

87

# PLAT OF GREENBROOK EQUESTRIAN VILLAS

BEING A REPLAT OF TRACTS 2 AND 3, REPLAT OF PARCEL F  
SOUTHFIELDS - PHASE II OF PALM BEACH POLO AND COUNTRY CLUB -  
WELLINGTON COUNTRYPLACE - P.U.D.  
AS RECORDED IN PLAT BOOK 42, PAGE 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
PARCEL F RECORDED IN PLAT BOOK 39, PAGE 24  
SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

21/44/41  
SUBDIVISION *Greenbrook Equestrian Villas*  
BOOK *56* PAGE *87*  
FLOOD ZONE *#01* FLOOD MAP *#100B*  
QUAD *# 78* ZONING  
SE ZIP CODE *33414*  
PUD NAME *Wellington*

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
This Plat was filed for record  
at *10:29 A.M.* this *16<sup>th</sup>* day of  
*April*, 1987, A. D., and  
duly recorded in Plat Book No. *56*  
on Pages *87* and *88*.  
JOHN B. DUNKLE, Clerk.  
*Frederic D. Platt*, D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GREENBROOK EQUESTRIAN CENTER, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GREENBROOK EQUESTRIAN VILLAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 2 AND 3 OF REPLAT OF PARCEL F, SOUTHFIELDS PHASE II OF PALM BEACH POLO & COUNTRY CLUB, WELLINGTON COUNTRYPLACE P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND DEDICATED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

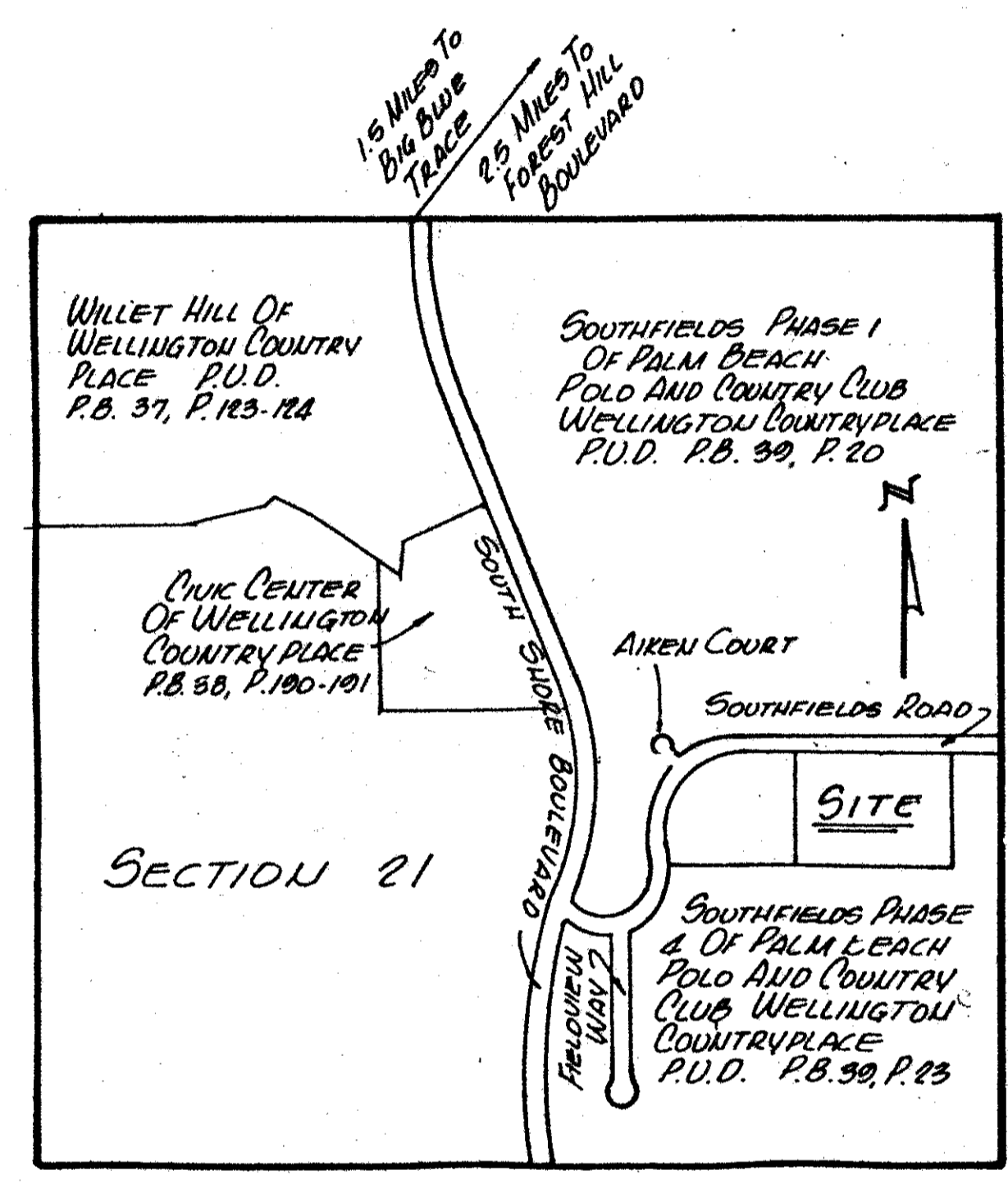
### 1. EASEMENTS:

- A. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- B. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE TO SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS *19<sup>th</sup>* DAY OF *February*, 1987, A.D.

ATTEST:  
*Janis M. Norman*  
JANIS M. NORMAN, SECRETARY

GREENBROOK EQUESTRIAN CENTER, INC.  
A CORPORATION OF THE STATE OF FLORIDA  
*Donovan J. Blakeman*  
DONOVAN J. BLAKEMAN, PRESIDENT



LOCATION MAP

P.U.D. DATA

|                      |                 |
|----------------------|-----------------|
| TOTAL AREA           | 10.0 ACRES      |
| TOTAL LOTS           | 6               |
| TOTAL DWELLING UNITS | 6 D.U.'s        |
| DENSITY              | 0.6 D.U.'s/ACRE |

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUME MERIDIAN USED THROUGHOUT WELLINGTON.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- UTILITY AND DRAINAGE EASEMENTS MAY NOT BE COMBINED. WHERE CROSSINGS OCCUR, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- DENOTES PERMANENT REFERENCE MONUMENT.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS *14* DAY OF *April*, 1987.

BY: *Carol Roberts*  
CAROL ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, Clerk

BY: *Kathryn S. D. Miller*

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS *14* DAY OF *April*, 1987, A.D.

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

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
*Charles E. Rutherford*  
I, CHARLES E. RUTHERFORD, AN ATTORNEY DULY LICENSED 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 GREENBROOK EQUESTRIAN CENTER, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: *March 10, 1987*

### 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 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 PLACED AS REQUIRED BY LAW AND THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES. AS AMENDED. AND HEREBY THE SURVEYOR PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: *March 12, 1987*

ADAIR & BRADY, INC.  
0333-002  
BY: *Dennis Painter*  
DENNIS PAINTER  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3542

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED DONOVAN J. BLAKEMAN AND JANIS M. NORMAN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF GREENBROOK EQUESTRIAN CENTER, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF 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 *29<sup>th</sup>* DAY OF *February*, 1987.

MY COMMISSION EXPIRES:

*Marie L. Walker*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 4817 AT PAGE 1486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, THOMAS J. WIGDAHL, DO HEREBY SET MY HAND AND SEAL THIS *27<sup>th</sup>* DAY OF *February*, 1987.

*Janis M. Norman*  
WITNESS

*Marie L. Walker*  
WITNESS

*Thomas J. Wigdahl*  
THOMAS J. WIGDAHL

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED THOMAS J. WIGDAHL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN 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 *27<sup>th</sup>* DAY OF *February*, 1987.

MY COMMISSION EXPIRES:

*Marie L. Walker*  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

DENNIS PAINTER, R.L.S.  
ADAIR & BRADY, INC.  
1958 SOUTH CONGRESS AVENUE  
WEST PALM BEACH, FLORIDA 33411



|  |                       |             |              |
|--|-----------------------|-------------|--------------|
| ADAIR & BRADY, INC.<br>CONSULTING ENGINEERS & LAND SURVEYORS |                       | RECORD PLAT |              |
| Dr. M.E. F.B.  | Scale                 | FP-1512     | SHEET 1 OF 2 |
| Ch. J.L.K. P.G.  | Date <i>Aug. 1986</i> |             |              |
| Ap. J.L.K.   | Job No. <i>6021</i>   |             |              |

GREENBROOK EQUESTRIAN VILLAS