

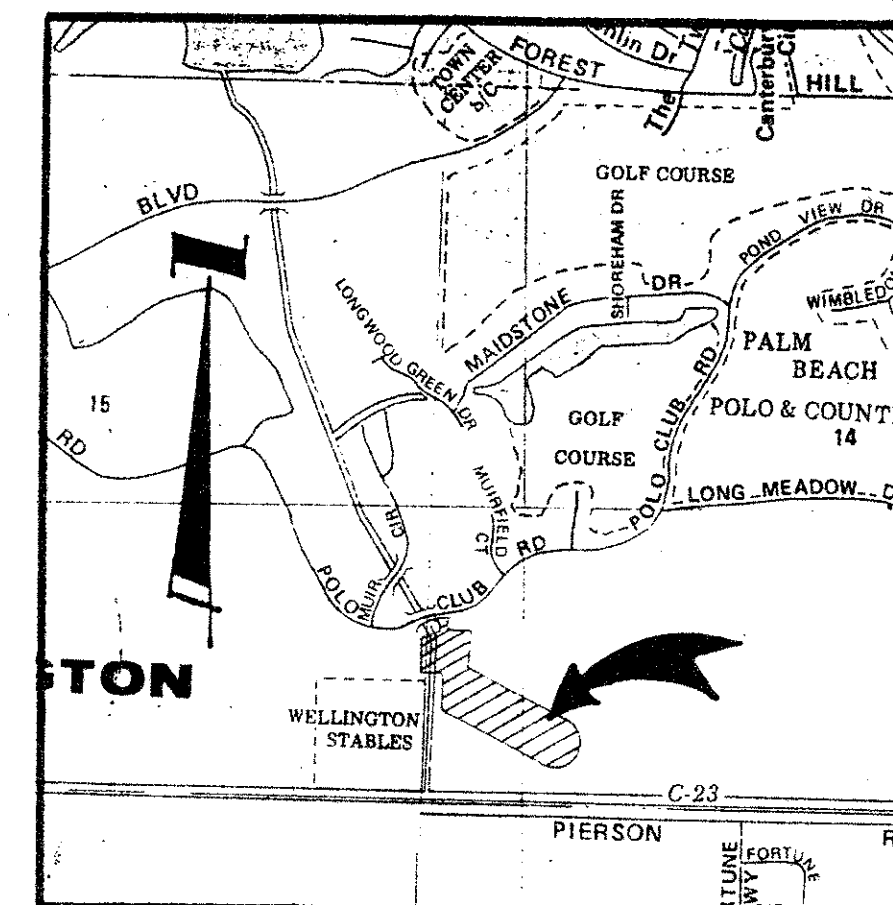
BENT CYPRESS

OF PALM BEACH POLO AND COUNTRY CLUB

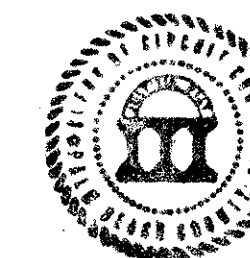
WELLINGTON P.U.D.

IN SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET 1
JULY, 1987



LOCATION MAP



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at _____
day of _____, 1988,
and duly recorded in Plat Book No. 59
on page 13 of 14
JOHN B. DUNKLE, Clerk Circuit Court
By: _____

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PERMANENT REFERENCE MONUMENT MARKING THE MOST SOUTHERLY CORNER OF MUIRFIELD - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 48, PAGES 30 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PERMANENT REFERENCE MONUMENT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-7 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON SAID MUIRFIELD - PLAT NO. 1, SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD BEING A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET AND A TANGENT BEARING OF NORTH 71°37' EAST THROUGH SAID PERMANENT REFERENCE MONUMENT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 00°14'49", A DISTANCE OF 1.98 FEET TO THE INTERSECTION WITH THE LINE COMMON TO SAID SECTIONS 14 AND 15; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 07°42'12", A DISTANCE OF 61.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 04°05'15", A DISTANCE OF 32.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°40'11" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, A DISTANCE OF 43.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 540.00 FEET; THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'11" A DISTANCE OF 52.66 FEET; THENCE SOUTH 35°52'36" WEST, A DISTANCE OF 33.59 FEET; THENCE SOUTH 06°19'49" EAST A DISTANCE OF 70.55 FEET; THENCE SOUTH 83°55'00" EAST, A DISTANCE OF 158.27 FEET; THENCE SOUTH 06°29'00" WEST, A DISTANCE OF 335.63 FEET; THENCE SOUTH 45°52'33" EAST, A DISTANCE OF 734.17 FEET; THENCE SOUTH 47°55'21" EAST, A DISTANCE OF 140.00 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A TANGENT BEARING AT SAID INTERSECTION OF SOUTH 45°52'33" EAST, AND HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" A DISTANCE OF 565.49 FEET; THENCE NORTH 43°49'45" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 45°52'33" WEST, A DISTANCE OF 685.09 FEET; THENCE NORTH 01°03'05" EAST, A DISTANCE OF 244.60 FEET; THENCE NORTH 89°37'45" WEST, A DISTANCE OF 100.01 FEET TO THE INTERSECTION WITH THE SAID LINE COMMON TO SECTIONS 14 AND 15; THENCE CONTINUE NORTH 89°37'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°03'05" EAST, A DISTANCE OF 309.67 FEET; THENCE NORTH 68°23'52" EAST, A DISTANCE OF 54.18 FEET TO THE INTERSECTION WITH THE SAID LINE COMMON TO SECTIONS 14 AND 15; THENCE CONTINUE NORTH 68°23'52" EAST, A DISTANCE OF 107.82 FEET; THENCE NORTH 06°19'49" WEST, A DISTANCE OF 78.89 FEET; THENCE NORTH 53°22'26" WEST, A DISTANCE OF 36.59 FEET TO THE POINT OF BEGINNING.

LAND USE

PARCELS B THRU E (OPEN SPACE)..... 0.887 ACRES
SINGLE FAMILY LOTS..... 8.787 ACRES
ROAD TRACTS (50' & 80' PRIVATE)..... 2.088 ACRES
TOTAL..... 11.762 ACRES
DENSITY (38 UNITS)..... 3.23 UNITS/ACRE

SURVEYOR'S NOTES

..... DENOTES PERMANENT REFERENCE MONUMENT
..... DENOTES PERMANENT CONTROL POINT
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE WEST LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 01°03'05" EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE AND MAINTENANCE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AND ROAD TRACTS AS SHOWN HEREON. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1988.

BY: Carol A. Walters CHAIR
CAROL A. WALTERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1988.

BY: H. F. Kahlert, P.E. COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: Kevin B. Compton DEPUTY CLERK

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT DIAMOND BROTHERS VII, INC., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS BENT CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., SITUATED IN SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, 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 AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER AND SEWER, INCLUDING CABLE TELEVISION SYSTEMS.

THE DRAINAGE EASEMENT AS SHOWN IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

ROAD TRACT "A" (BENT CYPRESS ROAD), FOR PRIVATE ROAD PURPOSES AS SHOWN HEREON, IS HEREBY DEDICATED TO BENT CYPRESS HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE OPEN SPACES, AREAS "B" THROUGH "E" AS SHOWN, ARE FOR COMMON, DRAINAGE, UTILITY, WATER, AND SEWER PURPOSES AND ARE HEREBY DEDICATED TO THE BENT CYPRESS HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE WATER, SEWER & CANAL EASEMENTS ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER & CANALS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF DECEMBER, 1987.

ATTEST:
Roderich Wilson RODERICH WILSON, ASSISTANT SECRETARY
By: Gerald L. Diamond GERALD L. DIAMOND, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD L. DIAMOND & RODERICH WILSON 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 DIAMOND BROTHERS VII, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID 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 9th DAY OF DECEMBER, 1987.

MY COMMISSION EXPIRES: 2/25/91
Donna J. Giacinto NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY B. ALEXANDER, 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 DIAMOND BROTHERS VII, INC., A FLORIDA CORPORATION, THAT THE COUNTY TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Larry B. Alexander
LARRY B. ALEXANDER, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: Dec. 7, 1987

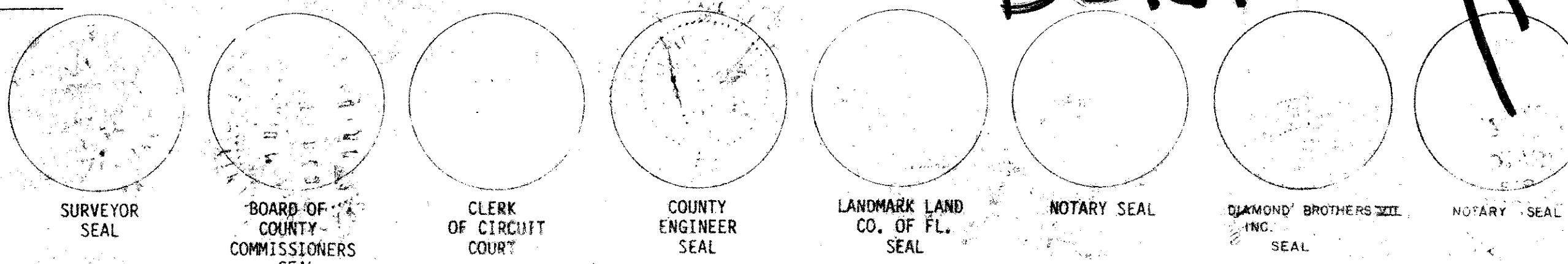
SURVEYOR'S CERTIFICATION

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 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 (RULE 21H-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12-9-87

Paul J. Fotorny
PAUL J. FOTORNY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297



BENT CYPRESS 59/13 0332001066

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. FOTORNY OF DALLEY-FOTORNY, INC.
5050 TENTH AVENUE NORTH, SUITE B
LAKE WORTH, FLORIDA 33463

Dalley-Fotorny, inc.
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5050 Tenth Avenue North, Suite B, Lake Worth, Florida 33463
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SUBDIVISION: Bent Cypress
BOOK: 59
PAGE: 13
FLOOD ZONE: AO
FLOOD MAP: 100B
ZONING: AR
SEAL: 86-32
ZIP CODE: 33414
PUD NAME: Palm Beach Polo & Country Club
TAZ: 730