

EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

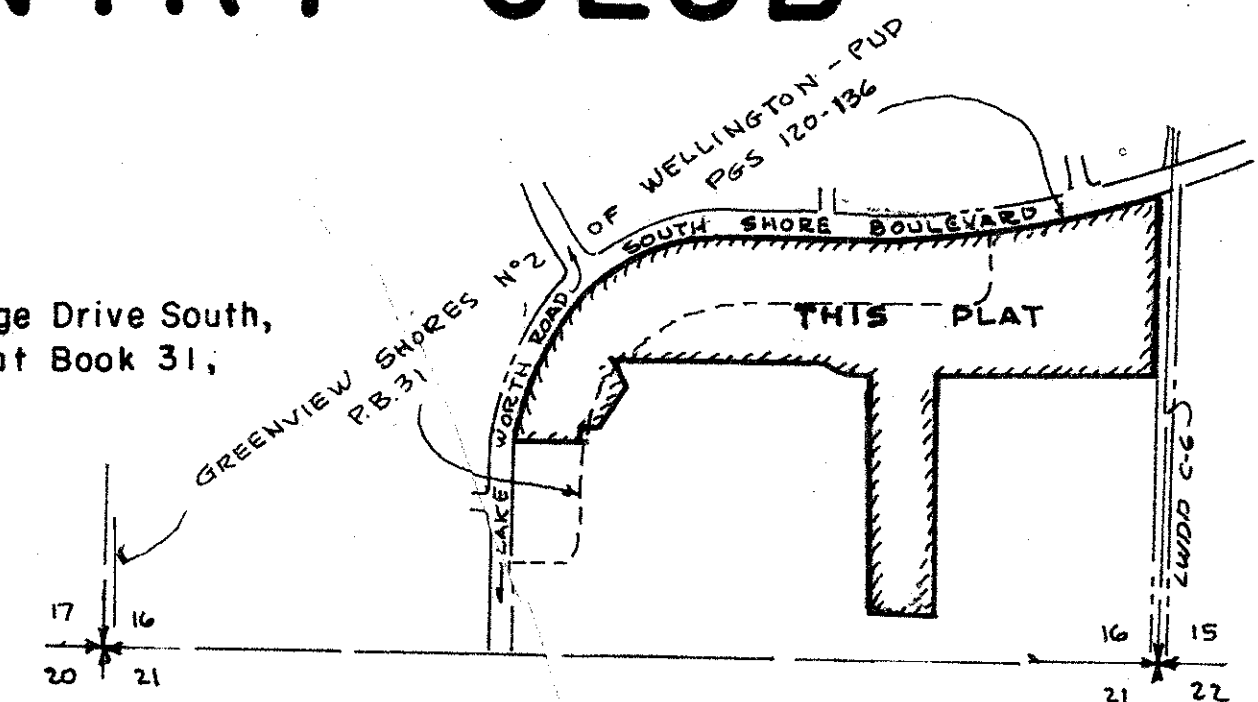
IN PART OF SECTION 16, TWP. 44 S., RGE. 41E.

PALM BEACH COUNTY, FLORIDA

Being a REPLAT of Blocks 51 and 58; Part of Blocks 59 and 60; Part of Stratton Drive; All of Yorkshire Village Drive South, Stratton Court East and Vintage Way of GREENVIEW SHORES NO. 2 OF WELLINGTON-P.U.D. as recorded in Plat Book 31, Pages 120-136, inclusive, Public Records of Palm Beach County, Florida and other lands. ABANDONMENT of Part of GREENVIEW SHORES NO. 2 East of South Portion of Lake Worth Road and South of South Shore Boulevard as per O.R.B. 2909 - Pgs. 1300-1304

IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MAY 1978



187

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed or record at 4:51 PM
this 2 day of October, 1978
and duly recorded in Plat Book No. 35
on page 187-188
JOHN B. DUNKLE, Clerk Circuit Court
By [Signature], D.C.

DESCRIPTION

A Parcel of land lying in part of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, including being a Partial REPLAT of GREENVIEW SHORES NO. 2 OF WELLINGTON-P.U.D. as recorded in Plat Book 31, Pages 120 thru 136, inclusive, Public Records of Palm Beach County, Florida and being more particularly described as follows:

Commencing at the intersection of the East Line of said Section 16 with the Southerly Right of Line of South Shore Boulevard as shown on Sheet No. 13 of said GREENVIEW SHORES NO. 2, said intersection being on the arc of a curve concave to the northwest having a radius of 5789.58 feet and a central angle of 00°31'12" and whose tangent at this point bears N.72°59'44"E.; thence southwesterly along the arc of said curve and said southerly Right of Way Line, a distance of 52.54 feet to the POINT OF BEGINNING of this description; thence S.01°09'54"W. along a line parallel with and 50 feet west of, the said East Line of Section 16, being the West Right of Way Line of Acme Improvement District C-6, a distance of 909.85 feet; thence N.89°37'54"W., a distance of 1098.10 feet; thence S.00°22'06"W., a distance of 17.50 feet; thence N.89°37'54"W., a distance of 3.00 feet; thence S.00°22'06"W., a distance of 1290.00 feet; thence N.89°37'54"W., a distance of 390.00 feet; thence N.00°22'06"E., a distance of 1290.00 feet; thence N.89°37'54"W., a distance of 3.00 feet to the beginning of a curve concave to the northeast having a radius of 175 feet and a central angle of 31°00'10"; thence westerly and northwesterly along the arc of said curve, a distance of 94.69 feet to a point of reverse curvature; thence northwesterly and westerly along the arc of a curve concave to the southwest having a radius of 175 feet and a central angle of 31°00'10"; a distance of 94.69 feet; thence N.89°37'54"W. along the tangent to said curve, a distance of 952.69 feet; thence S.38°53'04"E., a distance of 118.38 feet; thence S.51°06'56"W., a distance of 204.71 feet; thence West, a distance of 110.00 feet; thence South, a distance of 70.00 feet; thence West, a distance of 398.12 feet to a point on the Easterly Right of Way Line of Lake Worth Road as shown on Sheet No. 15 of said GREENVIEW SHORES NO. 2, said point being on the arc of a curve concave to the southeast having a radius of 1440 feet and a central angle of 69°30'54" and whose tangent at this point bears S.21°20'29"W.; thence northeasterly and easterly along the arc of said curve, being the Right of Way Line of Lake Worth Road and South Shore Boulevard, a distance of 1747.10 feet; thence S.89°08'37"E. along the tangent to said curve, being the South Right of Way Line of South Shore Boulevard, a distance of 146.35 feet to the beginning of a curve concave to the northwest having a radius of 5789.58 feet and a central angle of 17°20'27"; thence easterly and northeasterly along the arc of said curve, being the Southerly Right of Way Line of South Shore Boulevard, a distance of 1752.24 feet to the said West Right of Way Line of Acme Improvement District C-6 and the POINT OF BEGINNING.

NOTES

All bearings shown hereon are relative to an assumed 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.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

Easements are for Public Utilities, unless otherwise noted.

- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

Parcels B, C, D, E and F are for condominium use unless replatted, the buildings not located. Areas in the Parcels not used for buildings are for utilities, drainage, access, parking and other common purposes and are not the maintenance obligation of Palm Beach County, Florida.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations, the owners of the land shown hereon as EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON-P.U.D., being in part of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Streets as shown are for private road purposes, utilities and drainage. Parcels G and H are for utilities, drainage and landscaping; said Streets and Parcels G and H are hereby dedicated to PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

The Limited Access Easements as shown are dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

The use of the Maintenance and Drainage Easements as shown are dedicated in perpetuity for the construction and maintenance of Drainage Rights of Way and Drainage Facilities.

The use of the Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.

IN WITNESS WHEREOF, the said Corporations have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 16th day of OCTOBER, 1978.

GOULD FLORIDA INC., a Corporation of the State of Florida

Attest: Clara C. Jackson By: Jess R. Gift
Clara C. Jackson - Assistant Secretary Jess R. Gift, Vice President

BREAKWATER HOUSING CORP., a Corporation of the State of Florida

Attest: Clara C. Jackson By: Guerry Stribling
Clara C. Jackson, Assistant Secretary Guerry Stribling, President

APPROVALS

ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 17th day of October, 1978.

By: Madison F. Pacetti
Madison F. Pacetti, Secretary

Attest: A.W. Glisson
A.W. Glisson, General Manager

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 7 day of November, 1978.

By: Peggy B. Evatt
Peggy B. Evatt - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Maunroe B. Jennings
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 1 day of May, 1978.

By: [Signature]
Professional Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, JESS R. GIFT and CLARA C. JACKSON, Vice President and Assistant Secretary, respectively, of GOULD FLORIDA INC. and GUERRY STRIBLING and CLARA C. JACKSON, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., both Florida Corporations, and they acknowledged before me that they executed the hereon Dedication as such Officers of said Corporations, by and with the authority of their respective Boards of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporations. WITNESS my hand and official seal, this 16th day of OCTOBER, 1978.

Jack H. Casler
Notary Public, State of Florida at large

My Commission expires: JAN. 29, 1980

0332-055

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinance No. 73-4 of Palm Beach County, Florida.

16/11/78

William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283
Date: Oct 26, 1978

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR., Professional Land Surveyor, Florida Registration No. 2283, at Palm Beach, Florida.

LAND USE

Total Area 58.55 Ac.

Single Family 18 D.U.

Apartment 166 D.U.

Total 184 D.U.

Density 3.14 D.U./Ac.

SEE NOTE PERTAINING TO ABANDONMENT.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GEORGE H. BAILEY, 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 GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations; that the current taxes have been paid, and that the property is free of encumbrances and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

George H. Bailey
George H. Bailey, Attorney at Law, licensed in Florida
Date: October 19, 1978