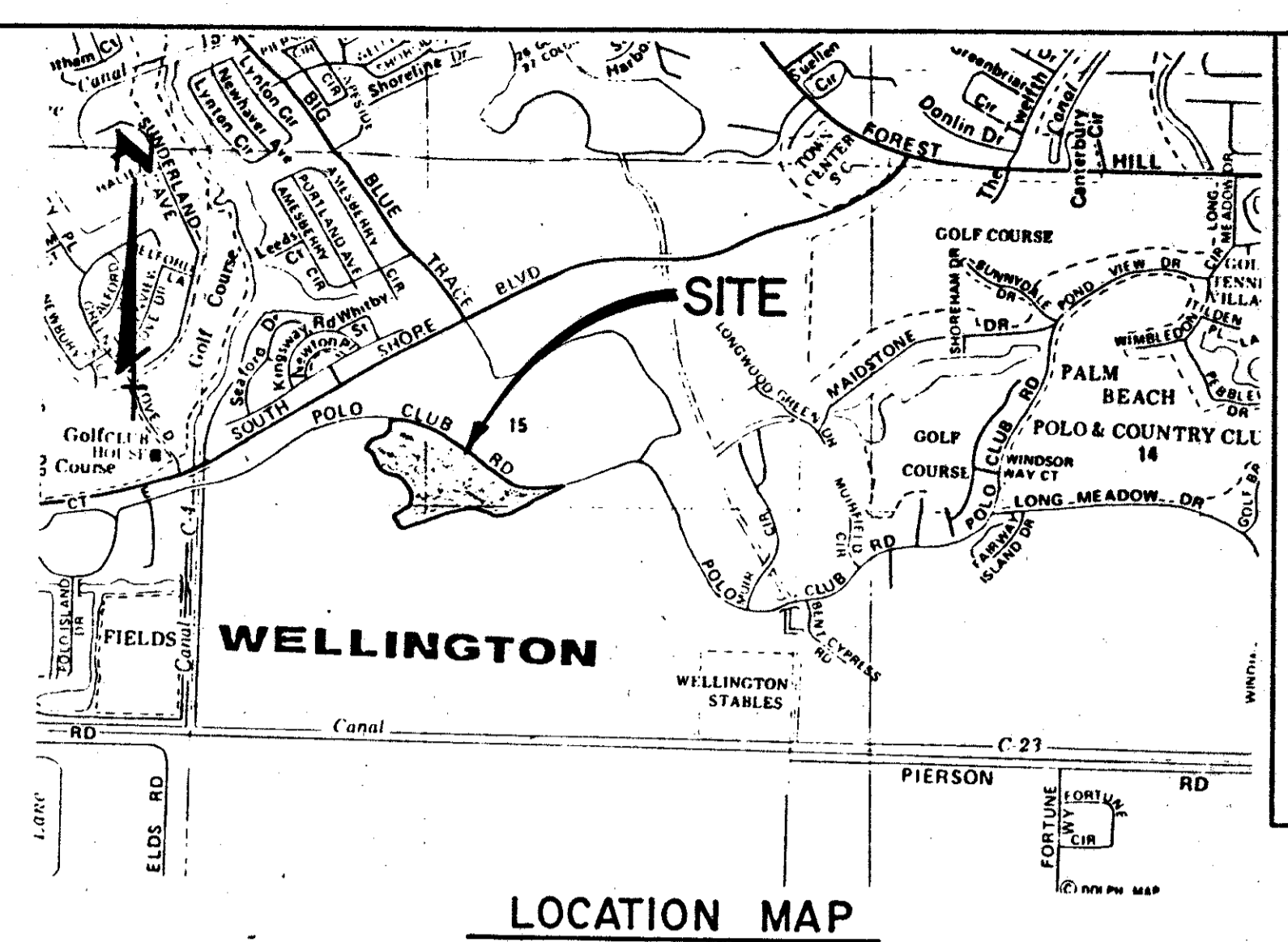


CHUKKER COVE OF PALM BEACH POLO & COUNTRY CLUB

WELLINGTON P. U. D.
IN PART OF SEC. 15, TWP. 44S, RGE. 41E
PALM BEACH COUNTY, FLORIDA
IN THREE SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1989



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on SEP 27 1989, this 17 day of SEP 1989, and duly recorded in Plat Book No. 63 on Pages 163 thru 168
JOHN B. DUNKLE
Clerk Circuit Court
By Dawn A. Martin D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Palm Beach Polo Development, L.P., a Delaware Limited Partnership, the owner of the land shown hereon as Chukker Cove of Palm Beach Polo and Country Club, Wellington P.U.D., lying in Section 15, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P. U. D., AS RECORDED IN PLAT BOOK 50, PAGES 18 THROUGH 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT OF COMMENCEMENT LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING AT SAID INTERSECTION OF NORTH 15 DEGREES 41 MINUTES 35 SECONDS EAST AND A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 23 MINUTES 33 SECONDS A DISTANCE OF 305.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45 DEGREES 54 MINUTES 52 SECONDS WEST A DISTANCE OF 930.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 40 MINUTES 40 SECONDS A DISTANCE OF 441.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 24 MINUTES 28 SECONDS WEST A DISTANCE OF 429.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 29 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 231.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66 DEGREES 44 MINUTES 50 SECONDS A DISTANCE OF 745.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40 DEGREES 50 MINUTES 42 SECONDS WEST A DISTANCE OF 192.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 09 MINUTES 18 SECONDS A DISTANCE OF 99.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 74.09 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 23.96 FEET; THENCE SOUTH 25 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 81.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 46 MINUTES 56 SECONDS A DISTANCE OF 132.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60 DEGREES 31 MINUTES 47 SECONDS WEST A DISTANCE OF 15.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 94.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 33 MINUTES 13 SECONDS A DISTANCE OF 52.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 17.18 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 58 MINUTES 30 SECONDS A DISTANCE OF 7.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 58.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 43 MINUTES 46 SECONDS, A DISTANCE OF 42.53 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2163.54 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 13 MINUTES 32 SECONDS, A DISTANCE OF 84.04 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 15.42 FEET; THENCE SOUTH 29 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 367.41 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 57.37 FEET AND A RADIAL BEARING AT SAID INTERSECTION OF SOUTH 03 DEGREES 18 MINUTES 50 SECONDS WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 55 MINUTES 53 SECONDS, A DISTANCE OF 36.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 569.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 10 SECONDS, A DISTANCE OF 103.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 129.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69 DEGREES 04 MINUTES 05 SECONDS, A DISTANCE OF 155.78 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 33 MINUTES 10 SECONDS, A DISTANCE OF 64.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 49.96 FEET; THENCE NORTH 59 DEGREES 34 MINUTES 27 SECONDS EAST, A DISTANCE OF 409.49 FEET; THENCE NORTH 65 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 26.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 131.49 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 34 MINUTES 39 SECONDS, A DISTANCE OF 49.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 352.82 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 41 MINUTES 25 SECONDS, A DISTANCE OF 108.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 76.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 15 MINUTES 41 SECONDS, A DISTANCE OF 36.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 97.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 54 MINUTES 24 SECONDS, A DISTANCE OF 68.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 62.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 299.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 24 SECONDS, A DISTANCE OF 132.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 146.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 03 MINUTES 42 SECONDS, A DISTANCE OF 43.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 227.15 FEET TO THE POINT OF BEGINNING. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- The Utility Easements as shown are hereby dedicated in perpetuity for the construction, installation, operation and maintenance of utilities including, but not limited to, cable television systems; provided, however no such construction, installation, maintenance or operation of cable television systems shall interfere with the facilities and construction installation, maintenance or operation of facilities and services of an electric, telephone, gas or other public or private utility.
- The Drainage Easements as shown are for the construction, operation and maintenance of drainage facilities and are hereby dedicated in perpetuity to CHUKKER COVE HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. However, Palm Beach County shall have the right, but not the obligation to maintain those portions of the drainage systems encompassed by the plat which are associated with the drainage of public roads.
- Roadway Tract 'D' & 'F' is for private road purposes, utilities and drainage, and is hereby dedicated in perpetuity to CHUKKER COVE HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- Parking Tract 'E' is for ingress and egress, utilities and drainage, and are hereby dedicated in perpetuity to CHUKKER COVE HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
- Parcels 'A', 'B' and 'C' as shown are for open space and are hereby dedicated in perpetuity to the CHUKKER COVE HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, Palm Beach Polo Development, L.P. has caused these presents to be signed by the Vice President and attested by the Vice President of Arvida/JMB Managers-II, Inc. general partner and the corporate seal of said corporation, to be affixed hereto by and with the authority of their Board of Directors, this 17th day of July, 1989.
PALM BEACH POLO DEVELOPMENT, L.P., a Delaware Limited Partnership
By: Arvida/JMB Managers-II, Inc. an Illinois Corporation, General Partner

ATTEST: James Matta, Vice President
Christopher J. Cleary, Vice President

LAND USE

(ZONING PETITION NUMBER 86-32F)
SINGLE FAMILY LOTS (48 UNITS)----- 9.08 ACRES
ROADWAY TRACT-----0.29 ACRES
PARKING TRACT-----0.96 ACRES
OPEN SPACE-----1.76 ACRES
DENSITY: 3.97 DU/ACRE TOTAL 12.09 ACRES

NOTES

• denotes Permanent Reference Monument.
o denotes Permanent Control Point.
All bearings shown hereon are relative to an assumed meridian, with the East Line of the S.E. 1/4 of Section 15, is assumed to bear North 01°03'05" East.

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon any maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and / or ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping or other utility easements shall be allowed only after consent of all utility companies occupying the same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take Precedence.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 17th day of July, 1989.
By: Carl Elmqvist, Chairman

Attest: John B. Dunkle, Clerk
By: Steve D. Braley, Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 17th day of SEPTEMBER, 1989.
By: George Webb, R.E. DEPUTY COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument is hereby approved for record this 17th day of SEPTEMBER, 1989.
By: George Webb, R.E. DEPUTY COUNTY ENGINEER

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By: George Webb, R.E. DEPUTY COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Christopher J. Cleary and James Matta, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of Arvida/JMB Managers-II, Inc. an Illinois Corporation, licensed to do business in the State of Florida, general partner of Palm Beach Polo Development, L.P., and severally acknowledged to and before me that they executed such said instrument, 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 12th day of July, 1989.

My commission expires: March 29, 1991
John H. Dillingham, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We, Gold Coast Title Company, a title insurance company, duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Palm Beach Polo Development, L.P., a Delaware Limited Partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct and there are no other encumbrances of record.
GOLD COAST TITLE COMPANY

By: J. Herman Dance, President
Date: 6-26-89

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
This is to certify that the plat shown hereon is a true and correct representative of a survey made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements and further 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 Administrative Code and Ordinances of Palm Beach County, Florida.

GEE & JENSON - ENGINEERS-ARCHITECTS-PLANNERS, INC.
Peter J. Moschetti, Professional Land Surveyor
Florida Registration No. 4110. Date: 7/17/89

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on JUNE 20, 1989 the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by GEE & JENSON - Engineers, Architects, Planners, Inc.

GEE & JENSON - Engineers, Architects, Planners, Inc.
John H. Dillingham, Professional Land Surveyor
John H. Dillingham, Professional Land Surveyor
Florida Registration No. 4141. Date: 7/17/89

MORTGAGE CONSENT

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 5882 at page 610 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27th day of June, 1989.

ATTEST: H. B. Warren, H.B. WARREN, Vice President
STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument is hereby approved for record this 27th day of June, 1989.
By: Steve D. Braley, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared H.B. Warren and Steve D. Braley, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of LANDMARK LAND COMPANY OF FLORIDA, INC., a Delaware corporation, and severally acknowledged to and before me that they executed such instrument as 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 27th day of June, 1989.
CHUKKER COVE OF P.B. POLO & C.C.

Chukker Cove of Palm Beach Polo & Country Club
SUBDIVISION
SHEET 03
PAGE 163
FLOOD MAP # 1008
ZONING MAP # 86-32
ZIP CODE 33411
Dawn A. Martin

COMPUTED D. BACHOR
DRAWN D. BACHOR
CHECKED J.H.D.
APPROVED J.H.D.