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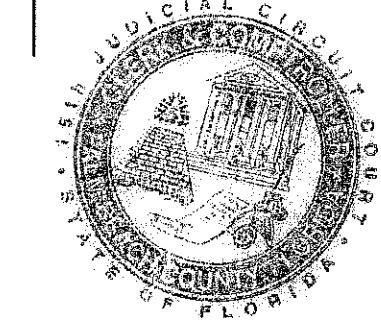
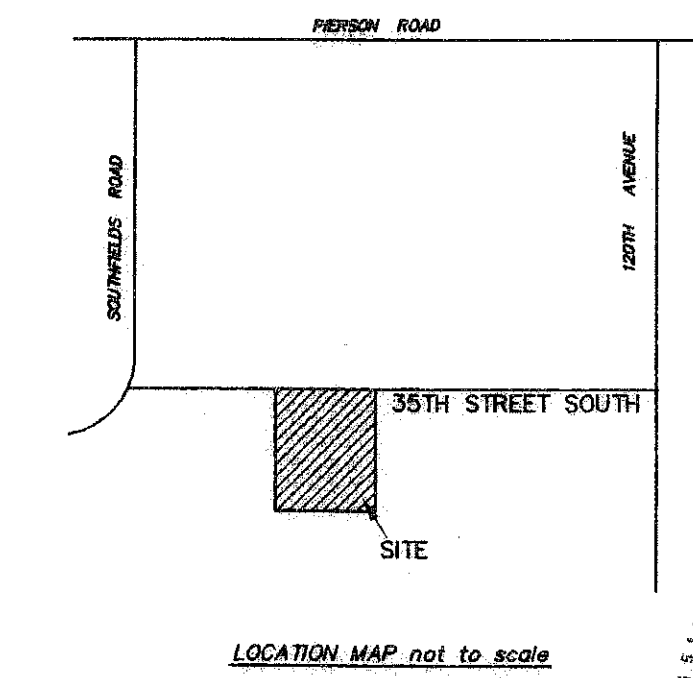
181

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 2:46 PM, this 30 day of October, 2007, and duly recorded in Plat Book No. 110 on page 181-182.

SHARON R. BOCK,
Clerk Circuit Court
& Comptroller

By: *[Signature]* J.C.



OUTBACK POLO FARM

IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON
PALM BEACH COUNTY, FLORIDA
OCTOBER, 2007 IN 2 SHEETS,
SHEET 1 OF 2

00073-046

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JTG INTERNATIONAL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS OUTBACK POLO FARM, BEING A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01°09'43" EAST, ALONG THE WEST LINE OF SECTION 22, A DISTANCE OF 2676.18 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DEEDED IN OFFICIAL RECORD BOOK 8054, PAGE 1208, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'48" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1305.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND DESCRIBED; THENCE CONTINUE PARALLEL TO THE NORTH LINE OF SAID SECTION 22, SOUTH 89°37'48" EAST, A DISTANCE OF 1301.00 FEET; THENCE SOUTH 01°09'43" WEST, PARALLEL TO THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1342.27 FEET; THENCE NORTH 89°27'30" WEST, A DISTANCE OF 1300.95 FEET; THENCE NORTH 01°09'43" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1338.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAIN 40.03 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENTS AND FILTER MARSH/DETENTION AREA, AS SHOWN HEREON, ARE HEREBY DEDICATED TO OUTBACK POLO FARM PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A NON-EXCLUSIVE EASEMENT FOR DRAINAGE, FLOWAGE AND STORAGE OF SURFACE WATER RUNOFF PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS OBLIGATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
2. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, INSPECT AND MONITOR THE DRAINAGE, LITTORAL ZONE/FILTER MARSH/DETENTION AREA SYSTEMS, MANURE BINS, WASHDOWN DRAINAGE AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES.

IN WITNESS WHEREOF, JTG INTERNATIONAL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 11 DAY OF October, 2007.

JTG INTERNATIONAL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]* John Timothy Gannon
PRINT NAME: JOHN TIMOTHY GANNON, MANAGING MEMBER

BY: *[Signature]* Phil Heatley
PRINT NAME: PHIL HEATLEY, PRESIDENT

ACKNOWLEDGMENT

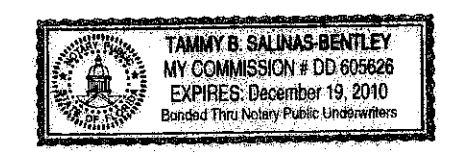
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN T. GANNON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF JTG INTERNATIONAL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF OCTOBER, 2007.

MY COMMISSION EXPIRES: 12-19-2010

NOTARY PUBLIC:
PRINT NAME: TAMMY D. SALINAS-BENTLEY
PRINT NUMBER: DD 605020



PROPERTY OWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OUTBACK POLO FARM PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11 DAY OF October, 2007.

OUTBACK POLO FARM PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *[Signature]* Phil Heatley
PRINT NAME: PHIL HEATLEY, PRESIDENT

WITNESS: *[Signature]* John Metzger
PRINT NAME: JOHN METZGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHIL HEATLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OUTBACK POLO FARM PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 11 DAY OF October, 2007.

MY COMMISSION EXPIRES: 01-10-09

NOTARY PUBLIC: *[Signature]* Jaimie L. Paul
PRINT NAME: JAIMIE L. PAUL
PRINT NUMBER: DD 460537

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN T. METZGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY'S MAY 31, 2007, COMMITMENT TO INSURE TITLE, FILE NO. 9018-1663255, FOR THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JTG INTERNATIONAL, L.L.C.; THAT THE 2006 AND PRIOR YEARS TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/11/07
BY: *[Signature]* John T. Metzger
JOHN T. METZGER, ESQ., ITS AUTHORIZED SIGNATORY
FLORIDA BAR NUMBER: 627531

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED, AND SHOWN HEREON, DATED THIS 23 DAY OF October, 2007.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]* Thomas M. Wenham
PRINT NAME: THOMAS M. WENHAM, MAYOR

ATTEST: *[Signature]* Awilda Rodriguez
PRINT NAME: AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF October, 2007.

MY COMMISSION EXPIRES: 10-26-2011

NOTARY PUBLIC: *[Signature]* Rachel R. Callow
PRINT NAME: RACHEL R. CALLOW
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER: DD 712417

DEPUTY VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF October, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: Oct. 23, 2007
[Signature] Angela Kahoe, P.E.
ANGELA KAHOE, P.E.
DEPUTY VILLAGE ENGINEER

NOTES:

01. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID SECTION 22-44-41, HAVING A BEARING OF NORTH 01°09'43" EAST.
STATE PLANE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND RELATIVE TO PALM BEACH COUNTY MONUMENT "PEGASUS" (BRASS DISK IN CONCRETE MONUMENT) (N 835288.7170, E 900133.9300) AND PALM BEACH COUNTY MONUMENT "HIGH BANK" (BRASS DISK IN CONCRETE MONUMENT) (N 832585.5400, E 900053.8670) DATUM= NAD 83 (1990 ADJUSTMENT)
LINEAR UNIT= U.S. SURVEY FEET
COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR= 1.0000094
BEARING ROTATION EQUATION:
NORTH 01°09'43" EAST (PLAT)
NORTH 02°11'19" EAST (GRID)
CLOCKWISE BEARING ROTATION PLAT TO GRID
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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.

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) ACCORDING TO CHAPTER 177.091 (7) F.S. AND MONUMENTATION ACCORDING TO CHAPTER 177.091 (9) HAS BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 10/11/07
BY: *[Signature]* Jack H. Casler
JACK H. CASLER, P.S.M.
FLORIDA CERTIFICATE NO: LS 2731
J.D.C. DEVELOPMENT SERVICES, INC.
LB NO. 4873
STATE OF FLORIDA

JACK H. CASLER, P.S.M.
FLORIDA CERTIFICATE NO.: LS 2731

JTG INTERNATIONAL, L.L.C SEAL	OUTBACK POLO FARM PROPERTY OWNERS' ASSOCIATION, INC. SEAL	VILLAGE OF WELLINGTON SEAL	DEPUTY VILLAGE ENGINEER SEAL	SURVEYOR SEAL
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JDC Development Services, Inc. LB#4873
Wellington Country Plaza
12777 W. Forest Hill Blvd., Suite 1503, Wellington, FL 33414
Fax: (561) 790-4488 (561) 790-4471
(10-10-07)