

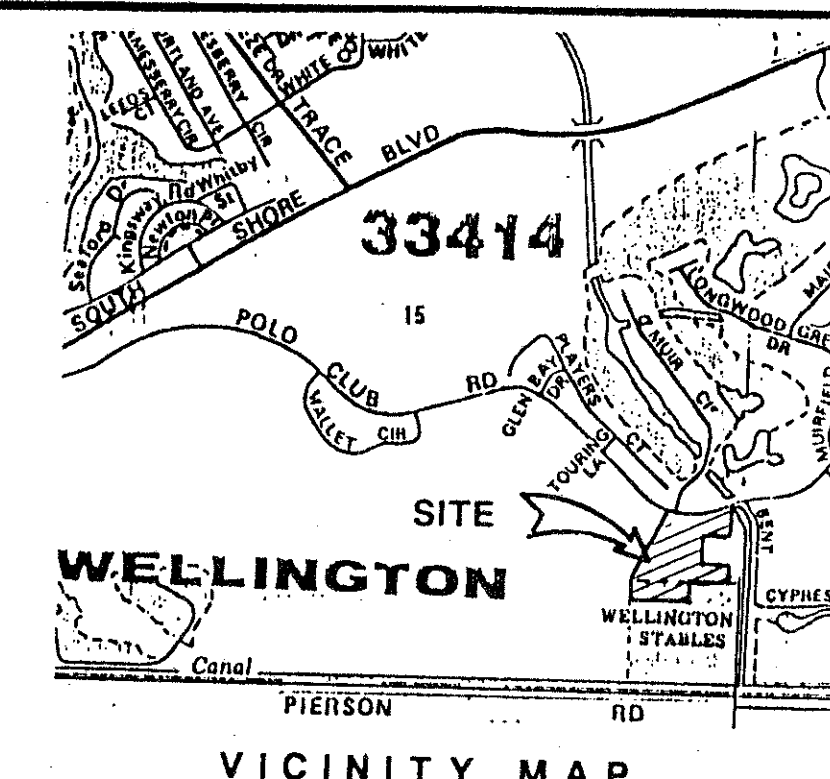
BLACK WATCH FARM PLAT No.1

PALM BEACH POLO & COUNTRY CLUB OF WELLINGTON P.U.D.

BEING A PORTION OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AND A REPLAT OF A PORTION OF STABLE SITE OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 138, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, JANUARY 1996

0332-116

TABULAR DATA	
PETITION NUMBER	86-32 M
TOTAL AREA	7.87 ACRES
UNITS	2
DENSITY	0.26 UNITS/ACRE

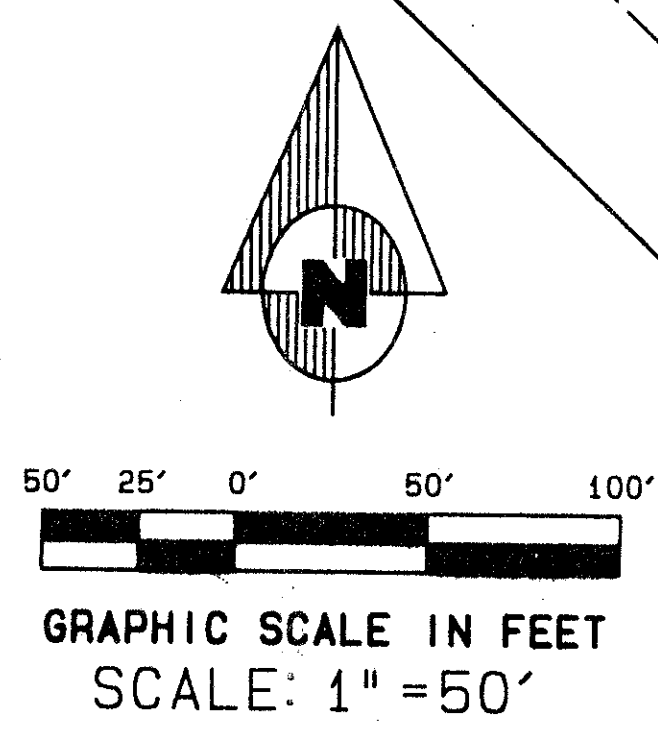


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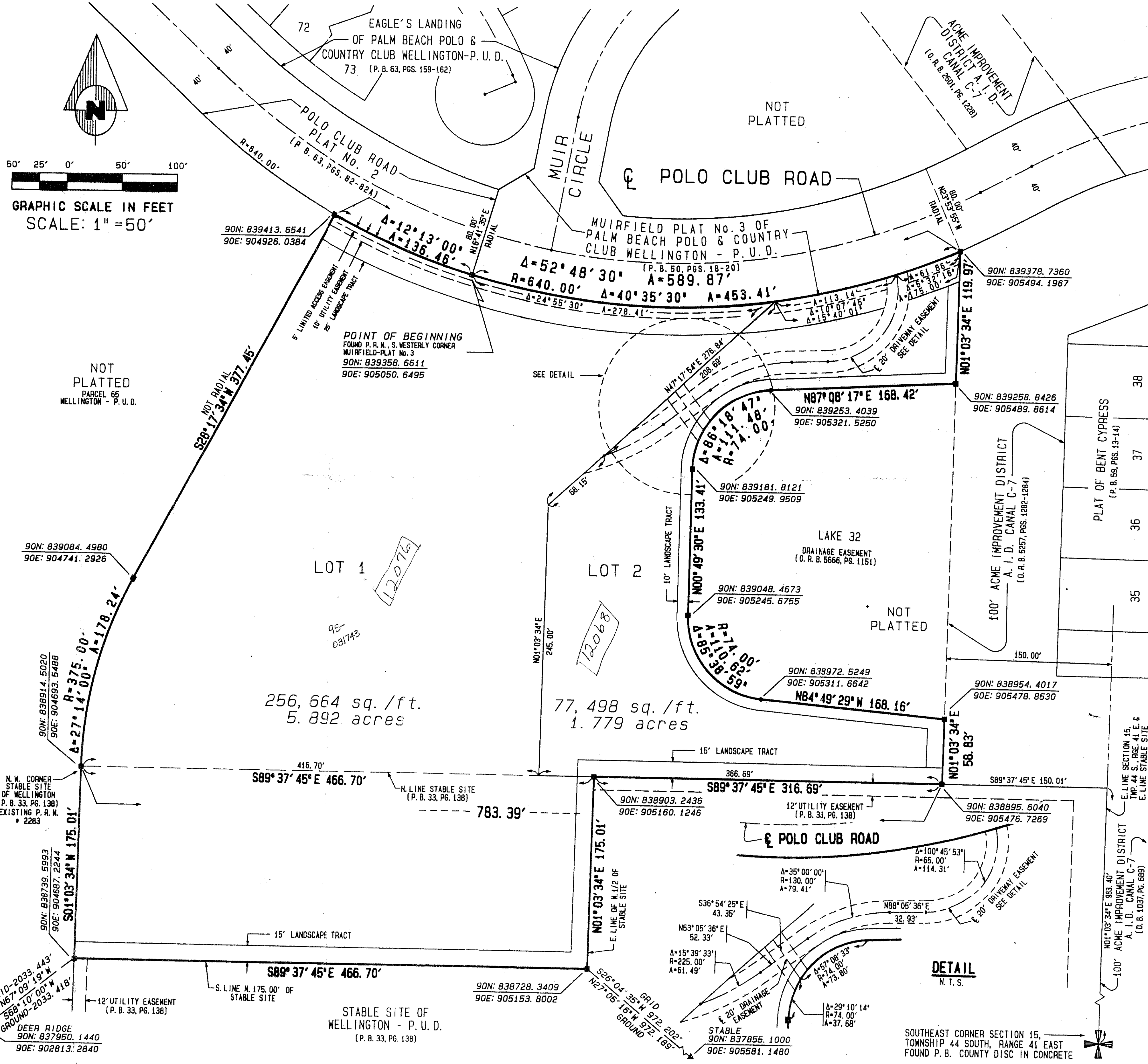
COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 2:20 P.M.
 this 4 day of MARCH 1996
 and duly recorded in Plat Book No. 76
 on page 178
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by [Signature] D.C.



- LEGEND:**
- P.B. PLAT BOOK
 - P.G. PAGE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - O.R.B. OFFICIAL RECORD BOOK
 - D.B. DEED BOOK
 - C.L. CENTERLINE
 - DENOTES SET P.R.M. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. AS NOTED
 - SECT. SECTION
 - TWP. TOWNSHIP
 - ROE. RANGE
 - A.I.D. ACME IMPROVEMENT DISTRICT
 - P.U.D. PLANNED UNIT DEVELOPMENT
- NOTES:**
- COORDINATES, BEARINGS, & DISTANCES**
- COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1980 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GRID
 SCALE FACTOR = 1.00001247
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARING ROTATION PLAT TO GRID
 01°00'41" CLOCKWISE



NOT PLATTED
 PARCEL 65
 WELLINGTON - P. U. D.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEIL S. HIRSCH, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BLACK WATCH FARM PLAT NO. 1, A PORTION OF WHICH IS A REPLAT OF PART OF STABLE SITE OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 138, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY POINT IN THE PLAT OF POLO CLUB ROAD PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 63, PAGES 82 AND 82A; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 12°13'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID POLO CLUB ROAD) A DISTANCE OF 136.48 FEET TO THE TERMINUS OF SAID CURVE; THENCE DEPARTING SAID RIGHT OF WAY LINE OF SAID POLO CLUB ROAD A NON-TANGENT LINE, A DISTANCE OF 377.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 27°14'00"; THENCE SOUTHERLY ON THE ARC OF SAID CURVE 178.24 FEET TO THE TERMINUS OF SAID CURVE AND THE NORTHWEST CORNER OF THE PLAT OF STABLE SITE OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 33, PAGE 138, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 89°45' EAST, ALONG A NON TANGENT LINE BEING THE NORTH LINE OF SAID PLAT, 783.39 FEET TO THE SOUTHWEST CORNER OF ACME IMPROVEMENT DISTRICT CANAL C-7, AS RECORDED IN OFFICIAL RECORD BOOK 5257, PAGES 1282 THROUGH 1284, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE, DEPARTING SAID NORTH LINE, NORTH 01°03'54" EAST, ALONG THE WEST LINE OF SAID CANAL C-7, 58.83 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 34°49'29" WEST, 168.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 85°38'59"; THENCE, WESTERLY AND NORTHERLY, ON THE ARC OF SAID CURVE, 110.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°49'30" EAST 133.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 74.00 FEET, AND A CENTRAL ANGLE OF 86°18'47"; THENCE, NORTHERLY AND EASTERLY, ON THE ARC OF SAID CURVE, 111.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°08'17" EAST, 168.42 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID CANAL C-7; THENCE NORTH 01°03'34" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 119.97 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF MUIRFIELD PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGES 18 TO 20 INCLUSIVE, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SAID LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 40°35'30", AND A RADIAL BEARING AT THIS POINT OF NORTH 23°53'55" WEST; THENCE, WESTERLY ON THE ARC OF SAID CURVE A DISTANCE OF 453.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 175 FEET OF THE WEST ONE HALF OF STABLE SITE OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 138, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

CONTAINING: 334,162 SQUARE FEET OR 7.671 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED TO NEIL S. HIRSCH, HIS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF NEIL S. HIRSCH, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 5' LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 20' DRIVEWAY EASEMENT OVER LOT 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR LOT 1 FOR PRIVATE ACCESS TO SAID LOT 1 AND OTHER PURPOSES NOT INCONSISTENT WITH THE RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF SAID LOT 1, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO NEIL S. HIRSCH, HIS SUCCESSORS AND ASSIGNS, FOR BUFFER LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF NEIL S. HIRSCH, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 10' UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE 20' DRAINAGE EASEMENT AS SHOWN HEREON IS RESERVED FOR LOT 1 TO PROVIDE DRAINAGE OUTFALL FOR LOT 1 AND IS THE PERPETUAL MAINTENANCE OBLIGATIONS OF THE OWNER OF SAID LOT 1, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 26 DAY OF JAN., 1996.

WITNESS: [Signature] BY: [Signature] NEIL S. HIRSCH
 WITNESS: [Signature] NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL S. HIRSCH WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFIED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF JAN., 1996.

MY COMMISSION EXPIRES: 5/6/96 [Signature] JOANN PRESTON
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, ROBERT BRODY, 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 TO NEIL S. HIRSCH; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 1/26/96 [Signature] ROBERT BRODY
 ATTORNEY-AT-LAW
 LICENSE NO. 19340

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPILED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] PAUL J. FOTORNY, P.L.S.
 LICENSE NO. 2297
 STATE OF FLORIDA

COUNTY APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SEC. 177.01(2), F.S., THIS 26 DAY OF JAN., 1996.

[Signature] EDWIN A. JACK, P.E.
 DEPUTY COUNTY ENGINEER

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°03'34" E, ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BUILDING SETBACK LINES SHALL BE AS INDICATED ON THE APPROVED FINAL SUBDIVISION PLANNING PETITION NO. 86-32 M, EXHIBIT NO. 800.

PET 86-32M
 5/2/4/9

THIS INSTRUMENT WAS PREPARED BY WILKIN D. WARDENBILLS IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

Dailey-Fotorny, Inc.
 land surveyors, planners, engineers
 5050 10th Avenue North, Suite # - Lake Worth, Florida 33463-2622
 Phone 407/644-8777

SUBDIVISION BLACK WATCH FARM
 BOOK 76 PAGE 178
 FLOOD ZONE B
 FLOOD MAP # 100B
 ZONING AR
 CLAD # 12
 SE 86-32 Palm Beach P.U.D. & COUNTRY CLUB PLAT NO. 1 & 2
 PLAT NAME BLACK WATCH FARM
 DATE 5/14/96

0332-116

