

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 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 Senior Vice President and attested by its Vice President and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 7 day of October, 1976.

Attest: Jonathan A. Hawkins Vice President By: Charles G. Cary Senior Vice President

ACKNOWLEDGMENT

STATE OF VIRGINIA - CITY OF RICHMOND ss The foregoing instrument was acknowledged before me this 7 day of October, 1976, by Jonathan A. Hawkins and Charles G. Cary, respectively, of BANK OF VIRGINIA a Virginia Corporation, on behalf of said Corporation.

Notary Public: Marjorie A. Newsom

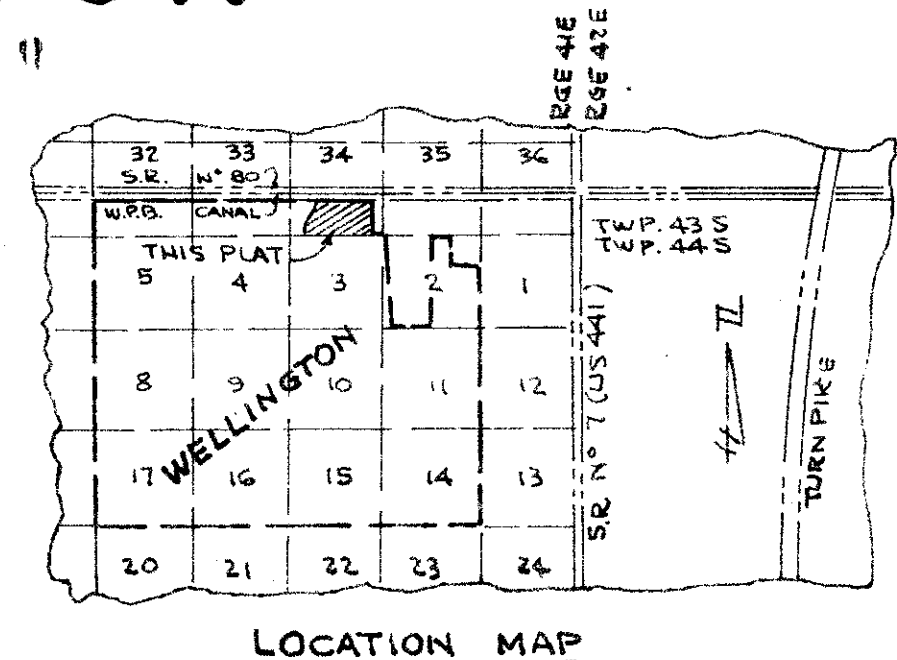
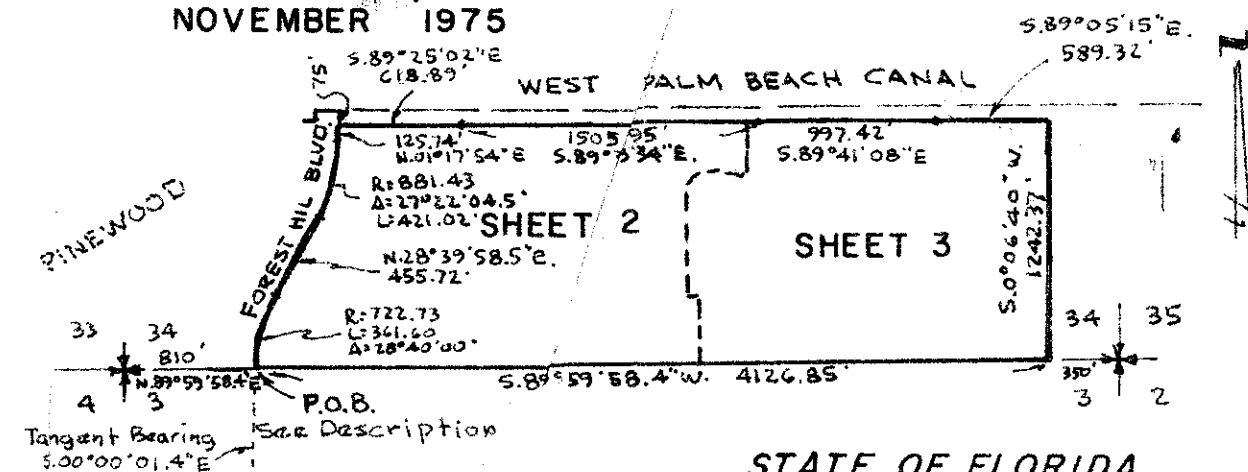
My Commission expires: November 20, 1979

PINEWOOD EAST OF WELLINGTON

P.U.D. IN PART OF SECTION 34, TWP. 43 S., RGE. 41 E. PALM BEACH COUNTY, FLORIDA IN 3 SHEETS SHEET NO. 1

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC. WEST PALM BEACH, FLORIDA NOVEMBER 1975

BOUNDARY & KEY MAP



DESCRIPTION & DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH ss KNOW ALL MEN BY THESE PRESENTS, that ALCOA FLORIDA, INC. and BREAKWATER HOUSING CORP., both Florida Corporations, joined by ACME IMPROVEMENT DISTRICT, owners of the land shown hereon as PINEWOOD EAST OF WELLINGTON, being in part of Section 34, Township 43 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southwest Corner of Section 34, Township 43 South, Range 41 East, Palm Beach County, Florida; thence N.89°59'58.4"E. along the South line of said Section 34, a distance of 810.00 feet to the Southeast Corner of PINEWOOD OF WELLINGTON as recorded in Plat Book 31, Pages 170 to 173, inclusive and shown on Sheet No 2, Public Records of Palm Beach County, Florida and the POINT OF BEGINNING of the hereinafter described Parcel of land, said Southeast Corner being on the arc of a curve concave to the southeast having a radius of 722.73 feet and a central angle of 28°40'00" and whose tangent at this point bears S.00°00'01.4"E.; thence northerly and northeasterly along the arc of said curve, being the Easterly Limits of said PINEWOOD OF WELLINGTON, a distance of 361.60 feet; thence N.28°39'58.5"E. along the tangent to said curve, a distance of 455.72 feet to the beginning of a curve concave to the northwest having a radius of 881.43 feet and a central angle of 27°22'04.5"; thence northeasterly and northerly along the arc of said curve, a distance of 421.02 feet; thence N.01°17'54"E. along the tangent to said curve, a distance of 125.74 feet to a point 75.00 feet south of the Northeast Corner of said PINEWOOD OF WELLINGTON; thence by the following courses, being 75 feet south of and parallel with, the South Right-of-Way Line of the West Palm Beach Canal as acquiesced with the Central and Southern Florida Flood Control District, S.89°25'02"E., a distance of 618.89 feet; thence S.89°33'34"E., a distance of 1505.95 feet; thence S.89°41'08"E., a distance of 997.42 feet; thence S.89°05'15"E., a distance of 589.32 feet; thence leaving said parallel line, S.00°06'40"W., a distance of 1242.37 feet to a point on the South Line of said Section 34, said point being S.89°59'58.4"W., a distance of 350.00 feet from the Southeast Corner of said Section 34; thence S.89°59'58.4"W. along said South Line of Section 34, a distance of 4126.85 feet to the POINT OF BEGINNING. SUBJECT to Existing Rights of Way and Easements of Record.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: The Limited Access Easement is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights, subject to Easements heretofore granted. The use of the Easements are hereby dedicated to the perpetual use of the public for the construction and maintenance of public utilities, canal maintenance, and drainage.

The Streets 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 Streets, then in that event, the aforementioned shall revert to FIRST WELLINGTON, INC., and shall be maintained by said FIRST WELLINGTON, INC. as provided for 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.

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 10th day of February, A.D. 1976.

Attest: K.F. Kelly, Assistant Secretary By: John R. Dunkle, Vice President Breakwater Housing Corp. Attest: Jenny H. Graf, Assistant Secretary By: Gerry Stribling, President ACME Improvement District Attest: A.W. Glisson, General Manager By: Madison F. Pacetti, Secretary

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD 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 mortgages 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, Attorney at Law, licensed in Florida

AREA ----- 112.779 ACRES 86 ESTATE LOTS 0.76 UNITS/ACRE

NOTE

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 o denotes Permanent Control Point All bearings shown hereon are relative to an assumed meridian used throughout Wellington. All lots with double frontage, access will be of minor street only. Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH ss BEFORE ME, personally appeared JOHN R. DUNKLE and K.F. KELLY, Vice President and Assistant Secretary, respectively, of ALCOA FLORIDA, INC. and GUERRY STRIBLING and JENNY H. GRAF, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., both Florida Corporations, to me well known and known to me to be the individuals described in and who executed the instrument as such officers of said Corporations, and that the seals affixed to the foregoing instrument are the corporate seals of said Corporations and that they were 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 10th day of February, 1976.

Notary Public: Victoria Olson

APPROVAL

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record, this 14th day of December, 1976. By: W. H. Medler, Chairman

COUNTY ENGINEER This plat is hereby found to meet all requisite State and County laws and ordinances. By: H.F. Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS By: Marjorie A. Newsom, Deputy Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH ss BEFORE ME, personally appeared MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, to me well known and known to me to be the individuals described in and who executed the instrument as such officers of said District, and that the seal affixed to the foregoing instrument is the Corporate Seal of said District 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 District. WITNESS my hand and official seal this 10th day of February, 1976.

Notary Public: Victoria Olson

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH ss 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 requirements of Chapter 17 Florida Statutes, as amended, and Ordinance 73-4 of Palm Beach County, Florida. Registered Land Surveyor Florida Registration No. 2263

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

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STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 1:51 P.M. this 16 day of Dec. 1976, and duly recorded in Plat Book No. 32 on page 96, 97 & 99. JOHN B. DUNKLE, Clerk Circuit Court By: [Signature]

PINEWOOD EAST OF WELLINGTON P.U.D.

2332-375 1976 143/4!