

BARRINGTON WOODS OF WELLINGTON P.U.D.

BEING A REPLAT OF PART OF PARCEL "A" OF PINWOOD GROVE OF WELLINGTON - P.U.D., RECORDED IN PLAT BOOK 40, PAGES 37 THRU 40, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST

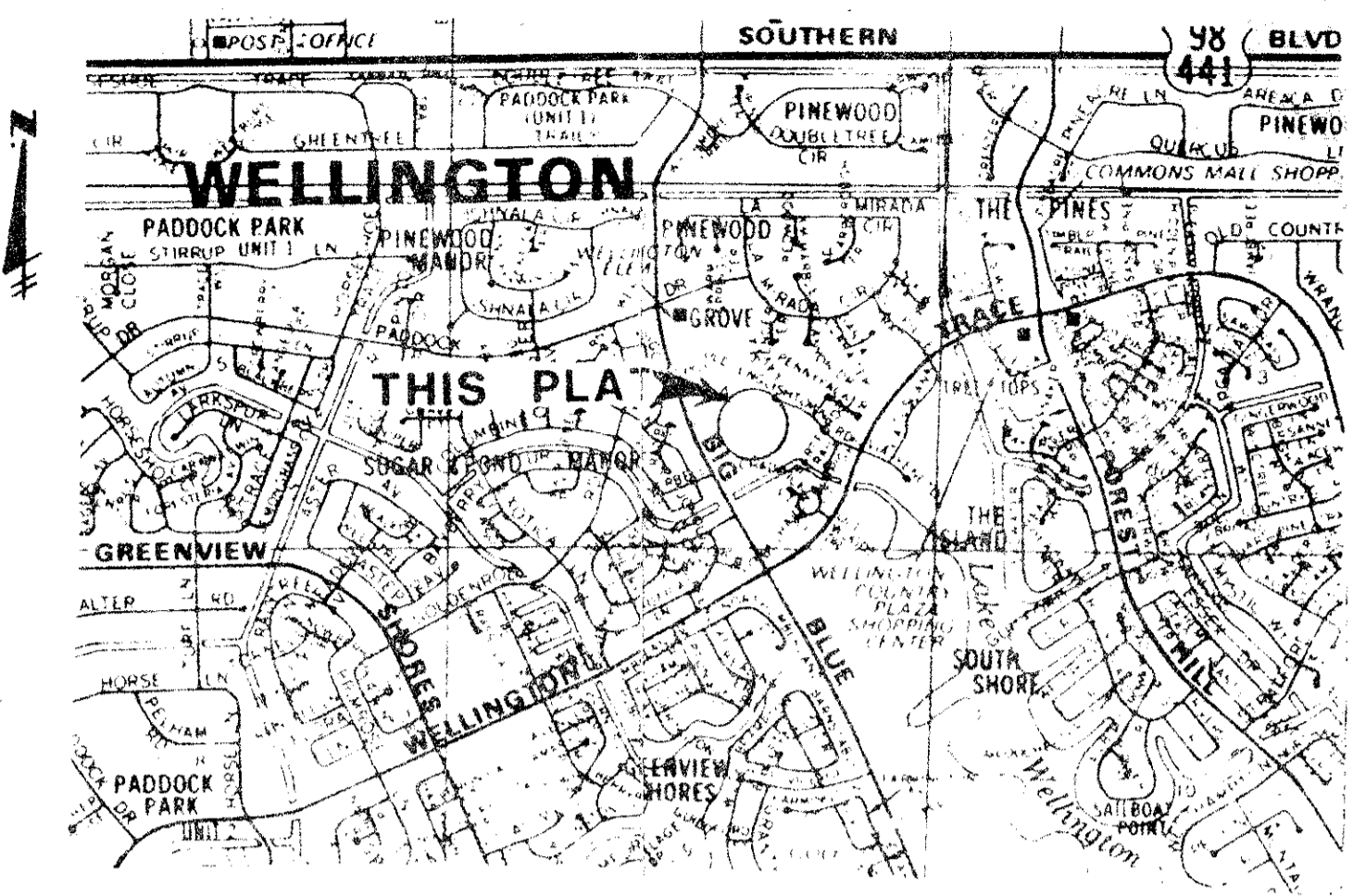
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DESCRIPTION

Being a replat of part of PARCEL "A" OF PINWOOD GROVE OF WELLINGTON-P.U.D., PALM BEACH COUNTY, FLORIDA, lying in Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida, recorded in Plat Book 40, Pages 37 through 40, inclusive, of the Public Records of Palm Beach County, Florida and being more particularly described as follows:
Beginning at the Northwest Corner of said PARCEL "A" of PINWOOD GROVE OF WELLINGTON-P.U.D. said point being on the Northeastly Right-of-Way Line of BIG BLUE TRACE OF SUGAR POND MANOR OF WELLINGTON - P.U.D., recorded in Plat Book 30, Pages 20 through 32, inclusive, of said Public Records;
thence North 68°22'10" East along the Northerly Line of said PARCEL "A", a distance of 850.00 feet to the beginning of a curve, concave to the Southeast having a radius of 1240.00 feet and a central angle of 30°44'16"; thence continue along said Northerly Line of Parcel "A", Northeastly along the arc of said curve, a distance of 665.23 feet to the Northwest Corner of SHEFFIELD WOODS - UNIT NO. 2 OF WELLINGTON P.U.D., recorded in Plat Book 42, Pages 44 and 45 of said Public Records,
the tangent bears South 80°53'34" East, at this point; thence along the Westerly side of said SHEFFIELD WOODS-UNIT NO. 2 of WELLINGTON-P.U.D. the following five courses;
thence South 09°01'39" West, a distance of 373.28 feet to a Point of Intersection with a curve, concave to the Southwest having a radius of 239.20 feet and a central angle of 43°30'27" at which point the tangent bears South 65°15'27" East; thence Southeastly along the arc of said curve, a distance of 181.64 feet; thence South 68°15'00" West, a distance of 60.00 feet; thence South 21°45'00" East, a distance of 27.44 feet; thence South 14°00'37" West, a distance of 316.22 feet to a Point of Intersection with a curve, concave to the Southeast having a radius of 663.75 feet and a central angle of 31°34'37", said point also being the Southwest Corner of said SHEFFIELD WOODS-UNIT NO. 2 OF WELLINGTON P.U.D.; thence Southwestly along the arc of said curve, said line also being the Southerly Line of said PARCEL "A", a distance of 365.81 feet to the Southeast Corner of GEORGIAN COURTS AT WELLINGTON P.U.D., recorded in Plat Book 47, Pages 46 and 47 of said Public Records; thence along the Easterly and Northerly sides of said GEORGIAN COURTS at WELLINGTON P.U.D. the following eleven courses;
thence North 29°34'40" West, a distance of 315.01 feet; thence North 05°15'00" East, a distance of 116.54 feet; thence North 84°45'00" West, a distance of 105.22 feet to the beginning of a curve concave to the Southeast, having a radius of 317.50 feet and a central angle of 59°53'51"; thence Southwesterly along the arc of said curve, a distance of 331.92 feet; thence South 35°21'09" West along a line tangent to said curve, a distance of 58.36 feet; thence North 54°38'51" West, a distance of 60.00 feet; thence South 35°21'09" West, a distance of 82.00 feet; thence South 46°39'45" West, a distance of 25.49 feet to a Point of Intersection with a curve having a radius of 186.69 feet and a central angle of 26°44'39", at which point the tangent bears South 35°21'09" West; thence Southwesterly along the arc of said curve, a distance of 87.14 feet; thence South 62°05'48" West along a line tangent to said curve, a distance of 63.41 feet; thence North 72°05'23" West, a distance of 35.85 feet to a Point of Intersection with a curve having a radius of 5621.73 feet and a central angle of 04°38'44" at which point the tangent bears North 26°16'34" West, said point also being on the Northeastly Right-of-Way Line of said BIG BLUE TRACE; thence Northwesterly along the arc of said curve, said line also being the Northeastly Right-of-Way Line of said BIG BLUE TRACE and Westerly side of said PARCEL "A", a distance of 455.81 feet to the Northwest Corner of said PARCEL "A" and the POINT OF BEGINNING.

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

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
OCTOBER 1985



LOCATIDN MAP

LAND USE	
SINGLE FAMILY RESIDENTIAL LOTS (45) ---	15.00 ACRES
RIGHT-OF-WAYS	3.33 ACRES
LANDSCAPING	0.24 ACRES
TOTAL	18.57 ACRES
DENSITY (45 UNITS)	2.42 DU/ACRES

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON-P.U.D.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements.
- No structures, trees or shrubs shall be placed in the Maintenance Easement.
- Landscaping or Utility Easements other than required landscaping shall be only with approval of all utilities occupying same.
- Easements for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- The property described hereon is subject to the Declaration of Restriction for Barrington Woods of Wellington - P.U.D., Recorded in O.R.B. 4784, Pg. 1906, of the Public Records of Palm Beach County, Florida, which contains a 6ft. wide utility easement adjacent to and within the boundary lines of each lot.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENT, that ALAN ROBERTS CONSTRUCTION CO., a Florida Corporation, licensed to do business in the State of Florida, the owner of the land shown hereon as BARRINGTON WOODS OF WELLINGTON P.U.D., being in part of Section 4, Township 44 South, Range 41 East, Palm Beach County, Florida and 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 Drainage and Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage and utilities.
Parcels "A" and "B" as shown or for open space and are hereby dedicated to FIRST WELLINGTON, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
The Road Right-Of-Ways as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the perpetual use of the public for proper purposes.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested by its Secretary - Treasurer and its corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 22nd day of February, 1986.

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED hereby certifies that it is the holder of a mortgage or other encumbrance upon the property described hereon and does hereby join and consent to the dedication of land described in said dedication by the owners thereof and agrees that its mortgage or other encumbrance which is recorded in O.R. Book 4746, Page 96 of the Public Records of Palm Beach County, Florida and shall be subordinate to the dedication shown hereon.
IN WITNESS WHEREOF, that said Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and the Corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 26th day of February, 1986.
GOULD FLORIDA INC., a Delaware Corporation
Attest: [Signature] By: [Signature]
Assistant Secretary Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared David S. Colten and Glean Vitale, 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 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 official 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 official and seal this 26th day of February, 1986.
My Commission Expires: 11/10/88
[Signature]
Notary Public - State of Florida at large

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED hereby certifies that it is the holder of a mortgage or other encumbrance upon the property described hereon and does hereby join and consent to the dedication of land described in said dedication by the owners thereof and agrees that its mortgage or other encumbrance which is recorded in O.R. Book 4784, Page 1924 of Public Records of Palm Beach County, Florida and shall be subordinate to the dedication shown hereon.
IN WITNESS WHEREOF, said Corporation has caused these presents to be signed and sealed by its Vice President and attested to by its Executive Vice President and the Corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 25th day of February, 1986.
COREPOINT CORP., a Florida Corporation
Attest: [Signature] By: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared RICARDO YADIA and JOHN T. ZIELENBACH to me well known and known to me to be the individuals described in and who executed the foregoing Instrument as Vice President and Executive Vice President of COREPOINT CORP., a Florida 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 official 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 official and seal this 25th day of February, 1986.
My Commission Expires: April 1, 1989
[Signature]
Notary Public - State of Florida at large

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 22nd day of April, 1986.
By: [Signature]
Karen J. Marcus, Chair
Attest: JOHN B. DUNKLE, Clerk
By: [Signature]
Kathleen J. Miller
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 22nd day of April, 1986.
By: [Signature]
H.F. Kahleff, County Engineer

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Robert D. Abrams and Roger Schwartz, President and Secretary -Treasurer, respectively of ALAN ROBERTS CONSTRUCTION CO., a Florida Corporation, licensed to do business in the State of Florida, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 22nd day of February, 1986.
My commission expires: June 26, 1988
[Signature]
Notary Public - State of Florida at large

TITLE CERTIFICATION 0332-301

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JOSEPH FRANKS, 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 be vested in ALAN ROBERTS CONSTRUCTION CO., a Florida Corporation, that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon and that all mortgages are shown and are true and correct; that the property is found to contain deed reservations which are applicable and do not affect the subdivision of the property and that I find there are no other encumbrances of record.
[Signature]
JOSEPH FRANKS, Attorney at Law
Licensed in Florida, Date: FEBRUARY 26, 1986

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MARCH 11, 1986, that we completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent monuments have been set 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 the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.
TURNOUT REQUIRED
SITE PLAN WELLINGTON
TRACT 36 B
PARCEL A
(NOV-14, 1980)
ANN'D
28515

BARRINGTON WOODS OF WELLINGTON P.U.D.

GEE & JENSON - Engineers, Architects, Planners, Inc.
THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
[Signature]
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: MARCH 11, 1986

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