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STATE OF FLORIDA
COUNTY OF PALM BEACH
This is a true and correct copy of the original as the same appears in the Public Records of the County of Palm Beach, Florida, and only recorded in the Public Records of the County of Palm Beach, Florida, on the 15th day of June, 1974.
JOHN B. DUNKLE, Clerk of Circuit Court
By: *[Signature]*, D.C.

PLAT OF
PALM BEACH LITTLE RANCHES EAST
OF WELLINGTON
IN PART OF SECTION 2, TWP. 44S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

SEE & JENSEN
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1973

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 1,182.00 feet (commencing all bearings shown herein are referred to an assumed meridian), thence S. 00° 49' 04" W., a distance of 155.00 feet to the POINT OF BEGINNING; thence thence S. 00° 49' 04" W., a distance of 1,182.00 feet; thence Due East, a distance of 180.00 feet to the West line of the ACME DRAINAGE DISTRICT right of way as recorded in Deed Book 1037, Page 686 through Page 686, inclusive, Public Records of Palm Beach County, Florida; thence S. 00° 49' 04" W. along said West line, being 185 feet West of, measured at right angles to the East line of said Section 2, a distance of 2,301.48 feet to the North line of the ACME DRAINAGE DISTRICT right of way as recorded in Deed Book 1037, Pages 686 through 686, 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 2,009.96 feet; thence N. 00° 49' 04" E., a distance of 3,584.87 feet to the South line of ACME DRAINAGE DISTRICT right of way as recorded in Deed Book 1037, Pages 686 through 686, 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 510.00 feet to Point "A"; thence continue Due East a distance of 507.83 feet to the POINT OF BEGINNING.

Containing 137.07 Acres, more or less.

TOGETHER WITH 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 185 feet to the North line of said Section 2 and the POINT OF TERMINATION.

TOGETHER WITH

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 166.00 feet to the POINT OF TERMINATION, said 70 foot Easement known as ACME ROAD.

TOGETHER WITH

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 517.00 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

COUNTY ENGINEER
This plat is hereby approved for record, this 15th day of June, 1974.
By: *[Signature]*
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 15th day of June, 1974.
By: *[Signature]*
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*
Notary Public - State of Florida at Large

APPROVAL - STATE OF FLORIDA

COUNTY OF PALM BEACH
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. M. GLISSON, Secretary and General Manager, respectively, of ACME DRAINAGE DISTRICT, and they executed the herein Declaration 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 15th day of June, 1974.
[Signature]
Notary Public - State of Florida at Large
My Commission expires: 7-22-76

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 as the left, to wit:

AND FURTHERMORE, the three are dedicated to the ACME DRAINAGE DISTRICT in the vicinity provided, however, that in the event ACME DRAINAGE DISTRICT ceases to exist or its have the authority to maintain the roads, then in that event, the aforementioned 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]* By: *[Signature]*
Assistant Secretary Vice President
BREAKWATER HOUSING CORP.
Attest: *[Signature]* By: *[Signature]*
Assistant Secretary Vice President
ACME DRAINAGE DISTRICT
Attest: *[Signature]* By: *[Signature]*
General Manager Secretary

MORTGAGEE'S CONSENT

STATE OF VIRGINIA
CITY OF RICHMOND
The undersigned hereby certify that it is the holder of a mortgage upon the herein 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 agree that its mortgage which is recorded in Official Records Book 3249, Page 1493 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication herein.

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 hereto by one with the authority of its Board of Directors, this 15th day of June, 1974.

BANK OF VIRGINIA-CENTRAL
Attest: *[Signature]* By: *[Signature]*
Assistant Vice President Vice President

ACKNOWLEDGMENT

STATE OF VIRGINIA
CITY OF RICHMOND
BEFORE ME personally appeared *[Signature]* and *[Signature]*, 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 said officer in 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 true act and deed of said corporation.

WITNESS my hand and official seal, this 15th day of June, 1974.
[Signature]
Notary Public
My Commission expires: January 15, 1977

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 on 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 Chapter 177 Florida Statutes, as amended, and ordinance 73-4 of Palm Beach County, Florida.

[Signature]
Registered Land Surveyor
Florida Certificate No. 6283

THIS INSTRUMENT WAS PREPARED BY WILLIAM S. WALLACE, JR.
2019 Chesapeake Blvd.
West Palm Beach, Fla.
5/4/74

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