

LOCATION MAP

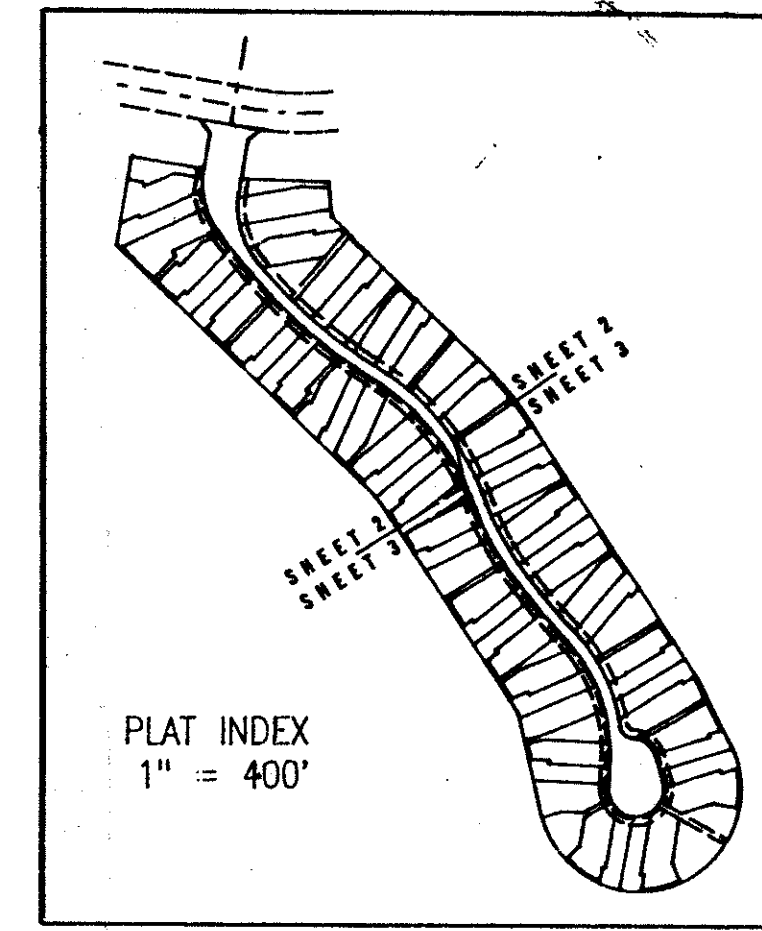
KENSINGTON

OF PALM BEACH POLO AND COUNTRY CLUB

WELLINGTON P.U.D.

IN SECTION 14 - TOWNSHIP 44 SOUTH - RANGE 41 EAST
PALM BEACH COUNTY - FLORIDA

IN 3 SHEETS
MARCH - 1988
SHEET 1



PLAT INDEX
1" = 400'

0332-069

69

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 4:06 P.M.
this 3 day of MAR.
1989, and duly recorded in the Book No.
62 on page 69, 70 + 71
JOHN B. DUNKLE, Clerk Circuit Court
By John A. Platte D. C.



DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT DESIGN HOMES OF PALM BEACH LTD., II, A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS KENSINGTON OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., SITUATED IN SECTION 14, 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, INCLUDING CABLE TELEVISION SYSTEMS.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES 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, 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.

THE ACCESS TRACT, IS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, IS HEREBY DEDICATED TO KENSINGTON HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE OPEN SPACES, PARCELS A THROUGH T, AS SHOWN, ARE FOR COMMON AREA, DRAINAGE, UTILITY, WATER AND SEWER PURPOSES AND ARE HEREBY DEDICATED TO THE KENSINGTON HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ATTESTED TO BY ITS GENERAL PARTNER'S SECRETARY BY AND WITH THE AUTHORITY OF ITS PARTNERSHIP AGREEMENT THIS 11th DAY OF JANUARY, 1989.

DESIGN HOMES OF PALM BEACH LTD., II,
A FLORIDA LIMITED PARTNERSHIP

By: Design Homes of Boca Raton, Inc.
A FLORIDA CORPORATION, ITS GENERAL PARTNER

By: Anthony J. Butte
ANTHONY J. BUTTE, PRESIDENT

ATTEST: John T. Butte
JOHN T. BUTTE, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY J. BUTTE AND JOHN T. BUTTE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, DESIGN HOMES OF BOCA RATON, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF DESIGN HOMES OF PALM BEACH LTD. II, FLORIDA LIMITED PARTNERSHIP, AND WHO 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 11th DAY OF JANUARY, 1989.

MY COMMISSION EXPIRES: 8-28-91

Diana C. LaPierre
NOTARY PUBLIC, STATE OF FLORIDA

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 21HH-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1-12-89

Paul J. Forny
PAUL J. FORYN
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297

LAND USE:

ACCESS TRACT..... 1.488 ACRES
PARCELS A THROUGH T (OPEN SPACE)..... 1.983 ACRES
TOWNHOUSE LOTS (66)..... 11.405 ACRES

TOTAL..... 14.876 ACRES

DENSITY..... 4.437 UNITS/ACRE

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 DEGREES 03 MINUTES 05 SECONDS EAST.

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

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE, WATER, OR SEWER EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE, MAINTENANCE, OR UTILITY EASEMENTS FOR WATER OR SEWER.

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

WHERE DRAINAGE, UTILITY, WATER, OR SEWER 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, ROAD TRACTS, AND ACCESS 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 PALM BEACH COUNTY, FLORIDA.

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF Feb, 1989.

By: Carol J. Elmquist
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: John B. Dunkle
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF Feb, 1989.

By: H. F. Kallert
H. F. KALLERT, P.E., COUNTY ENGINEER

DESCRIPTION:

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

COMMENCING AT THE NON-RADIAL INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AND THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID INTERSECTION BEING AS SHOWN ON THE PLAT OF MUIRFIELD - PLAT NO. 1, AS RECORDED IN PLAT BOOK 48, PAGES 30 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL BEARING AT SAID INTERSECTION OF SOUTH 18 DEGREES 07 MINUTES 16 SECONDS EAST, AND A RADIUS OF 460.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, THROUGH A CENTRAL ANGLE OF 11 DEGREES 47 MINUTES 27 SECONDS, A DISTANCE OF 94.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83 DEGREES 40 MINUTES 11 SECONDS EAST, 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 ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, THROUGH A CENTRAL ANGLE OF 47 DEGREES 30 MINUTES 36 SECONDS, A DISTANCE OF 447.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 36 DEGREES 09 MINUTES 36 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, A DISTANCE OF 77.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 460.00 FEET; 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 63 DEGREES 50 MINUTES 24 SECONDS, A DISTANCE OF 512.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, A DISTANCE OF 222.79 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 183.17 FEET; THENCE SOUTH 46 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 700.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 416.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 44 SECONDS, A DISTANCE OF 95.95 FEET; THENCE SOUTH 32 DEGREES 48 MINUTES 16 SECONDS EAST, A DISTANCE OF 489.04 FEET; THENCE SOUTH 12 DEGREES 40 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 210.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 194 DEGREES 17 MINUTES 30 SECONDS, A DISTANCE OF 712.12 FEET; THENCE NORTH 26 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 144.49 FEET; THENCE NORTH 32 DEGREES 48 MINUTES 16 SECONDS WEST, A DISTANCE OF 632.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 756.60 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 44 SECONDS, A DISTANCE OF 178.55 FEET; THENCE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.94 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.12 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 190.35 FEET; THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.49 FEET; THENCE NORTH 53 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 34.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 612.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 07 DEGREES 45 MINUTES 03 SECONDS EAST, SAID POINT ALSO LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 57 SECONDS, A DISTANCE OF 24.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5946, PAGE 545, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE 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 JANUARY, 1989.

ATTEST: Gail Simmons
GAIL SIMMONS, ASSISTANT SECRETARY

CARTERET SAVINGS BANK, F.A.
By: Arthur G. Martell
ARTHUR G. MARTELL, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR G. MARTELL AND GAIL SIMMONS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF CARTERET SAVINGS BANK, F.A., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 9th DAY OF January, 1989.

MY COMMISSION EXPIRES: 2/9/09

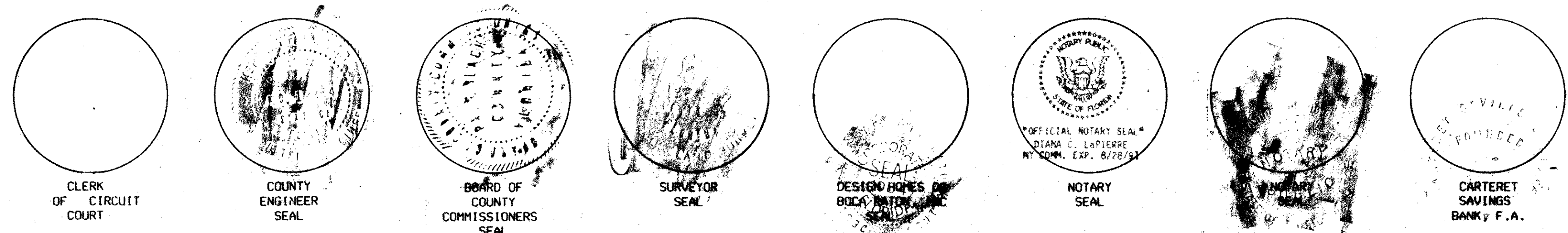
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, 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 DESIGN HOMES OF PALM BEACH LTD. II, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT 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 ANY MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Alan J. Cikin
ALAN J. CIKLIN, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: 1-12-89

Kensington of Palm Beach
Book 62
Page 69
1005
AR
331/4
86-32
PUD NAME Wellington PUD
TR 2 730



KENSINGTON

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. FORYN OF BAILEY-FOTOPAY, INC.
1005 10th Avenue North, Suite B - Lake Worth, Florida 33463
Phone 335-985-8787

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