

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
0.33
Units/Acre
Single Family Units only

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
COUNTY OF PALM BEACH, THESE PRESERVE, FOR ALCOA FLORIDA, INC. AND BREAK-
WATER 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
of the left, to wit:

AND FURTHERMORE, the tracts 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 acquire, maintain, improve, and operate the
drainage system, the said tracts shall revert to the ALCOA FLORIDA, INC. and shall be main-
tained 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 23rd day of
JUNE, 1973.

ALCOA FLORIDA, INC.
Attest: *Barbara B. Hollenbach*, Vice President
Assistant Secretary
BREAKWATER HOUSING CORP.
Attest: *Harriet B. Hollenbach*, Vice President
Assistant Secretary
ACME DRAINAGE DISTRICT
Attest: *D. W. [Signature]*, Secretary
General Manager

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
- o denotes Permanent Reference Monument.
- All bearings shown hereon are relative to an assumed meridian.

MORTGAGEE'S CONSENT

STATE OF VIRGINIA
CITY OF RICHMOND
The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property, and that it has by its own hand and the hand of its duly authorized officers, approved, acknowledged and executed the foregoing instrument, and that it consents to the execution and recording of the same, 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 duly authorized officers, and the authority of its Board of Directors, this 13th day of January, A.D. 1974.

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

ACKNOWLEDGMENT

STATE OF VIRGINIA
CITY OF RICHMOND
BEFORE ME personally appeared *John B. Dunkle, Clerk* and *[Signature]*, all of whom to me well known, and the 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 it was intended to said instrument by due and regular corporate authority, and that said instrument is the true act and deed of said corporation.

IN WITNESS MY HAND and official seal, this 13th day of January, A.D. 1974.

Notary Public

DESCRIPTION

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

Commencing at the Northwest corner of said Section 2; thence due West along the North line of said Section 2, a distance of 1,185.12 feet, 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 1,363.14 feet; thence due East, a distance of 630.00 feet to the West line of the ACME DRAINAGE DISTRICT right of way, measured at right angles to the South line of said West line, being 185 feet West of the East line of said Section 2, a distance of 2,304.45 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' 04" E, a distance of 3,254.57 feet to the South 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 due West, a distance of 1,185.12 feet to the North line of said Section 2; thence due East, a distance of 508.23 feet to the POINT OF BEGINNING.

Containing 137.707 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 150 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 163.06 feet to the POINT OF TERMINATION.

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 36, TWP. 43 South, Range 41 East; thence North a distance of 137.09 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 right of Way 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
COUNTY ENGINEER
This plat is hereby approved for record, this 23rd day of June, 1973, and is valid in and out of the County, line and ordinance.

By: *[Signature]*, County Engineer

Attest: *John B. Dunkle, Clerk*
BOARD OF COUNTY COMMISSIONERS
By: *[Signature]*, Deputy Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that on this day personally appeared before me officers duly authorized by law to administer oaths, to wit: *William H. Anderson, F. Pacetti* and *A. W. Glisson*, Secretary and General Manager, respectively of ACME DRAINAGE DISTRICT, and they executed the herein Dedication as such officers of said District and with the authority of the Board of Directors and their their act and deed was the act and deed of said District. WITNESS my hand and official seal, this 23rd day of June, 1973.

Notary Public - State of Florida at Large
Attest: *[Signature]*
My Commission Expires: 7-23-76

ACKNOWLEDGMENT

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, to wit: *John R. Dunkle* and *Harriett B. Hollenbach*, Vice President and Assistant Secretary, ALCOA FLORIDA, INC. and *Quarry Stirling* and *Breakwater Housing Corp.*, and they acknowledged before me that they executed the herein Dedication as such officers of said Corporations by and with the authority of their Board of Directors and their their act and deed of said Corporation.

WITNESS my hand and official seal, this 8th day of June, 1973.

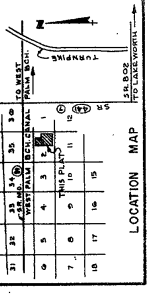
Notary Public - State of Florida at Large
My Commission Expires: 6-23-74

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 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 Chapter 177 Florida Statutes, as amended, and ordinance 75-4 of Palm Beach County, Florida.

Notary Public - State of Florida at Large
Florida Civilian No. 22603

THIS INSTRUMENT WAS PREPARED BY WILLIAM C. WALLACE, JR.
208 Chamberlayne Blvd.
West Palm Beach, Fla.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD ON this 27th day of JUNE, 1973, and duly recorded in the Book No. 2249, Page 1493 of the Public Records of Palm Beach County, Florida, on page 1493 of Book 2249.

STATE OF FLORIDA
COUNTY OF PALM BEACH
The Plat was filed for record at
in the Public Office of the Clerk of
and duly recorded in Plat Book No. _____
on page _____
By JOHN B. DUNKLE, Clerk Circuit Court
D.C.

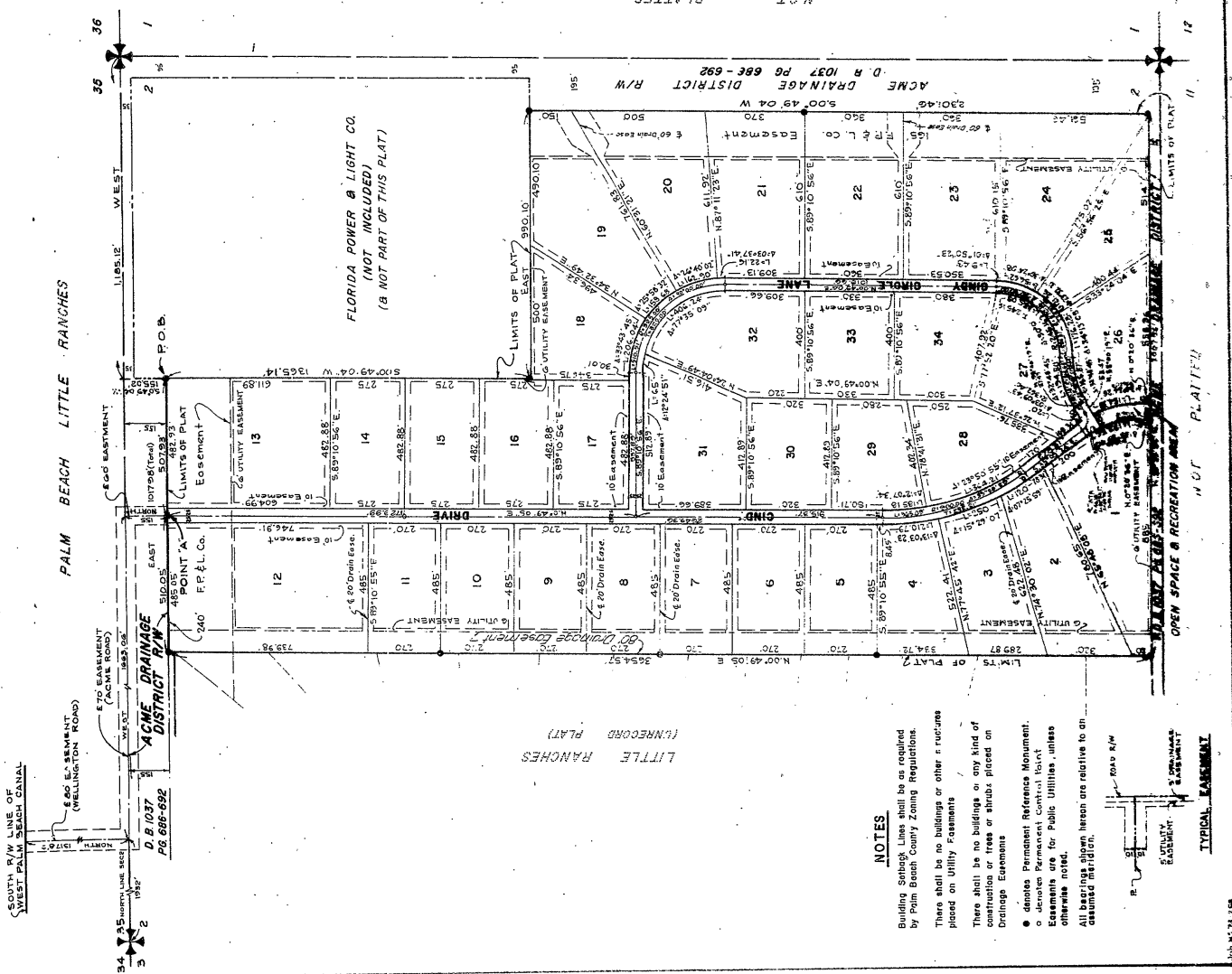


100 200 300 400 500
SCALE IN FEET

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

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



NOT PLATTED

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NOT PLATTED

LITTLE RANCHES
(UNRECORDED PLAT)

NOTES

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TYPICAL EASEMENT

DATE: 12/15/72