

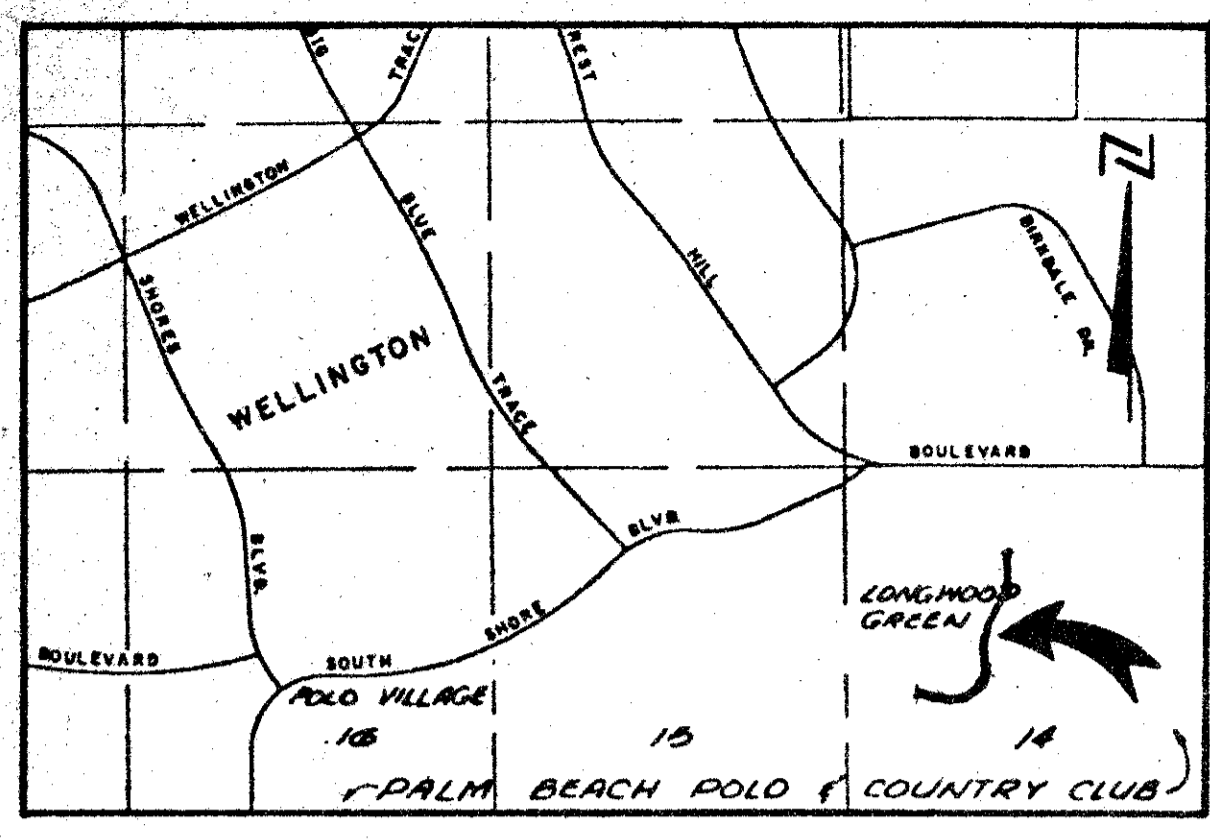
POLO CLUB ROAD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

IN PART OF SECTION 14, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA.

DATE: APRIL 1984

SHEET 1 OF 2 SHEETS



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 7:53A.M.
this 10th day of MAY
1984 and duly recorded in Plat Book No.
49 on page 28-29
JOHN B. DUNKLE, Clerk Circuit Court
By: *Scotty McHale*, L.C.

DRAWING NUMBER
48/28

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF TRACT A OF THE PLAT OF MAIDSTONE NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 44, PAGES 20 AND 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°31'01" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE, A DISTANCE OF 90.0 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 168.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE, THROUGH A CENTRAL ANGLE OF 39°43'46", A DISTANCE OF 116.76 FEET TO THE POINT OF TANGENCY; THENCE NORTH 49°47'15" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE, A DISTANCE OF 73.96 FEET; THENCE SOUTH 39°16'26" WEST, A DISTANCE OF 9.12 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIAL BEARING AT SAID INTERSECTION OF SOUTH 61°14'25" EAST, AND A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°45'36", A DISTANCE OF 235.92 FEET TO THE POINT OF TANGENCY; THENCE WEST, A DISTANCE OF 80.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'39", A DISTANCE OF 58.50 FEET; THENCE NORTH 36°54'40" WEST ALONG A NON-RADIAL LINE, A DISTANCE OF 34.10 FEET; THENCE NORTH 79°55'00" WEST, A DISTANCE OF 35.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°36'54", A DISTANCE OF 62.59 FEET; THENCE NORTH 00°28'59" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 28.83 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
A STRIP OF LAND 80.00 FEET IN WIDTH, LYING 40.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE PERMANENT REFERENCE MONUMENT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE LYING 90.00 FEET EASTERLY OF, AS MEASURED ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE, THE NORTHEAST CORNER OF TRACT A OF THE PLAT OF MAIDSTONE NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 44, PAGES 20 AND 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PERMANENT REFERENCE MONUMENT BEING AT THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 168.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE THROUGH A CENTRAL ANGLE OF 39°43'46", A DISTANCE OF 116.76 FEET TO THE POINT OF TANGENCY; THENCE NORTH 49°47'15" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE, A DISTANCE OF 73.96 FEET; THENCE SOUTH 39°16'26" WEST, A DISTANCE OF 9.12 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIAL BEARING AT SAID INTERSECTION OF SOUTH 61°14'25" EAST, AND A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°45'36", A DISTANCE OF 235.92 FEET TO THE POINT OF TANGENCY; THENCE WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE SOUTH, A DISTANCE OF 284.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'55", A DISTANCE OF 180.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20°41'55" WEST, A DISTANCE OF 258.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°09'29", A DISTANCE OF 10.32 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'24", A DISTANCE OF 400.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH, A DISTANCE OF 126.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 572.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 100°00'00", A DISTANCE OF 990.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°00'00" WEST, A DISTANCE OF 327.79 FEET TO THE END OF THE HEREIN DESCRIBED CENTERLINE.
CONTAINING 241,121 SQUARE FEET OR 5.54 ACRES MORE OR LESS.
SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS
10 DAY OF MAY 1984.
BY: *Ken Spillias*
KEN SPILLIAS - CHAIRMAN

ATTEST:
JOHN B. DUNKLE - CLERK
BY: *Elizabeth Richards*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS
10 DAY OF MAY 1984.
BY: *H. F. Kahler*
H. F. KAHLERT - COUNTY ENGINEER

LAND USE

ROAD R/W. 5.39 ACRES

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON.
■..... DENOTES PERMANENT REFERENCE MONUMENT
○..... DENOTES PERMANENT CONTROL POINT

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S S
I LARRY ALEXANDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GOULD FLORIDA INC., A DELAWARE CORPORATION, AND ACME IMPROVEMENT DISTRICT, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY AND THAT THERE ARE NO OTHER ENCUMBRANCES.
BY: *Larry Alexander*
LARRY ALEXANDER, ATTORNEY AT LAW
LICENSED IN FLORIDA
DATE: MARCH 26, 1984

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S S
KNOW ALL MEN BY THESE PRESENTS, THAT GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, JOINED BY ACME IMPROVEMENT DISTRICT, THE OWNERS OF THE LAND SHOWN HEREON AS POLO CLUB ROAD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE THE ROADS AS SHOWN FOR PRIVATE ROAD PURPOSES, UTILITIES AND DRAINAGE, AND ARE HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS' 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 AND DISTRICT 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 10th DAY OF April, 1984.

GOULD FLORIDA INC., A DELAWARE CORPORATION
ATTEST: *James J. Ogorek* BY: *Guerry Strubling*
JAMES J. OGOREK, ASSISTANT SECRETARY GUERRY STRUBLING, PRESIDENT
ACME IMPROVEMENT DISTRICT
ATTEST: *A. W. Glisson* BY: *Madison F. Pacetti*
A. W. GLISSON, GENERAL MANAGER MADISON F. PACETTI, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S S
BEFORE ME PERSONALLY APPEARED GUERRY STRUBLING AND JAMES J. OGOREK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF GOULD FLORIDA INC., A DELAWARE 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 10th DAY OF April, 1984.
06-27-84
MY COMMISSION EXPIRES: *Victoria Olsen*
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S S
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED 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, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE 4-9-84
BY: *Nick Miller*
NICK MILLER
PROFESSIONAL LAND SURVEYOR NO. 3888
STATE OF FLORIDA

0332-039

48/28

Polo Club Road #1 BPCCL

Dailey-Fotornay, inc.
land surveyors, planners, engineers
1006 So. Military Trail - West Palm Beach, Florida - 33406 Phone 305/965-8781