

FAIRWAY ISLAND 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
IN TWO SHEETS SHEET ONE

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH FLORIDA
FEBRUARY 1987

116

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:00 AM, this 12 day of August, 1987, and duly recorded in Plat Book No. 57 on Pages 116 and 117.

JOHN B. DUNKLE
Clerk Circuit Court
John B. Dunkle

DESCRIPTION

Being a parcel of land in Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida being more particularly described as follows:

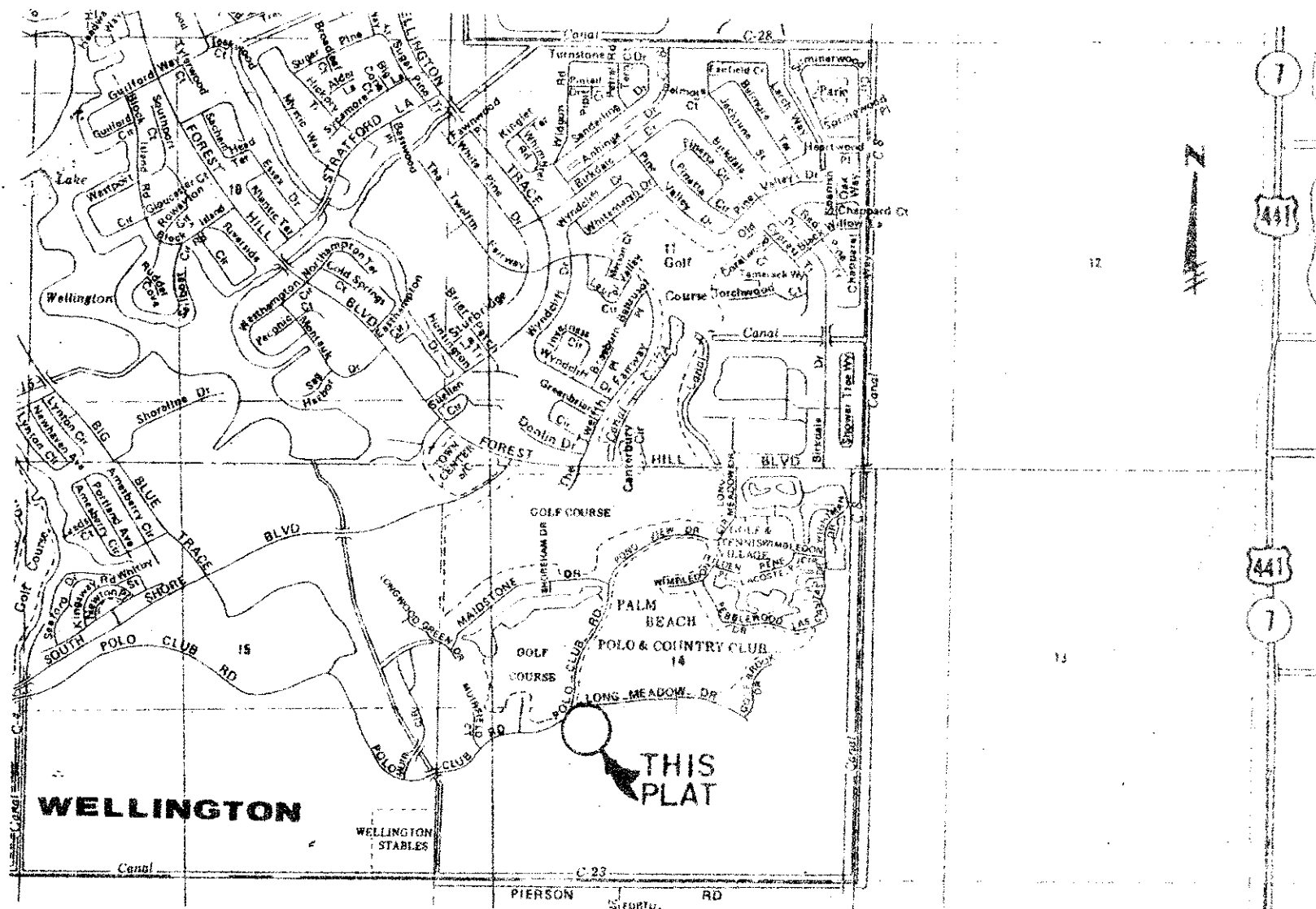
Commencing at the Northwest Corner of said Section 14; thence South 01°03'25" West, along the Westerly Line of said Section 14, a distance of 2501.06 feet; thence South 76°03'24" East, along a line, a distance of 2067.56 feet; to a point on a curve, also being the Easterly Right-of-Way Line of POLO CLUB 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 48, Pages 28 and 29, in the Public Records of Palm Beach County, Florida, the tangent bears North 13°56'36" East at this point; thence Southwesterly, along the arc of said curve, concave to the northwest, having a radius of 612.00 feet and a central angle of 04°57'12", a distance of 52.91 feet, to the POINT OF BEGINNING, the tangent bears North 18°53'48" East, at this point; thence North 61°25'12" East, along a line, a distance of 33.79 feet; thence South 76°03'24" East, along a line, a distance of 39.85 feet, to the beginning of a curve; thence Southeasterly along the arc of said curve, concave to the Northeast, having a radius of 130.00 feet, and a central angle of 05°49'36", a distance of 13.22 feet; thence South 81°53'00" East, along the tangent of said curve, a distance of 345.86 feet, to the beginning of a curve; thence Southeasterly, along the arc of said curve, concave to the Southwest, having a radius of 699.03 feet, and a central angle of 13°52'08", a distance of 169.21 feet; thence South 21°59'08" West, along a radial line, a distance of 177.54 feet, to the beginning of a curve concave to the Northwest having a radius of 267.05 feet and a central angle of 20°32'16"; thence Southwesterly along the arc of said curve, a distance of 95.72 feet, to the beginning of a reverse curve; thence Southwesterly, along the arc of said curve, concave to the Southeast, having a radius of 432.20 feet, and a central angle of 06°51'51", a distance of 51.78 feet; thence South 35°39'33" West, along the tangent of said curve, a distance of 226.22 feet, to the beginning of a curve concave to the north, having a radius of 200.00 feet and a central angle of 106°54'52"; thence Southwesterly and Northwesterly along the arc of said curve, a distance of 373.20 feet; thence North 37°25'35" West, along the tangent of said curve, a distance of 334.38 feet, to a point on the Easterly Right-of-Way Line of Polo Club Road, as shown on said Plat No. 1, said Right-of-Way line is a curved line, the tangent bears South 54°02'16" West at this point; thence Northeastly, along the arc of said curve, concave to the Northwest, having a radius of 612.00 feet and a central angle of 35°08'29", a distance of 375.36 feet, to the POINT OF BEGINNING.

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 hereon described property, that I find the title to be vested in LANDMARK LAND COMPANY OF 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: July 6, 1987



LOCATION MAP
N.T.S.

LAND USE	
SINGLE FAMILY RESIDENTIAL LOTS (9) ---	5.42 ACRES
RIGHT-OF-WAY -----	.77 ACRES
TRACT "A" (DRAINAGE) -----	1.35 ACRES
TOTAL ---	7.54 ACRES
DENSITY (9 UNITS) -----	1.19 DU/ACRES

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON-P.U.D. the West Line of Section 14-44-41 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, Drainage, or Water and Sewer Easements.
- There shall be no structures, trees or shrubs placed on the Drainage or Maintenance Easements.
- Landscaping on Utility Easements shall be only with approval of all utilities occupying the 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 11th day of August, 1987.
By: *Carol A. Roberts*
Carol A. Roberts, Chair

Attest: JOHN B. DUNKLE, Clerk
By: *Kathryn S. Tisher*
Deputy Clerk
COUNTY ENGINEER

This plat is hereby approved for record this 11th day of August, 1987.
By: *H.F. Kahlert*
H.F. Kahlert, P.E., County Engineer

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that LANDMARK LAND COMPANY OF FLORIDA INC., a Delaware Corporation, licensed to do business in the State of Florida, as owners of the land shown hereon as FAIRWAY ISLAND 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 Lake Maintenance Easement is for the maintenance of an adjacent canal, 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 Limited Access Easement shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

The Utility Easement as shown is hereby dedicated in perpetuity for the construction and maintenance of utilities.

The Drainage Easement as shown is hereby dedicated in perpetuity for the construction and maintenance of drainage facilities 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.

The tract for private road purpose shows Fairway Island Drive is for private road purposes and is hereby dedicated to the FAIRWAY ISLAND HOME OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns. FAIRWAY ISLAND DRIVE is an easement for water and sewer improvements and is hereby dedicated to the ACME IMPROVEMENT DISTRICT in perpetuity for the construction and maintenance of water and sewer.

Tract "A" is a Water Management act and is for drainage purposes. Tract "A" 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 Landscape Easements as shown here for the construction and maintenance of Landscaping, and are hereby dedicated to the Fairway Island Homeowner 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 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 11th day of July, 1987.

LANDMARK LAND COMPANY OF FLORIDA, a Delaware Corporation

Attest: *Diana C. LaPierre* By: *John McClure*
Diana C. LaPierre, Assistant Secretary John McClure, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared John McClure and Diana C. LaPierre as Vice President and Assistant Secretary, respectively of LANDMARK LAND COMPANY OF FLORIDA, 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 regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 11th day of July, 1987.

My commission expires: _____
Notary Public State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 6, 1987, 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 guarantees 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 and Ordinances of Palm Beach County, Florida.

DAILEY - FORTNY, INC.

Paul J. Fortny, Professional Land Surveyor
Florida Registration No. 2297 Date: 7-9-87

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

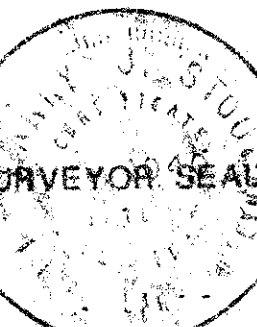
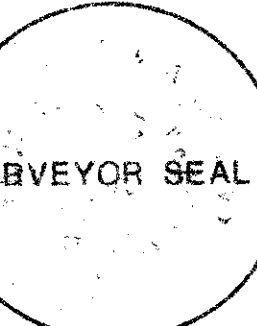
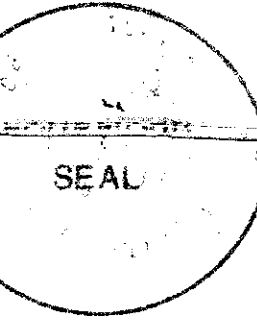
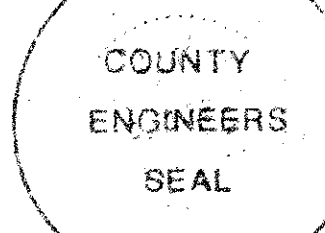
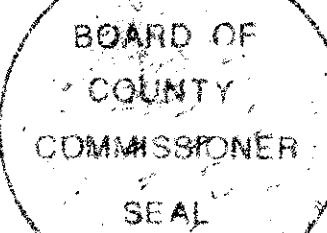
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on July 6, 1987, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FORTNY, INC.

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

THIS INSTRUMENT PREPARED
BY LARRY J. STOUT
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

Larry J. Stout, Professional Land Surveyor
Florida Registration No. 2297 Date: 7-9-87

FAIRWAY ISLAND OF P.B.P.O.C. 57/116



SUBDIVISION: Fairway Island
 BOOK: 57
 PAGE: 116
 RECORDS & COMM. DIVISION
 PLAT NO: 62
 ZIP CODE: 33411
 P.O. BOX: 100+CC