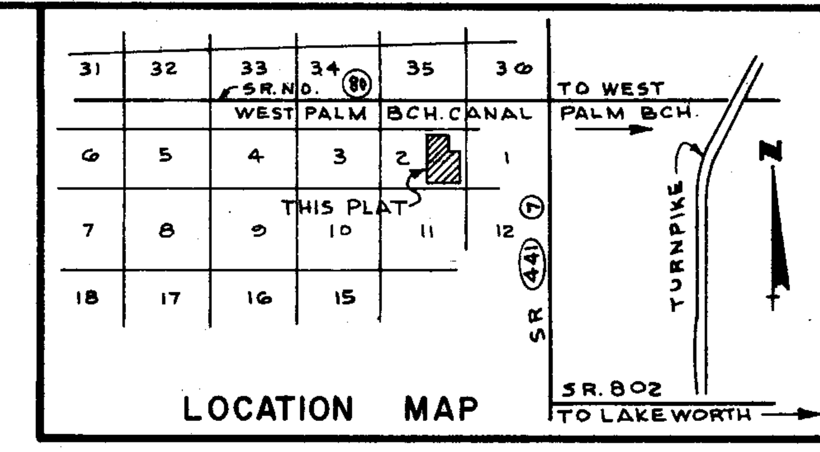


158

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This Plat was filed for record at 3:17 P.M. this 27th day of MARCH, 1974, and duly recorded in Plat Book No. 30 on pages 158 and 159.
JOHN B. DUNKLE, Clerk Circuit Court
By [signature], D.C.

PLAT OF

PALM BEACH LITTLE RANCHES EAST OF WELLINGTON

IN PART OF SECTION 2, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972

DENSITY
137.707 Acres
34 Units
0.25 Units/Acre
Single Family Units Only

DESCRIPTION

That part of Section 2, Township 44 South, Range 41 East, Palm Beach County, Florida, more particularly described as:

Commencing at the Northeast corner of said Section 2; thence Due West along the North line of said Section 2, a distance of 1,185.12 (for convenience all bearings shown herein are referred to an assumed meridian); thence S. 00°49'04"W., a distance of 155.02 feet to the POINT OF BEGINNING; thence continue S. 00°49'04"W., a distance of 1,365.14 feet; thence Due East, a distance of 990.10 feet to the West line of the ACME DRAINAGE DISTRICT right of way as recorded in Deed Book 1037, Page 686 through Page 692, inclusive, Public Records of Palm Beach County, Florida; thence S. 00°49'04"W. along said West line, being 195 feet West of, measured at right angles to, the East line of said Section 2, a distance of 2,301.46 feet to the North line of the ACME DRAINAGE DISTRICT right of way as recorded in Deed Book 1037, Pages 686 through 692, inclusive, Public Records of Palm Beach County, Florida, thence N. 89° 39'24"W. along said North line, being 35 feet North of, measured at right angles to, the South line of said Section 2, a distance of 2,007.96 feet; thence N. 00°49'05"E., a distance of 3,654.57 feet to the South line of ACME DRAINAGE DISTRICT right of way as recorded in Deed Book 1037, Pages 686 through 692, inclusive, Public Records of Palm Beach County, Florida; thence Due East along said South line, being 155 feet South of, measured at right angles to, the North line of said Section 2, a distance of 510.05 feet to Point "A"; thence continue Due East a distance of 507.93 feet to the POINT OF BEGINNING.
Containing 137.707 Acres, more or less

TOGETHERWITH THE FOLLOWING described Easement for Ingress and Egress;
A strip of land 60 feet in width the center line being described as follows: Beginning at Point "A" of the above described property; thence due North, a distance of 155 feet to the North line of said Section 2 and the POINT OF TERMINATION.

TOGETHERWITH

A strip of land 70 feet in width the center line being described as follows: Beginning at the POINT OF TERMINATION of the above 60 foot Easement; thence Due West along the said North line of said Section 2, a distance of 1663.06 feet to the POINT OF TERMINATION, said 70 foot Easement Known as ACME ROAD.

TOGETHERWITH

A strip of land 80 feet in width the center line being described as follows: Beginning at the POINT OF TERMINATION of the above 70 foot Easement; said point being on the South line of Section 35, TWP. 43 South, Range 41 East; thence North a distance of 1317.8 feet, more or less, to the South Right of Way Line of West Palm Beach Canal as now laid out and in use, said Right of Way Line being the POINT OF TERMINATION and said 80 foot Easement known as Wellington Road.

The above Property and the following Easements are Subject to Existing Easements and Rights of Way of record.

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 26th day of March A.D. 1974.
By: [signature] *Chairman*

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.
By: [signature] *County Engineer*

By: [signature] *Chairman - Planning Commission*
By: [signature] *Vice-Chairman - Planning Commission*
14 March 1974

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: [signature] *Deputy Clerk*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
I HEREBY CERTIFY, that on this day personally appeared before, 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 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 19 day of JUNE, 1973.

[signature: Barbara Rickey]
Notary Public - State of Florida at Large

My Commission expires: 7-22-76

NOTES

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.

- o denotes Permanent Control Point
- ● denotes Permanent Reference Monument.

All bearings shown hereon are relative to an assumed meridian.

MORTGAGEE'S CONSENT

STATE OF VIRGINIA ss
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 2249, Page 1493 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 13 day of February, A.D. 1974.

BANK OF VIRGINIA-CENTRAL

Attest: [signature] *Assistant Vice President*
By: [signature: Charles G. Cary] *Vice President*

ACKNOWLEDGMENT

STATE OF VIRGINIA ss
CITY OF RICHMOND
BEFORE ME personally appeared Charles G. Cary and J. P. Grant, III 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 13th day of February, A.D. 1974.

[signature] *Notary Public*

My commission expires: January 15 1978

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 DRAINAGE DISTRICT, the owners of the parcel of land shown hereon as PALM BEACH LITTLE RANCHES EAST OF WELLINGTON, and more particularly described at the left, to wit:
AND FURTHERMORE, the Roads are 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, then in that event, the aforemention 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 are on file in the Palm Beach County Building and Zoning Department.

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 Board of Directors, this 8 day of JUNE, 1973.

ALCOA FLORIDA, INC.
Attest: [signature: Harriett B. Gillreath] *Assistant Secretary*
By: [signature: John R. Dunkle] *Vice President*

BREAKWATER HOUSING CORP.
Attest: [signature: Harriett B. Gillreath] *Assistant Secretary*
By: [signature] *Vice President*

ACME DRAINAGE DISTRICT
Attest: [signature: A. W. Glisson] *General Manager*
By: [signature: Madison F. Pacetti] *Secretary*

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, JOHN R. DUNKLE and HARRIETT B. GILREATH, Vice President and Assistant Secretary of ALCOA FLORIDA, INC and GUERRY STRIBLING and HARRIETT B. GILREATH, Vice 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 that their act and deed was the act and deed of said Corporation.
WITNESS my hand and official seal, this 8 day of June, 1973.

[signature: Rose A. Beals]
Notary Public - State of Florida at Large

My Commission expires: October 22, 1974

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH ss
I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the foregoing described property, and that said survey is accurate and correct 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 in accordance with law after construction is complete, and further that the survey data complies with all requirements of Charpter 177 Florida Statutes, as amended, and ordinance 73-4 of Palm Beach County, Florida.

[signature: William G. Wallace Jr.]
Registered Land Surveyor
Florida Certificate No. 2283

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

3/4/74

Job No 72-258

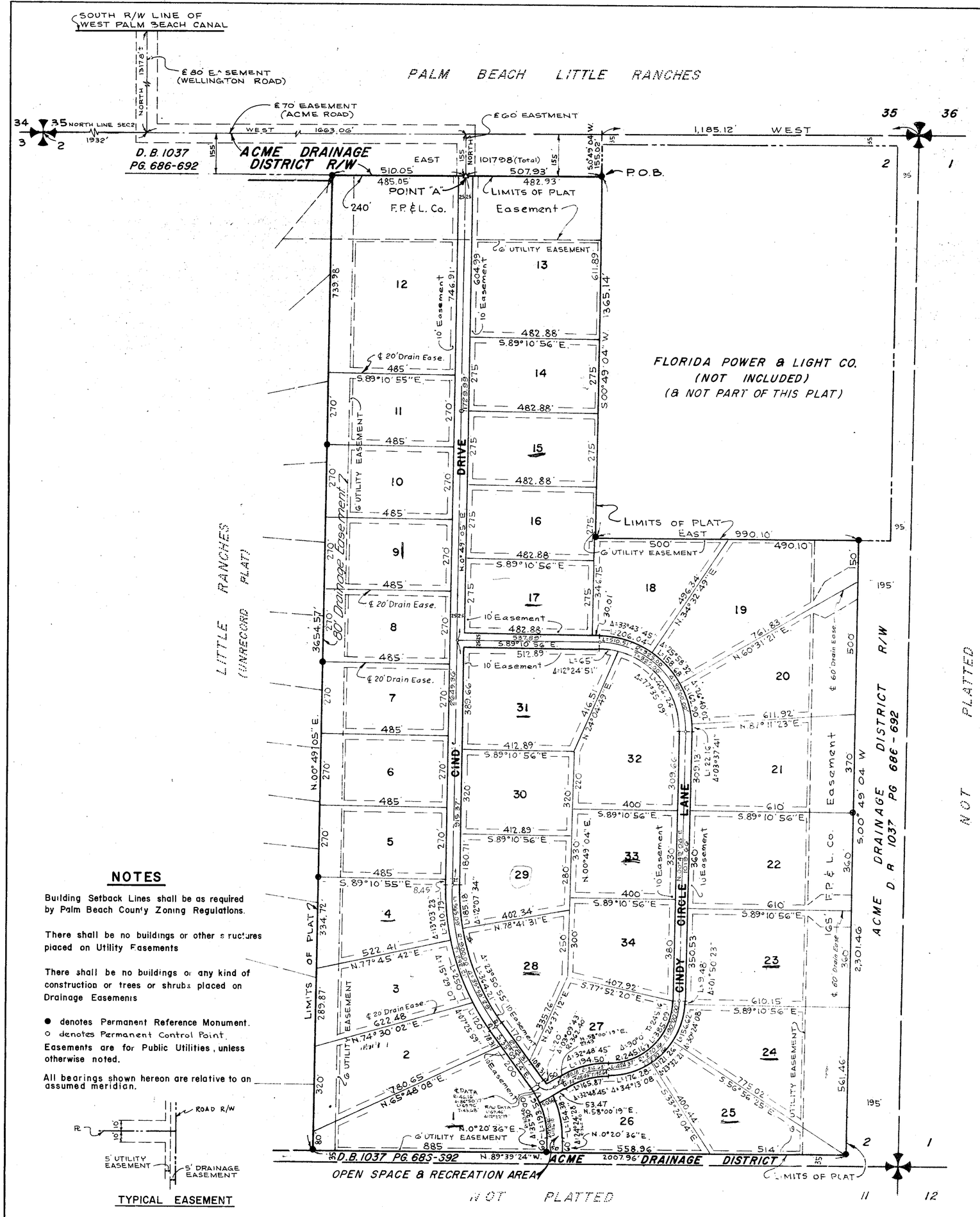
GF-36 0101

GF-36

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

This Plat was filed for record at ____ M. this _____ day of _____, 1972, and duly recorded in Plat Book No. ____ on page _____.

JOHN B. DUNKLE, Clerk Circuit Court
By _____, D.C.



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SCALE IN FEET

PLAT OF

PALM BEACH LITTLE RANCHES EAST OF WELLINGTON

IN PART OF SECTION 2, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 2

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972

NOTES

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● denotes Permanent Reference Monument.
○ denotes Permanent Control Point.

Easements are for Public Utilities, unless otherwise noted.

All bearings shown hereon are relative to an assumed meridian.

TYPICAL EASEMENT

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR.
2019 Greenhouse Rd.
West Palm Beach

Job No. 72-258