

LONGWOOD GREEN WEST OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON-P.U.D.

183

BEING A REPLAT OF PART OF LONGWOOD GREEN OF PALM BEACH POLO AND COUNTRY CLUB
RECORDED IN PLAT BOOK 44, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN PART OF SECTION 15 TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA IN 1 SHEET

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1984

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation, licensed to do business in the State of Florida, owner of the land shown hereon as LONGWOOD GREEN WEST OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., being in part of Section 15, Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described to the left under Description, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
PARCEL A is for open space and recreation, the street and access tract as shown hereon for ingress, egress, drainage, water and sewer, The utility and drainage easements as shown hereon are hereby dedicated in perpetuity for construction and maintenance of utilities and drainage. All are hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to PALM BEACH COUNTY.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed by and with the authority of its Board of Directors this 19th day of June, 1984.

Attest: *James J. Ogorek* Assistant Secretary
By: *Guerry Stribling* President
GOULD FLORIDA, INC., a Delaware Corporation

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GUERRY STRIBLING 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 President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware 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 19th day of June, 1984.

My commission expires: 6-21-86

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY B. ALEXANDER, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation, and Palm Beach Polo and Country Club Property Owners Association, Inc.; that the current taxes have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record.

Larry B. Alexander
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: June 16, 1984

SURVEYORS CERTIFICATION 0332-036

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 6-22-84, 1984, 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 permanent control points will be set under the guarantee posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, 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.

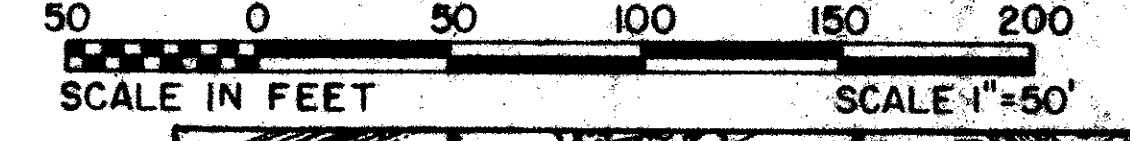
DAILEY & FOTORNY, INC.
Neil Miller
Neil Miller, Professional Land Surveyor
Florida Registration No. 3898 Date: 6-20-84

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on June 29, 1984, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY & FOTORNY, INC.

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

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

Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896 Date: 6-22-84



LAND USE

SINGLE FAMILY LOTS (9)	2.54 ACRES
OPEN SPACE (P.C.L. A)	0.09 ACRES
RIGHT-OF-WAY (60')	0.28 ACRES
ACCESS TRACT	0.46 ACRES
TOTAL	3.37 ACRES

DENSITY 2.67 D.U./ACRE

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used through WELLINGTON-P.U.D. the East Line of Section 15-44-41 is assumed to bear South 01°03'25" West.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- No structures, trees or shrubs shall be placed on Drainage Easements.
- Approval of landscaping on Utility Easements shall be only with approval of all utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 24 day of July, 1984.

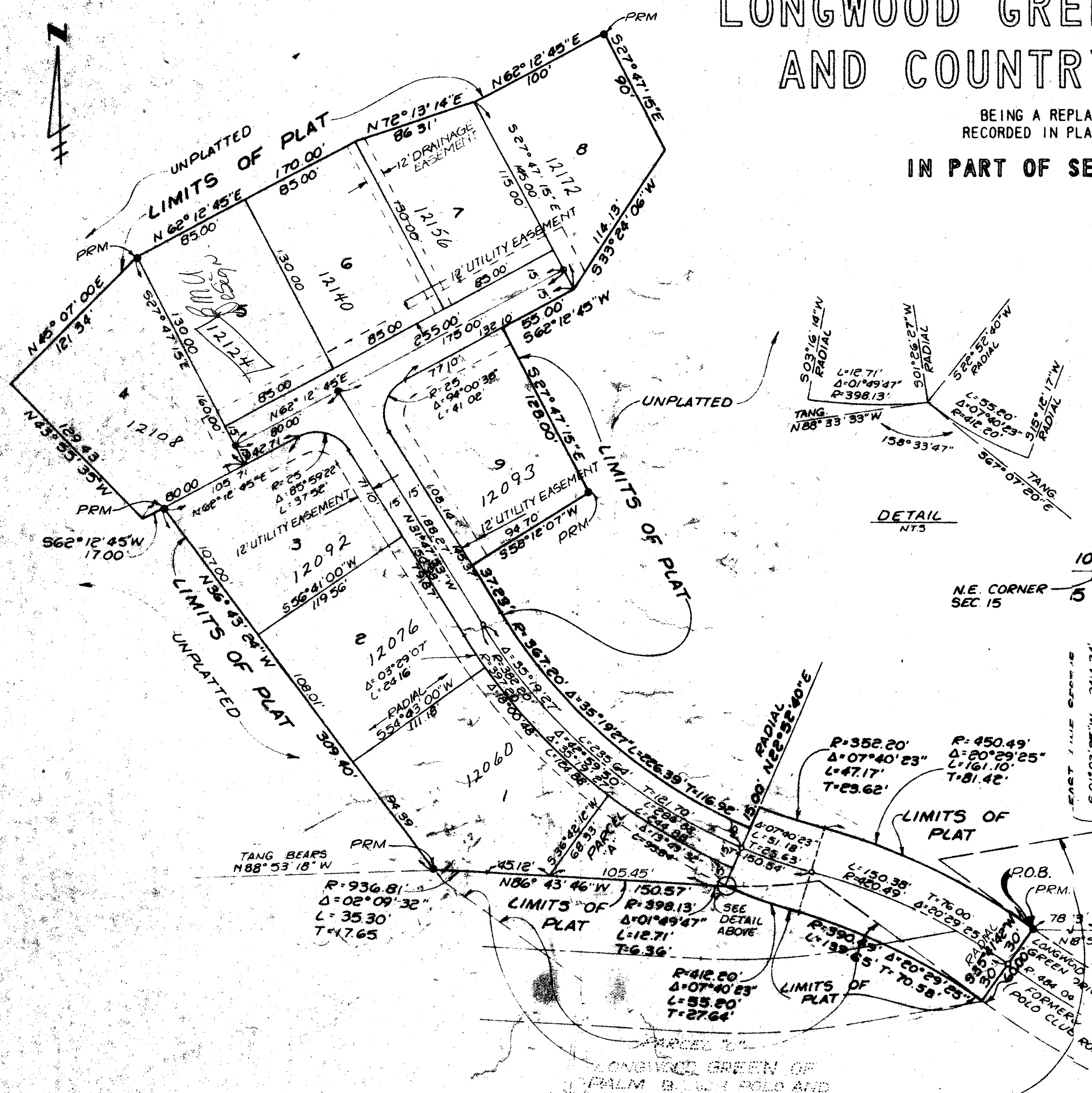
By: *Ken Spiliadis* Chairman

Attest: JOHN B. DUNKLE, Clerk
Keith S. Compton
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 27 day of July, 1984.

By: *H.F. Kahlert*
H.F. Kahlert, County Engineer



DESCRIPTION

Being a replat of part of LONGWOOD GREEN OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., recorded in Plat Book 44, Page 55, Public Records of Palm Beach County, Florida, lying in part of Section 15, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 15; thence South 01°03'25" West along the East Line of said Section 15, a distance of 2414.34 feet; thence departing said East Line of Section 15, North 88°56'35" West, a distance of 78.73 feet to a point on the northeasterly right-of-way line of Longwood Green Drive, (formerly Pala Club Road), as shown on said Plat of LONGWOOD GREEN, said point being also the POINT OF BEGINNING of this description; thence South 35°41'42" West, a distance of 60.00 feet to a point on the southwesterly right-of-way line of said Longwood Green Drive, said point being the beginning of a curve concave to the southwest having a radius of 390.49 feet and a central angle of 20°29'25"; thence northwesterly along the arc of said curve, a distance of 139.65 feet to a point of reverse curve, concave to the northeast, having a radius of 412.20 feet and a central angle of 07°40'23"; thence northwesterly along the arc of said curve, a distance of 55.20 feet to a point on a curve concave to the north having a radius of 398.13 feet and a central angle of 01°49'47"; the tangents to said curves form an angle of 158°33'47", measured from southeast to west at this point; thence westerly along the arc of said curve, and north line of said PARCEL "C" of LONGWOOD GREEN, a distance of 12.71 feet; thence North 86°43'46" West along the tangent of said curve, a distance of 150.57 feet to the beginning of a curve concave to the south having a radius of 936.81 feet and a central angle of 02°09'32"; thence westerly along the arc of said curve, a distance of 35.30 feet; the tangent to said curve bears North 88°53'18" West at this point; thence departing said North Line of PARCEL "C", North 36°43'24" West, a distance of 309.40 feet; thence South 62°12'45" West, a distance of 17.00 feet; thence North 43°55'35" West, a distance of 129.43 feet; thence North 45°07'00" East, a distance of 121.34 feet; thence North 62°12'45" East, a distance of 170.00 feet; thence North 72°13'14" East, a distance of 86.31 feet; thence North 62°12'45" East, a distance of 100.00 feet; thence South 27°47'15" East, a distance of 90.00 feet; thence South 33°24'08" West, a distance of 141.13 feet; thence South 62°12'45" West, a distance of 55.00 feet; thence South 27°47'15" East, a distance of 128.00 feet; thence South 58°12'07" West, a distance of 94.70 feet; thence South 31°47'53" East, a distance of 37.23 feet to the beginning of a curve concave to the northeast having a radius of 367.20 feet and a central angle of 35°19'27"; thence southeasterly along the arc of said curve, a distance of 226.39 feet; thence North 22°52'40" East, radial from the last described curve, a distance of 15.00 feet to a point on a concentric curve concave to the northeast having a radius of 352.20 feet and a central angle of 07°40'23"; thence southeasterly along the arc of said curve, a distance of 47.17 feet to a point of reverse curve concave to the southeast and concentric to a previously described curve, and having a radius of 450.49 feet and a central angle of 20°29'25"; thence southeasterly along the arc of said curve, a distance of 161.10 feet to the POINT OF BEGINNING.

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