD ss

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 ALCOA FLORIDA, INC., BREAKWATER HOUSING CORP. and ACME IMPROVEMENT 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 and 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
Attorney at Law, licensed in Florida

MORTGAGE CONSENT

STATE OF VIRGINIA
CITY OF RICHMOND ss

The undersigned hereby certifies that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents 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 Record Book _____, Page _____ 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 Vice President and Secretary, to be signed by and with the authority of its Board of Directors, this 25th day of October, 1976.

Charles G. Perry
BANK OF VIRGINIA - CENTRAL
a Corporation of the State of Virginia

EASTWOOD OF WELLINGTON

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that ALCOA FLORIDA, INC. and BREAKWATER HOUSING both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as EASTWOOD OF WELLINGTON, being in part of Sections 10 and 11, Township 44 South, Range 41 East, Palm Beach County, Florida, and being 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 Street Right of Ways are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.

Parcel A and the Acme Improvement District Right of Ways as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT in Fee Simple, provided however, that in the event ACME IMPROVEMENT DISTRICT ceases to exist or to have the authority to maintain the rights of way, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC. and shall be maintained by FIRST WELLINGTON, INC. as provided in the Restated Articles of Incorporation in Official Record Book 2111, Pages 1545 to 1554, inclusive and Amended in Official Record Book 2285, Pages 1977 to 1979, inclusive, Public Records of Palm Beach County, Florida.

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

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

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 19th day of October, 1976.

ALCOA FLORIDA, INC., a Corporation of the State of Florida

Attest: K.F. Kelly By: Richard W. Plowman
K.F. Kelly, Assistant Secretary Richard W. Plowman, President
BREAKWATER HOUSING CORP., a Corporation of the State of Florida

Attest: Cyrus N. Smith By: Guerry Stridling
Cyrus N. Smith, Treasurer Guerry Stridling, President
ACME IMPROVEMENT DISTRICT

Attest: A.W. Glisson By: Madison F. Pacetti
A.W. Glisson, General Manager Madison F. Pacetti, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, RICHARD W. PLOWMAN and K.F. KELLY, President and Assistant Secretary, respectively, of ALCOA FLORIDA, INC. and GUERRY STRIDLING and CYRUS N. SMITH, President and Treasurer, respectively, of BREAKWATER HOUSING CORP., and they acknowledge 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 that their act and deed was the act and deed of said Corporations.

WITNESS my hand and official seal, this 19th day of October, 1976.

My Commission expires: Jan. 29, 1980
Jack H. Casler
Notary Public - State of Florida at large

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

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 IMPROVEMENT DISTRICT, and they executed the hereon Dedication as such officers of said District by and with the authority of the Board of Directors and that their act and deed was the act and deed of said District.

WITNESS my hand and official seal, this 19th day of October, 1976.

My Commission expires: Jan. 29, 1980
Jack H. Casler
Notary Public - State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

This is to certify that the plat showing hereon is 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 further that Permanent Control Points will be set under the guarantees provided with said plat for the required improvements and that the survey data complies with all requirements of Chapter 17, Florida Statutes, as Amended, and Ordinance 75-4 of Palm Beach County, Florida.

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

THIS INSTRUMENT WAS PREPARED
BY WILLIAM G. WALLACE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida

