

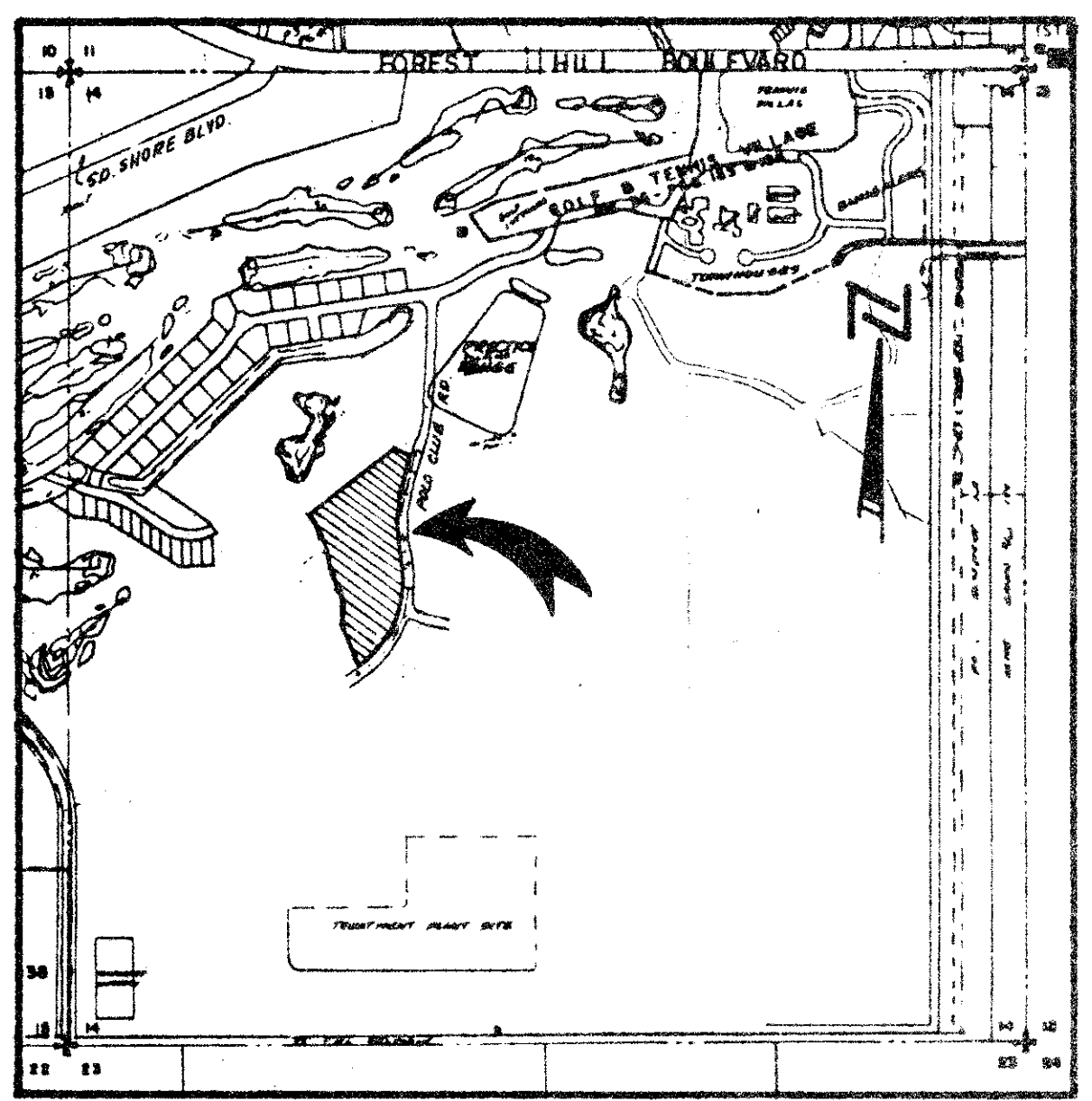
WINDSOR WAY - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D. IN PART OF SECTION 14, TWP. 44 S., RGE. 41 E. PALM BEACH COUNTY, FLORIDA. DATE: SEPT 1985 SHEET 1 OF 2 SHEETS

DRAWING NUMBER
52/99

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 02148

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LOCATION MAP

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PERMANENT REFERENCE MONUMENT (P.R.M.) SHOWN AS THE POINT OF BEGINNING OF THE PLAT OF BROOKSIDE PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 50, PAGES 175 AND 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PERMANENT REFERENCE MONUMENT (P.R.M.) BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 612.00 FEET AND MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE PLAT NO. 1, WITH THE EASTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF POLO CLUB ROAD, PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 46, PAGES 26 AND 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AT SAID PERMANENT REFERENCE MONUMENT (P.R.M.) TANGENT BEARS NORTH 08°59'24" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 06°36'24", A DISTANCE OF 96.03 FEET TO THE POINT OF TANGENCY; THENCE WEST, A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD AND THE POINT OF BEGINNING; THENCE NORTH, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 680.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 35°51'24", A DISTANCE OF 425.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 15°06'25", A DISTANCE OF 158.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°41'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 95.00 FEET; THENCE NORTH 66°18'05" WEST, A DISTANCE OF 125.30 FEET; THENCE SOUTH 53°41'55" WEST, A DISTANCE OF 670.00 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 360.00 FEET, AT SAID INTERSECTION, TANGENT BEARS SOUTH 28°48'05" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°15'00", A DISTANCE OF 227.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'00", A DISTANCE OF 173.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 488.62 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°12'22", A DISTANCE OF 189.30 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 532.00 FEET, AT SAID INTERSECTION TANGENT BEARS SOUTH 12°39'17" WEST; THENCE SOUTH 19°49'28" EAST, A DISTANCE OF 307.00 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 532.00 FEET, AT SAID INTERSECTION TANGENT BEARS NORTH 60°14'39" EAST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD, THROUGH A CENTRAL ANGLE OF 60°14'39", A DISTANCE OF 559.38 FEET TO THE POINT OF TANGENCY AND THE POINT OF BEGINNING.

CONTAINING: 9.187 ACRES MORE OR LESS.

LAND USE

RIGHT-OF-WAY (50')	0.104 ACRES
ACCESS TRACT	0.196 ACRES
TRACT A (COMMON AREA)	0.716 ACRES
TRACT B (COMMON AREA)	1.386 ACRES
TRACT C (COMMON AREA)	0.168 ACRES
TRACT D (COMMON AREA)	0.168 ACRES
TRACT E (COMMON AREA)	0.168 ACRES
TRACT F (COMMON AREA)	0.168 ACRES
TRACT G (COMMON AREA)	0.168 ACRES
TRACT H (COMMON AREA)	0.168 ACRES
TRACT I (COMMON AREA)	0.168 ACRES
TRACT J (COMMON AREA)	0.168 ACRES
TRACT K (COMMON AREA)	0.168 ACRES
TRACT L (COMMON AREA)	0.168 ACRES
TRACT M (COMMON AREA)	0.168 ACRES
TRACT N (COMMON AREA)	0.168 ACRES
TRACT O (COMMON AREA)	0.168 ACRES
TRACT P (COMMON AREA)	0.168 ACRES
TRACT Q (COMMON AREA)	0.168 ACRES
TRACT R (COMMON AREA)	0.168 ACRES
TRACT S (COMMON AREA)	0.168 ACRES
TRACT T (COMMON AREA)	0.168 ACRES
TRACT U (COMMON AREA)	0.168 ACRES
TRACT V (COMMON AREA)	0.168 ACRES
TRACT W (COMMON AREA)	0.168 ACRES
TRACT X (COMMON AREA)	0.168 ACRES
TRACT Y (COMMON AREA)	0.168 ACRES
TRACT Z (COMMON AREA)	0.168 ACRES
TOTAL	4.187 ACRES
COUNTRY (EX. UNITS)	4.174 UNITS/ACRE

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°43'00" EAST ALONG THE WEST LINE OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND MAINTENANCE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE FOR MAINTENANCE EASEMENTS.

APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME, INCLUDING WATER AND SEWER.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT

EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER, UNLESS OTHERWISE NOTED.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 27th DAY OF SEPTEMBER 1985.

ATTEST: JOHN B. DUMPLE, CLERK

DEPUTY CLERK

ATTEST: JOHN B. DUMPLE, CLERK

DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 27th DAY OF SEPTEMBER 1985.

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, OWNERS OF THE LAND SHOWN HEREON AS WINDSOR WAY - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D., BEING 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:

THE MAINTENANCE EASEMENT IS FOR THE MAINTENANCE OF AN ADJACENT LAKE, AND IS HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE ACCESS TRACT AND WINDSOR WAY COURT AS SHOWN ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER, AND SEWER; THEY ARE HEREBY DEDICATED TO TOWNHOMES ONE OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE COMMON AREAS ARE FOR COMMON PURPOSES AND ARE HEREBY DEDICATED TO TOWNHOMES ONE OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 28th DAY OF October 1985.

ATTEST: *Diana L. Curren*
DIANA L. CURREN, ASSISTANT SECRETARY
GOULD FLORIDA, INC. A DELAWARE CORPORATION
BY: *David E. Plymire*
DAVID E. PLYMIRE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID E. PLYMIRE AND DIANA L. CURREN, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 28th DAY OF October 1985.

MY COMMISSION EXPIRES: 1-1-89
Norothy Anne Ray
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

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 HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GOULD FLORIDA, INC., A DELAWARE CORPORATION, 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 THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Larry B. Alexander
LARRY B. ALEXANDER, ATTORNEY AT LAW
LICENSED IN FLORIDA, DATE: OCT. 16, 1985

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.) 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 FURTHER THAT THE SURVEYOR COMPLIES WITH ALL THE REQUIREMENTS OF 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.

DATE: 13 NOV 1985
Dailey-Fotony, Inc.
DAILEY-FOTONY, INC.
PROFESSIONAL LAND SURVEYORS
CERTIFICATE NO. 2287

WINDSOR WAY - PLAT # 1 P.B. P. & C.C. WELLINGTON - P.U.D.

CLERK COUNTY COURT SEAL COUNTY ENGINEER SEAL SURVEYOR'S SEAL NOTARY SEAL CORPORATE SEAL TRACT 53

Dailey-Fotony, inc.
land surveyors, planners, engineers
5050 Tenth Avenue, North - Lake Worth, Florida - 33463 Phone 305 965-9787