

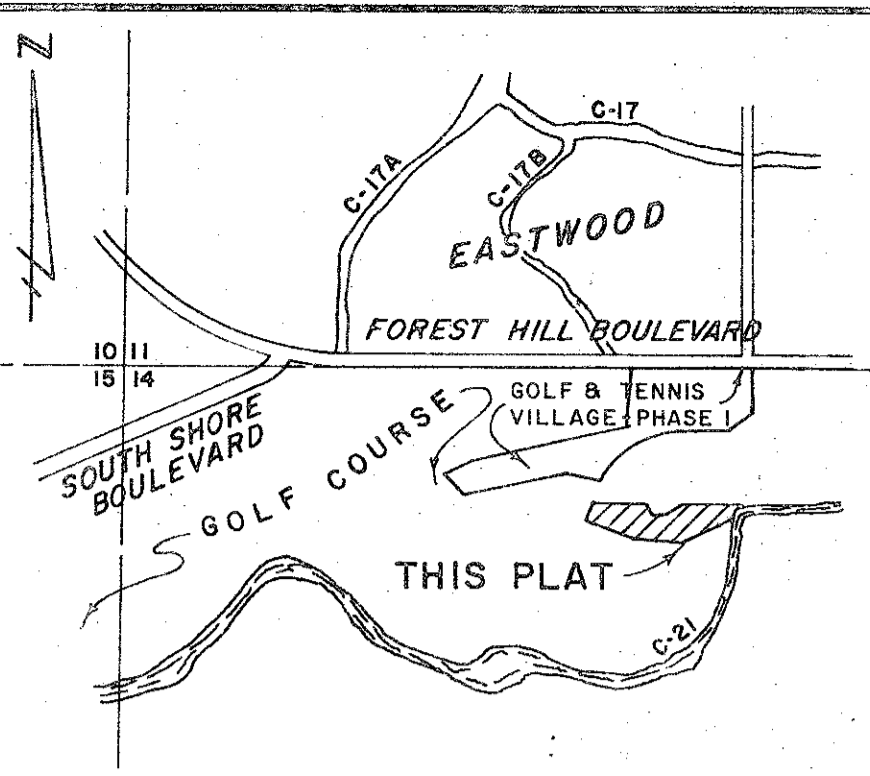
GOLF AND TENNIS VILLAGE - PARCEL "C" OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

Being a Replat of part of PARCEL "C" of GOLF AND TENNIS VILLAGE - PHASE 2A OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D. as recorded in P.B. 41, Pgs. 130, 131 and 132, Public Records of Palm Beach County, Florida

IN PART OF SECTION 14, TWP. 44S., RGE. 41E.
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
FEBRUARY 1982



LOCATION SKETCH
N.T.S.

DESCRIPTION

Being a replat of part of PARCEL "C", GOLF AND TENNIS VILLAGE - PHASE 2A OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D. as recorded in Plat Book 41, Pages 130, 131 and 132, Public Records of Palm Beach County, Florida, said land lying in Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at a Permanent Reference Monument at the intersection of the Westerly Right-of-Way Line of Wightman Drive as shown on said GOLF AND TENNIS VILLAGE - PHASE 2A Plat with the South Line of said PARCEL "C"; thence N. 89°06'46"W. along said South Line, a distance of 5706 feet to the POINT OF BEGINNING of this description; thence continue N. 89°06'46"W. along said South Line, a distance of 102.15 feet to the beginning of a curve concave to the southeast having a radius of 154.42 feet and a central angle of 87°31'15"; thence westerly and southwesterly along the arc of said curve, a distance of 235.89 feet; thence S. 03°21'59"W. along the tangent of said curve, a distance of 370.00 feet; thence S. 65°21'25"W. a distance of 384.65 feet; thence N. 84°06'54"W. a distance of 379.24 feet; thence N. 67°21'45"W. radial to a curve to be described a distance of 373.00 feet to a point of intersection with the Easterly Right-of-Way Line of WIMBLEDON CIRCLE as shown on said plat of GOLF AND TENNIS VILLAGE - PHASE 2A said point being the beginning of a curve concave to the southeast, having a radius of 440.00 feet and a central angle of 119°15'55"; thence northeasterly along the arc of said curve and Right-of-Way Line a distance of 86.51 feet; thence N. 33°54'10"E. along the tangent of said curve and Right-of-Way Line, a distance of 50.00 feet to the beginning of a curve concave to the northwest having a radius of 660.00 feet and a central angle of 04°15'28"; thence northeasterly along the arc of said curve a distance of 49.05 feet to its intersection with the Southerly Right-of-Way Line of TILDEN PLACE as shown on said GOLF AND TENNIS VILLAGE - PHASE 2A Plat; thence N. 73°10'46"E. along said Southerly Right-of-Way Line, making an angle with the tangent to said curve measured from north to northeast of 43°32'04" a distance of 34.44 feet; thence S. 63°17'02"E. a distance of 94.98 feet to the beginning of a curve concave to the northeast having a radius of 261.43 feet and a central angle of 17°30'18"; thence southeasterly along the arc of said curve a distance of 79.87 feet to a point of reverse curvature; thence southeasterly along the arc of a curve concave to the southwest having a radius of 25.00 feet and a central angle of 57°25'16", a distance of 25.05 feet to a point of reverse curvature, said curve having a radius of 40.00 feet and a central angle of 180°37'56"; thence southeasterly, easterly, northeasterly, northerly and northwesterly along the arc of said curve, a distance of 125.10 feet to its intersection with the Southerly Line of PARCEL "E" as shown on said GOLF AND TENNIS VILLAGE - PHASE 2A Plat; thence N. 66°00'25"E. radial to the last described curve and along said Southerly Line a distance of 45.24 feet; thence S. 89°07'00"E. a distance of 89.40 feet; thence S. 49°09'10"E. radial to a curve to be described, a distance of 34.67 feet to a point on a curve concave to the northeast; thence southeasterly, southerly southeasterly, easterly and northeasterly along the arc of said curve having a radius of 40.00 feet and a central angle of 190°20'36", a distance of 132.88 feet to a point of reverse curvature; thence northeasterly and easterly along the arc of a curve concave to the southeast, having a radius of 25.00 feet and a central angle of 57°25'16", a distance of 25.05 feet; thence N. 87°55'30"E. along the tangent of said curve, a distance of 137.18 feet to the beginning of a curve concave to the northwest having a radius of 345.62 feet and a central angle of 23°34'45"; thence easterly and northeasterly along the arc of said curve a distance of 142.23 feet; thence N. 64°20'45"E. along the tangent of said curve, a distance of 82.35 feet to the beginning of a curve concave to northwest having a radius of 89.82 feet and a central angle of 31°13'06"; thence northeasterly along the arc of said curve, a distance of 48.94 feet; thence N. 33°07'39"E. along the tangent of said curve, a distance of 68.67 feet; thence N. 71°36'08"E. a distance of 31.11 feet to a point on a curve concave to the northeast having a radius of 130.00 feet and a central angle of 13°07'32" the tangent to said curve bears S. 69°55'22"E. at this point; thence southeasterly along the arc of said curve and Southerly Right-of-Way Line of said WIMBLEDON CIRCLE, a distance of 29.78 feet; thence S. 83°02'54"E. along the tangent of said curve a distance of 237.58 feet; thence S. 06°57'06"W. a distance of 59.31 feet to the POINT OF BEGINNING.

LAND USE

3 E. LOTS (15)	2.87 Acres
COMMON AREA	
Tract A	0.11 Acres
Tract B	0.50 Acres
Tract C	0.23 Acres
Tract D	0.21 Acres
DRAINAGE	
Tract E	2.26 Acres
R.W.	69 Sq. Ft.
TOTAL	6.8 Acres
Density	2.43 Units/Acre

NOTE: PARCEL C OF GOLF AND TENNIS VILLAGE - PHASE 2A OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D. abandoned per ORB 3747 - PGS 1266, 1267, 1268 and 1269.

NOTES

Existing Drainage and Utility Easements were recorded under the previous plat.

All bearings shown hereon are relative to an assumed meridian used throughout Wellington.

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.

● denotes Permanent Reference Monument.

○ denotes Permanent Control Point.

Tract "C" was intentionally omitted.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY ALEXANDER, 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 the property is vested in PALM BEACH ASSOCIATES, INC., a Florida Corporation; that the current taxes have been paid;

and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property; that I find that the property has no other encumbrances.

Larry Alexander, Attorney at Law
licensed in Florida, Date: 3/27/82

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 14th day of September, 1982

Attest: A.W. Glisson
A.W. Glisson - General Manager

By: Linda G. Thomas
Linda G. Thomas - Assistant Secretary

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 28 day of September, 1982

By: Norman R. Gregory
Norman R. Gregory - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 28 day of September, 1982

By: H.F. Kahlert
H.F. Kahlert - County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that PALM BEACH ASSOCIATES, INC., a Florida Corporation, the owner of the land shown hereon as GOLF AND TENNIS VILLAGE - PARCEL "C" OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., in part of Section 14, 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:

Tracts A, B, and D are for common purposes, and are hereby dedicated to the Island Lake North Home Owners' Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns.

Tract E is for drainage, water management and related purposes, and is hereby dedicated to the Island Lake North Home Owners' Association, Inc. and is the perpetual maintenance obligation of Palm Beach Polo and Country Club Property Owners Association, its successors and assigns.

The additional R/W is hereby dedicated to Palm Beach Polo and Country Club Property Owners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns. The 10 foot Maintenance easement is hereby dedicated to Acme Improvement District for maintenance purposes.

The Utility and Drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 14th day of September, 1982.

PALM BEACH ASSOCIATES, INC., a Florida Corporation

Attest: James J. Ogorek
James J. Ogorek - Secretary

By: James E. Plymire
James E. Plymire - Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH

BEFORE ME personally appeared JAMES E. PLYMIRE and JAMES J. OGOREK, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Secretary, respectively, of PALM BEACH ASSOCIATES, INC., 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 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 14th day of September, 1982

Victoria Olam
Notary Public - State of Florida at large

My Commission expires: June 27, 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 16 Sept., 1982, that they 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 reference monuments have been set as required by law and that the survey data complies with all requirements of Part I, 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

DAILEY FOTORNY, INC.

Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 Date: 9-16-82

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 16 Sept., 1982, the hereon plat was prepared and platted under my supervision and is a correct representation of the lands described as surveyed by DAILEY FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896, Date: 9-16-82

THIS INSTRUMENT PREPARED
BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:30 A.M. this 14th day of September, 1982 and duly recorded in Plat Book No. 47 on page 184-185
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature] D.C.

0332-348

GOLF & TENNIS VILLAGE PARCEL C
WELLINGTON
44/184