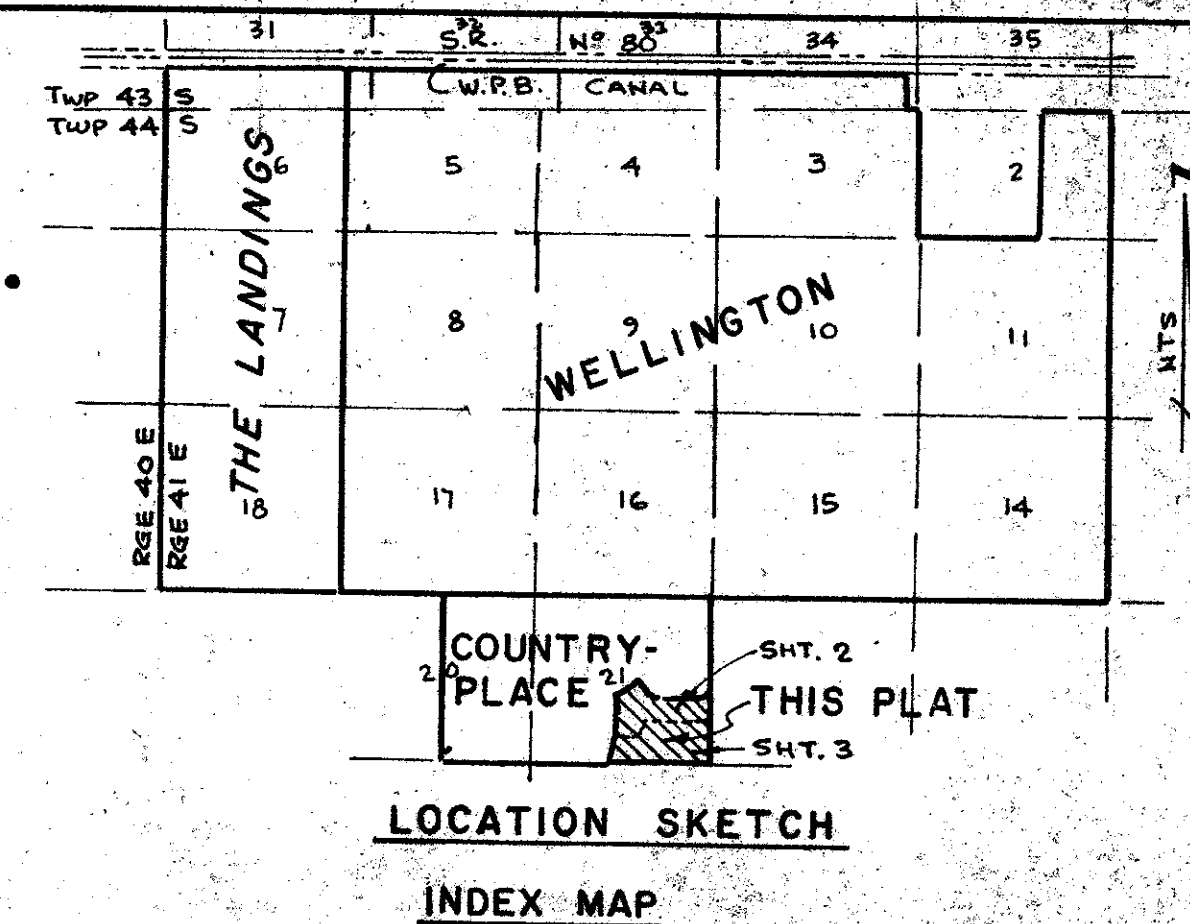


SOUTHFIELDS - PHASE II OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRY PLACE - P.U.D.
 IN PART OF SECTION 21, TWP. 44 S., RGE. 41 E.
 PALM BEACH COUNTY, FLORIDA
 IN 3 SHEETS SHEET NO. 1
 GEE & JENSON
 ENGINEERS-ARCHITECTS-PLANNERS, INC.
 WEST PALM BEACH, FLORIDA
 OCTOBER 1979



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 1:57 PM
 this 24 day of January, 1980
 and duly recorded in Plat Book No. 37
 on page 1324-25
 JOHN B. DUNKLE, Clerk Circuit Court
 By: *[Signature]* D.C.

DESCRIPTION

A parcel of land lying in part of Section 21, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Permanent Reference Monument marking the Southeast Corner of Lot 1, Block 2, MALLET HILL OF WELLINGTON COUNTRY PLACE - P.U.D., as recorded in Plat Book 37, Pages 123 and 124, Public Records of Palm Beach County, Florida; thence S.19°38'38"W. along the Westerly R/W Line of South Shore Boulevard and its southerly extension, a distance of 1209.18 feet to the beginning of a curve concave to the southwest having a radius of 1440 feet and a central angle of 12°50'51"; thence southeasterly along the arc of said curve, a distance of 322.89 feet to the Southwest Corner of SOUTHFIELDS-PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRY PLACE - P.U.D. and the POINT OF BEGINNING of this Description; thence N.83°12'13"E. along a line radial to the last described curve, a distance of 120.00 feet; thence S.89°32'59"E. along a line radial to a curve to be described, a distance of 384.05 feet to a point on a curve concave to the northeast having a radius of 50 feet and a central angle of 87°06'44"; thence southerly, southeasterly and easterly along the arc of said curve, a distance of 76.02 feet to a point of reverse curvature; thence easterly and southeasterly along the arc of a curve concave to the southwest having a radius of 25 feet and a central angle of 42°50'00"; a distance of 18.69 feet; thence S.43°49'43"E. along the tangent to said curve, a distance of 47.35 feet; thence S.02°18'00"E., a distance of 33.15 feet; thence S.50°46'17"E. along a line radial to a curve to be described, a distance of 60.00 feet to a point on a curve concave to the southeast having a radius of 370 feet and a central angle of 51°56'34"; thence northeasterly and easterly along the arc of said curve, a distance of 335.43 feet; thence S.88°49'43"E. along the tangent to said curve, a distance of 1330 feet to the beginning of a curve concave to the northwest having a radius of 230 feet and a central angle of 90°00'00"; thence easterly, northeasterly and northerly along the arc of said curve, a distance of 361.28 feet; thence S.88°49'43"E., perpendicular to the tangent to the last described curve, a distance of 50.00 feet to the Southeast Corner of said SOUTHFIELDS-PHASE I, said corner being on the East Line of Section 21; thence S.01°10'17"W. along said East Line, a distance of 2597.03 feet to the Southeast Corner of said Section 21; thence N.89°28'03"W. along the South Line of said Section 21, a distance of 2765.19 feet; thence N.01°01'02"E., a distance of 1024.48 feet to the beginning of a curve concave to the southeast having a radius of 1560 feet and a central angle of 19°28'36"; thence northerly and northeasterly along the arc of said curve, a distance of 530.29 feet; thence N.20°29'38"E. along the tangent to said curve, a distance of 184.12 feet to the beginning of a curve concave to the west having a radius of 1440 feet and a central angle of 27°17'25"; thence northeasterly, northerly and northwesterly along the arc of said curve, a distance of 685.88 feet to the Southwest Corner of said SOUTHFIELDS-PHASE I and the POINT OF BEGINNING.

LAND USE

Total Area _____ 147.44 Acres
 Less Parcels F & G (to be
 Replatted if further Subdivided) _____ 89.44 Acres
 Net _____ 58.00 Acres
 Total Single Family Lots _____ 21
 Density _____ 0.36 D.U./Acre

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

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, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as SOUTHFIELDS-PHASE II OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRY PLACE - P.U.D., lying in part of Section 21, 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:
 South Shore Boulevard and Parcel H as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
 All other Streets are for private road purposes, drainage and utilities; Parcel J as shown is for buffer strip, open space, drainage and utilities, both the streets and Parcel J are hereby dedicated to SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.
 The Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 Acme Improvement District Right of Ways and Acme Improvement District Drainage Easements as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT, the Right of Ways in Fee Simple, and are the perpetual maintenance obligation of said District.

The use of the Maintenance and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Drainage Rights of Way and Drainage Facilities.
 The use of the Utility Easements are hereby dedicated in perpetuity for the construction and maintenance of utilities.

IN WITNESS WHEREOF, the above named Corporation and District have caused these presents to be signed and attested by their respective officers and their corporate seals to be affixed hereto by and with the authority of their respective Boards of Directors, this 6th day of DECEMBER, 1979.

GOULD FLORIDA INC., a Corporation of the State of Delaware
 Attest: *[Signature]* James J. Ogorek, Assistant Secretary
 By: *[Signature]* Guerry Stribling, President
 ACME IMPROVEMENT DISTRICT
 Attest: *[Signature]* A.W. Glisson, General Manager
 By: *[Signature]* Madison F. Pacetti, Secretary

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 hereon described property is vested in GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by 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 that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

[Signature]
 Larry Alexander, Attorney at Law
 licensed in Florida - Date: Nov. 19, 1979

SEE SHEET NO. 2 For Additional MORTGAGE CONSENT & ACKNOWLEDGMENT

MORTGAGE CONSENT

STATE OF FLORIDA
 COUNTY OF BROWARD
 The undersigned hereby certifies that it is Trustee for the holders of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 2714 Page 743, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
 IN WITNESS WHEREOF, the undersigned as Trustee, has caused these presents to be signed and attested by its Trust Officer and V.P. & T.O. respectively, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of November, 1979.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF FT. LAUDERDALE, a Corporation of U.S.A., as TRUSTEE

By: *[Signature]*
 S.R. V.P. Trust Officer

Attest: *[Signature]*
 V.P. & T.O.

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF BROWARD
 BEFORE ME personally appeared JOHN R. CAHILL and GARY E. SCHULTZ, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Trust Officer and V.P. & T.O. OFFICER of AMERICAN NATIONAL BANK AND TRUST COMPANY OF FT. LAUDERDALE, a Corporation of U.S.A., as TRUSTEE, 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 24th day of NOVEMBER, 1979.

[Signature]
 Notary Public
 My Commission expires: _____

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

This plat is hereby approved for record, this 22 day of JANUARY, 1980.

[Signature]
 DENNIS P. KOEHLER, Chairman

Attest: JOHN B. DUNKLE, Clerk

By: *[Signature]*
 Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 22 day of JANUARY, 1980.

By: *[Signature]*
 H.F. Kahler, County Engineer

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3 DEC 1979, 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 I, Florida Statutes, as Amended, and Drainages of Palm Beach County, Florida DAILEY-FOTORNY, INC.

[Signature]
 Paul J. Fotorny, Professional Land Surveyor
 Florida Registration No. 2297, Date: 12-3-79

STATE OF FLORIDA - COUNTY OF PALM BEACH
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 12 DEC 1979, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY-FOTORNY, INC.

GEE & JENSON, Engineers-Architects-Planners, Inc.
[Signature]
 William G. Wallace, Jr., Professional Land Surveyor
 Florida Registration No. 2283, Date: DEC. 6, 1979

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

Zone RE POD

0333-302

39/23

39-23

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