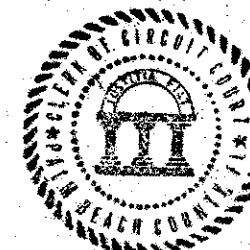


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plan was filed for record at 3:02 P.M.  
this 25 day of JAN  
1989, and duly recorded in the Book No.  
64 on page 193 of the 195  
JOHN B. DUNKLE, Clerk Circuit Court  
Nashua A. Platt, D.C.



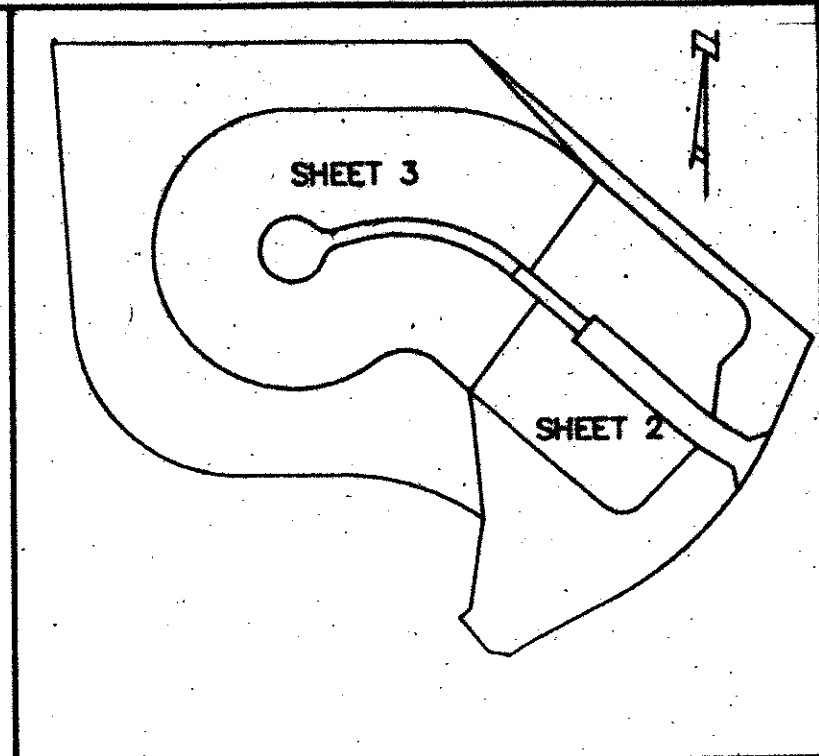
# EQUESTRIAN CLUB ESTATES - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST

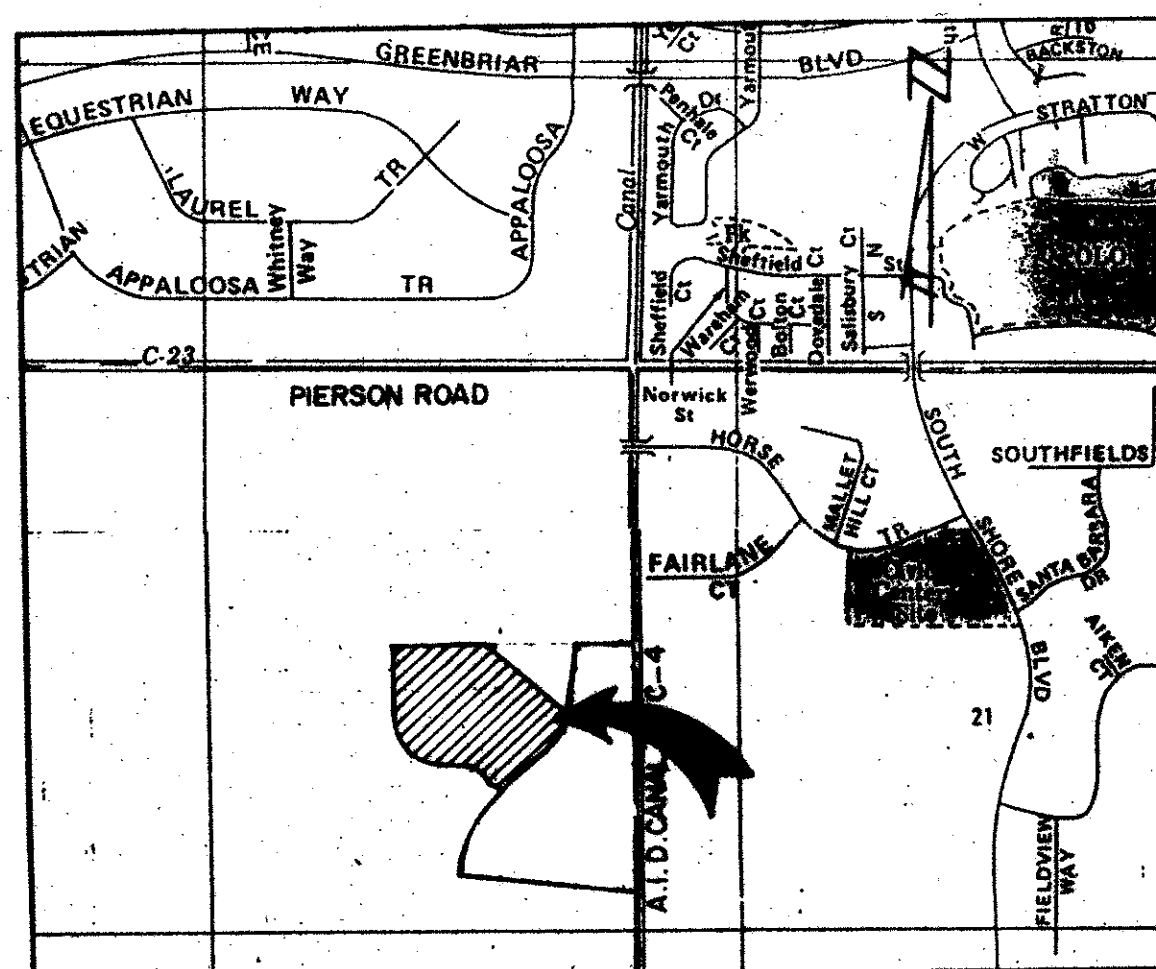
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS

MAY 1989



SHEET INDEX MAP



LOCATION MAP

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT EQUESTRIAN CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN HEREON AS EQUESTRIAN CLUB ESTATES - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., BEING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC., 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 THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

CALYPSO LANE, THE 50.0 FEET ROADWAY PORTION, IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, AND IS HEREBY DEDICATED TO EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

CALYPSO LANE, THE 24.0 FEET ACCESS TRACT, IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, AND IS HEREBY DEDICATED TO EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENT AND WATER MANAGEMENT TRACT "C" ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, EQUESTRIAN GROUP, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME THIS 6th DAY OF November, 1989.

EQUESTRIAN GROUP, LTD.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: UNIQUE DEVELOPMENT CONCEPTS, INC.  
AT PALM BEACH POLO & COUNTRY CLUB  
GENERAL PARTNER

ATTEST:

Denis Quinlan,  
VICE-PRESIDENT

BY: Lawrence Thromburg, III  
PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LAWRENCE THROMBURG, III AND DENIS QUINLAN TO ME, WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF UNIQUE DEVELOPMENT CONCEPTS, INC. AT PALM BEACH POLO AND COUNTRY CLUB, A FLORIDA CORPORATION, THE GENERAL PARTNER IN EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP AND THAT ACKNOWLEDGED TO AND BEFORE ME THAT THEY RESPECTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION AND THAT THEY WERE THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER IN SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF November, 1989.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 6017 AT PAGE 1530 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF November, 1989.

LANDMARK LAND COMPANY OF FLORIDA, INC.  
A DELAWARE CORPORATION  
LICENSED TO DO BUSINESS IN  
THE STATE OF FLORIDA

ATTEST: Diana C. La Pierre  
DIANA C. LA PIERRE  
ASSISTANT SECRETARY

BY: H.B. Warren  
H.B. WARREN  
VICE-PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H.B. WARREN AND DIANA C. LA PIERRE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF LANDMARK LAND COMPANY OF FLORIDA, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 6th DAY OF November, 1989.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY-PUBLIC STATE OF FLORIDA  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PATRICK CASEY, 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 EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: December 1, 1989 BY: Patrick Casey  
PATRICK CASEY  
ATTORNEY AT LAW

### LAND USE (ZONING PETITION No. 76-60A)

RESIDENTIAL LOTS (34) . . . . . 7.42 Ac.  
WATER MANAGEMENT TRACT "C" . . . . . 8.03 Ac.  
50' ROAD R/W . . . . . 0.40 Ac.  
24' ACCESS TRACT (PRIVATE) . . . . . 0.44 Ac.

TOTAL AREA 16.29 AC. MORE OR LESS.

DENSITY . . . . . 2.09 D.U./Ac.  
HOUSING TYPE . . . . . S.F. ATTACHED DESIGN

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF January 1989

BY: Carl Elmqvist  
CARL ELMQUIST, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: John Dewar  
JOHN DEWAR  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF January 1989

BY: H.F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES

- - DENOTES PERMANENT REFERENCE MONUMENT
- - DENOTES PERMANENT CONTROL POINT
- U.E. - DENOTES UTILITY EASEMENT
- M.E. - DENOTES MAINTENANCE EASEMENT
- A.I.D. - DENOTES ACME IMPROVEMENT DISTRICT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON COUNTRYPLACE - P.U.D. THE EAST LINE OF SECTION 20/44/41 IS ASSUMED TO BEAR NORTH 00°31'46" EAST.

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

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON WATER OR SEWER EASEMENTS.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 84-21 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 ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410

NOTE: LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

### DESCRIPTION

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER LYING ON THE WEST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-4 BEING 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 89°37'49" WEST ALONG THE SOUTH LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3, A DISTANCE OF 410.02 FEET; THENCE SOUTH 00°51'44" WEST ALONG THE WESTERLY LIMITS OF EQUESTRIAN CLUB ESTATES - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID WESTERLY LIMITS BEING THE WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD PLAT NO. 3 OF WELLINGTON COUNTRYPLACE PLAT NO. 1, A DISTANCE OF 134.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ROAD PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD THROUGH A CENTRAL ANGLE OF 24°30'02", A DISTANCE OF 234.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°21'48" WEST ALONG THE WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ROAD PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD A DISTANCE OF 90.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°21'48" WEST ALONG THE WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD, A DISTANCE OF 139.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 538.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD THROUGH A CENTRAL ANGLE OF 24°59'58", A DISTANCE OF 234.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°14'46" WEST ALONG THE WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD, A DISTANCE OF 133.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 538.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD THROUGH A CENTRAL ANGLE OF 24°59'58", A DISTANCE OF 234.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°14'46" WEST ALONG THE WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD, A DISTANCE OF 133.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 538.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LIMITS OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 AND SAID WESTERLY RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD THROUGH A CENTRAL ANGLE OF 24°59'58", A DISTANCE OF 234.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°07'50" WEST, A DISTANCE OF 438.38 FEET; THENCE SOUTH 89°37'49" WEST ALONG THE SOUTH LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3, A DISTANCE OF 644.37 FEET; THENCE SOUTH 48°10'00" EAST, A DISTANCE OF 701.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 16.29 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATE

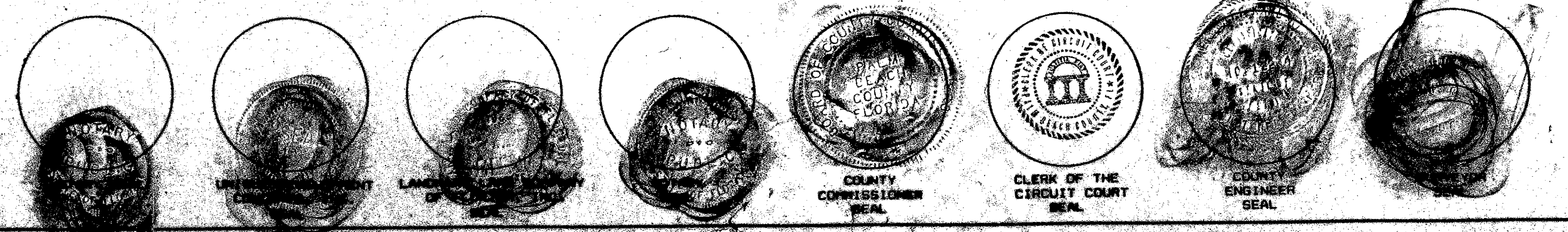
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.N.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE WARRANTIES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21M-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11/7/89 BY: Nick Miller  
NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 2888

0333-007  
Plat 76-60  
RE PUD

64/193

Subdivision # No. 3 of Palm Beach Polo  
BOOK L4 PAGE 193  
FLOOD ZONE A0 (U) FLOOD MAP # 1008  
QUAD # 78 ZONING PE  
SE 76-60 ZIP CODE 33414  
PUD NAME WELLINGTON COUNTRYPLACE - P.U.D.



SEAL: NICK MILLER, INC. Land Surveying  
DATE: MAY 1989 Planning & Development Commission  
EQUESTRIAN CLUB ESTATES - PLAT NO. 3  
OF PALM BEACH POLO AND COUNTRY CLUB  
WELLINGTON COUNTRYPLACE, P.U.D.