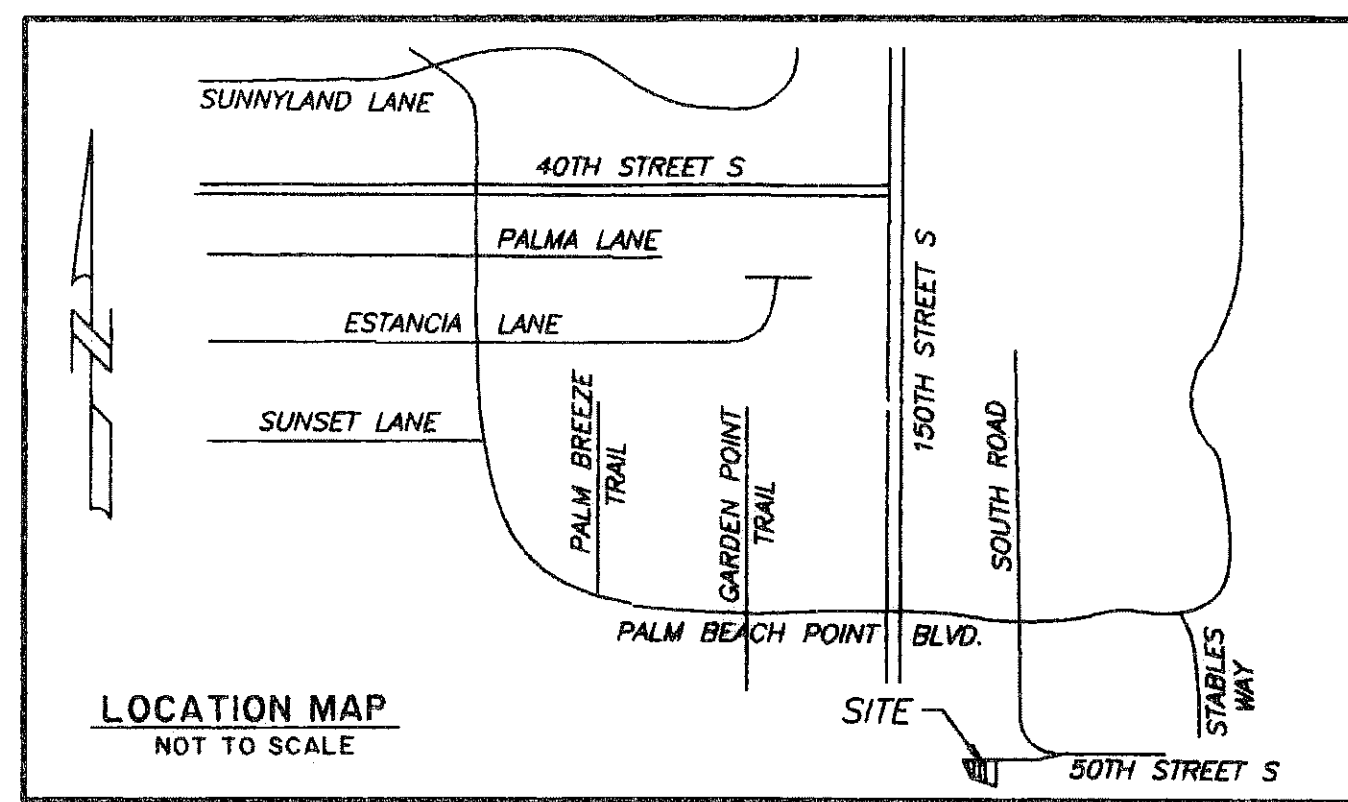


# SADDLE CLUB OF WELLINGTON

LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 3  
MAY, 2007

00073-043

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:13 P.M. THIS 16 DAY OF May 2007  
AND DULY RECORDED IN PLAT BOOK NO. 100 ON PAGE 103-105  
SHARON R. BOCK, CLERK AND COMPTROLLER, PALM BEACH COUNTY  
BY: *[Signature]* D.C.



IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF May, 2007.

SECURITY FIRST STORAGE ENTERPRISES, INC. A FLORIDA CORPORATION,

WITNESS: *[Signature]* BY: *[Signature]*  
SHIH C. CHING, PRESIDENT

PRINTED NAME: *[Signature]*

WITNESS: *[Signature]*

PRINTED NAME: *[Signature]*

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 31 DAY OF May, 2007.

SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*  
SHIH C. CHING, PRESIDENT

PRINTED NAME: *[Signature]*

WITNESS: *[Signature]*

PRINTED NAME: *[Signature]*

### SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6. LEGEND
- P.R.M. = PERMANENT REFERENCE MONUMENT
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.B. = PLAT BOOK
  - D.B. = DEED BOOK
  - P.B.C. = PALM BEACH COUNTY
  - R/W = RIGHT OF WAY
  - C. = CENTERLINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R. = RADIUS
  - L. = ARC LENGTH
  - Δ = CURVE CENTRAL ANGLE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - ⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
  - = DENOTES SET P.R.M. LB 4396
  - N. = NOTHING, WHEN USED WITH COORDINATES
  - E. = EASTING, WHEN USED WITH COORDINATES
  - B.E. = BUFFER EASEMENT
  - B.P.E. = BRIDLE PATH EASEMENT
  - I.E.E. = INGRESS-EGRESS EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
  - FD. = FOUND
  - C.M. = CONCRETE MONUMENT
  - RL. = RADIAL
  - L.A.E. = LIMITED ACCESS EASEMENT

- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°41'34" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### SURVEYOR AND MAPPER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO CHAPTER 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/27/07 BY: *[Signature]*

CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5019  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #4396

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SECURITY FIRST STORAGE ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SADDLE CLUB OF WELLINGTON, LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°41'34" WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 2655.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE SOUTH LINE OF A 50 FOOT WIDE ACME DRAINAGE DISTRICT RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1037, PAGE 686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°00'00" EAST, A DISTANCE OF 1339.14 FEET; THENCE NORTH 59°02'08" WEST, A DISTANCE OF 314.58 FEET; THENCE SOUTH 30°57'52" WEST, A DISTANCE OF 398.00 FEET TO A POINT ON THE NORTH-EASTERLY LINE OF A 100 FOOT WIDE ACME DRAINAGE DISTRICT RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1037, PAGE 686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 59°02'08" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1752.00 FEET; THENCE NORTH 30°57'52" EAST, A DISTANCE OF 398.00 FEET; THENCE NORTH 31°32'10" WEST, A DISTANCE OF 311.50 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF THE 50 FOOT WIDE ACME DRAINAGE DISTRICT RIGHT-OF-WAY; THENCE NORTH 89°41'34" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1935.02 FEET TO THE FOREMENTIONED POINT OF BEGINNING.

CONTAINING 49.16 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

**EASEMENTS**  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SADDLE CLUB OF WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SADDLE CLUB OF WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR PRIVATE ROADWAY, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE BUFFER AND BRIDLE PATH EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, BUFFER, DRAINAGE AND EQUESTRIAN PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LITTORAL ZONE AND FILTER MARSH, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

**TRACTS**  
TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PLANTED LITTORAL ZONE, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHIH C. CHING WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SECURITY FIRST STORAGE ENTERPRISES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 31 DAY OF May, 2007.

MY COMMISSION EXPIRES: 6/6/2010 *[Signature]*  
NOTARY PUBLIC

COMMISSION NO. DD0561073 PRINTED NAME: AMANDA MAHARAJ



### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 14th DAY OF August, 2007.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]* THOMAS M. WENHAM  
MAYOR

ATTEST: *[Signature]*  
AWILDA RODRIGUEZ  
VILLAGE CLERK

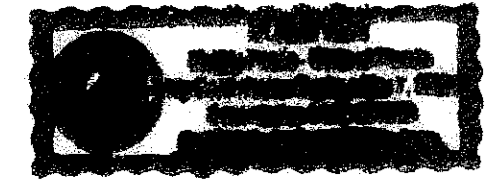
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF August, 2007.

MY COMMISSION EXPIRES: 3/2/09 *[Signature]*  
NOTARY

PRINT NAME: *[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 20404009



### ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHIH C. CHING WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 31 DAY OF May, 2007.

MY COMMISSION EXPIRES: 6/6/2010 *[Signature]*  
NOTARY PUBLIC

COMMISSION NO. DD0561073 PRINTED NAME: AMANDA MAHARAJ



### AREA TABULATION

LOT 1	4.37 ACRES
LOT 2	4.97 ACRES
LOT 3	4.47 ACRES
LOT 4	4.39 ACRES
LOT 5	5.02 ACRES
LOT 6	5.35 ACRES
LOT 7	4.00 ACRES
LOT 8	4.00 ACRES
LOT 9	4.00 ACRES
LOT 10	4.00 ACRES
TRACT "W"	4.57 ACRES
TOTAL	49.16 ACRES

### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1), F.S.

DATE: 8-14-07 *[Signature]*  
GARY R. CLOUGH, P.E.  
VILLAGE ENGINEER

DEDICATION

DEDICATION NOTARY

AMANDA MAHARAJ  
COMM.# DD0561073  
Exp. 6/6/2010

VILLAGE OF WELLINGTON

VILLAGE NOTARY

SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC.

SADDLE CLUB OF WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. NOTARY

AMANDA MAHARAJ  
COMM.# DD0561073  
Exp. 6/6/2010

VILLAGE ENGINEER

Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

SADDLE CLUB OF WELLINGTON