

EQUESTRIAN CLUB ESTATES - PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D.

0333-010

98

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:48 AM
on the 27th day of August
1990, and duly recorded in Plat Book No.
66 on page 98 + 99
JOHN B. DUNKLE, Clerk Circuit Court
By Patricia A. Platt D.C.

BEING IN PART A REPLAT OF TRACT "E" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D.
AS RECORDED IN PLAT BOOK 61, PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
TOGETHER WITH LANDS LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS
NOVEMBER 1989

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, THAT EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN HEREON AS EQUESTRIAN CLUB ESTATES PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., BEING IN PART OF A REPLAT OF TRACT "E" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LANDS LYING IN 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 WATER EASEMENT, AS SHOWN, IS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER SYSTEMS AND IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

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

TRACT "1", AS SHOWN HEREON, IS RESERVED UNTO EQUESTRIAN GROUP, LTD. FOR RECREATIONAL AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN GROUP, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "2", AS SHOWN HEREON, IS DEDICATED TO THE EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. FOR RECREATION AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS AND PARKING EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. FOR ACCESS, PARKING AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE 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. 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.

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

IN WITNESS WHEREOF, UNIQUE DEVELOPMENT CONCEPTS, INC., AT PALM BEACH POLO AND COUNTRY CLUB, A FLORIDA CORPORATION AS GENERAL PARTNER OF EQUESTRIAN GROUP, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE CORPORATE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF July, 1990.

EQUESTRIAN GROUP, LTD.,
A FLORIDA LIMITED PARTNERSHIP
BY: Lawrence Thronburg, III
AT PALM BEACH POLO & COUNTRY CLUB
AS GENERAL PARTNER

ATTEST:
Denis Quinlan
DENIS QUINLAN,
VICE-PRESIDENT

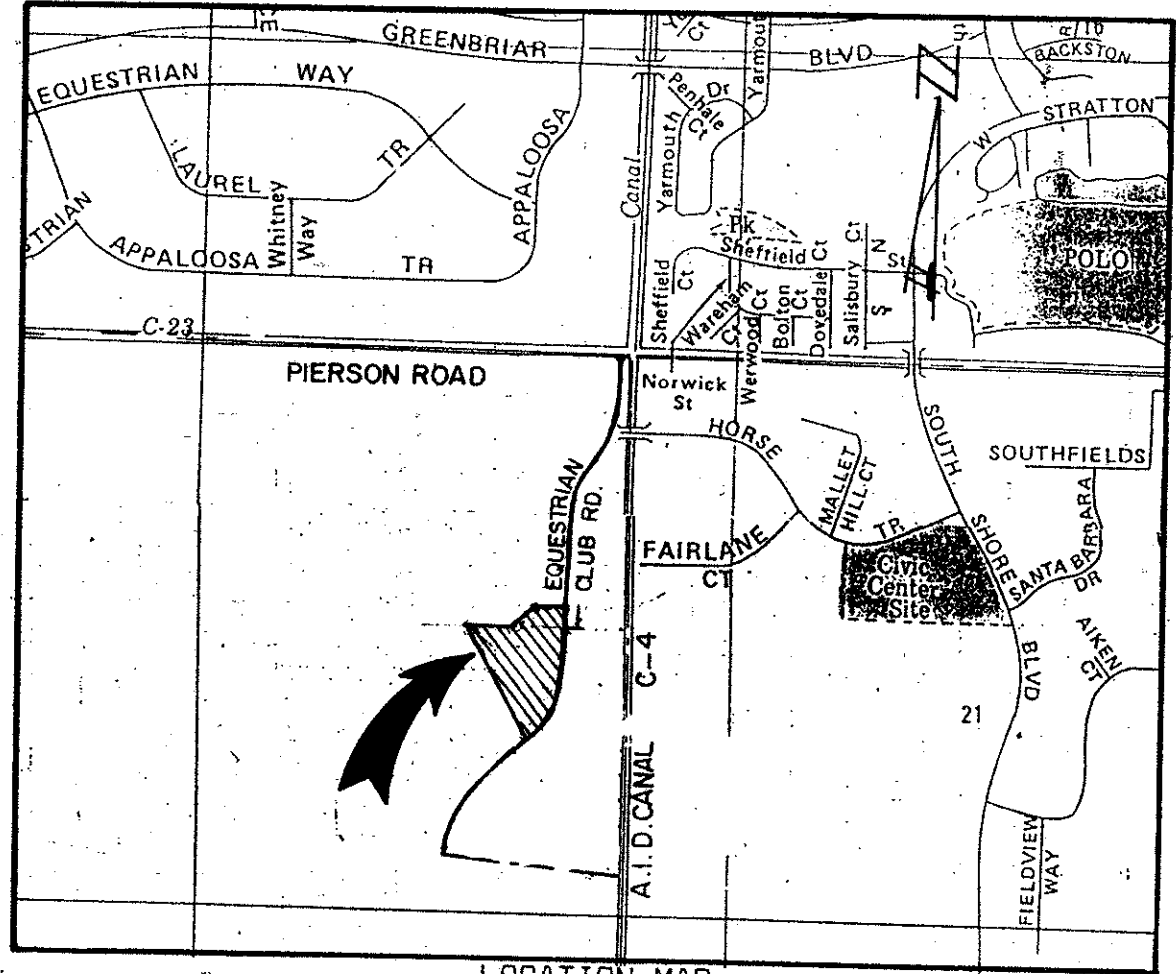
BY: Lawrence Thronburg, III
LAWRENCE THRONBURG, III
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED LAWRENCE THRONBURG, 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 THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID LIMITED PARTNERSHIP 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 LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July 1990.

MY COMMISSION EXPIRES: 10/30/90 Ronan J. Quinlan
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA BANKING CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREBY 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 6327 AT PAGE 1134 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 VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF July, 1990.

ATTEST:
D. Scott Dixon
D. SCOTT DIXON
VICE-PRESIDENT

BY: Bruce Palma
BRUCE PALMA
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED D. SCOTT DIXON AND BRUCE PALMA, 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 BARNETT BANK OF PALM BEACH COUNTY, 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 2nd DAY OF July, 1990.

MY COMMISSION EXPIRES: Nov. 17, 1991 Edward J. Grier
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, ALAN CIKLIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON 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: 7-2-1990 BY: Alan Ciklin
ALAN CIKLIN
ATTORNEY AT LAW

LAND USE (RECREATIONAL) ZONING PETITION NO. 76-60A

TRACT "1"	0.896 Ac.
TRACT "2"	1.842 Ac.
WATER MANAGEMENT TRACT	1.585 Ac.
Total	4.323 Acres MORE OR LESS

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Aug 1990.

BY: Carol Elmdrust
CAROL ELMDRUST, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BY: John Rowat
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Aug 1990.

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

SURVEYOR'S NOTES

- - DENOTES PERMANENT REFERENCE MONUMENT
- 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°51'46" 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 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 ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. 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.

DESCRIPTION

TRACT E OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D., AS RECORDED IN PLAT BOOK 61 PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE SOUTHEAST CORNER OF TRACT E, AS SHOWN ON PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D., AS RECORDED IN PLAT BOOK 61 PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°51'46" WEST ALONG THE WEST RIGHT OF WAY LINE OF EQUESTRIAN CLUB ROAD AS SHOWN ON EQUESTRIAN CLUB, WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 187 THROUGH 189 OF SAID PUBLIC RECORDS, A DISTANCE OF 134.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 600.0 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 24°30'02", A DISTANCE OF 256.57 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°21'48" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 90.16 FEET; THENCE NORTH 48°10'00" WEST ALONG THE BOUNDARY OF EQUESTRIAN CLUB ESTATES - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 61, PAGE 114 THROUGH 115 OF SAID PUBLIC RECORDS, A DISTANCE OF 701.94 FEET; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3, A DISTANCE OF 621.44 FEET TO THE POINT OF BEGINNING.

CONTAINING: 188,305.76 SQ.FT. OR 4.323 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.M.'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 GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-4, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7/2/90 BY: Nick Miller
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3888

0333-010
Pet. 76-60

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

66/98

SCALE: NICK MILLER, INC.	DRAWN BY:
DATE: NOV. 1989	
EQUESTRIAN CLUB ESTATES - PLAT No. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE, P.U.D.	
2560 RCA Blvd. • Suite 105	DRAWN NUMBER: 88063X

EQUESTRIAN CLUB ESTATES
PLAT NO. 4
PAGE 98
BOOK 66
PAGE 100-1
DATE: 7/2/90
WELLINGTON COUNTRYPLACE P.U.D.
TAZ 7/2/8

