

# EQUESTRIAN CLUB ESTATES - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS

JUNE 1989

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record in 2506  
this 25 day of JAN.  
1989, and duly recorded in the Book No.  
64 on page 190 of 192  
John B. Dunkle, Clerk Circuit Court  
John B. Dunkle D.C.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN HEREON AS EQUESTRIAN CLUB ESTATES PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON COUNTRYPLACE - P.U.D., BEING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED 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 EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES 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.

JET RUN IS FOR PRIVATE ROAD PURPOSES; UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, AND IS HEREBY DEDICATED TO EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT A AND TRACT B, AS SHOWN HEREON, ARE FOR OPEN SPACE AND ARE HEREBY DEDICATED TO CHESTNUT LANE HOMEOWNER'S ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CHESTNUT LANE HOMEOWNER'S ASSOCIATION, INC., 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 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENT AND WATER MANAGEMENT TRACT "C" ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, UNIQUE DEVELOPMENT CONCEPTS, INC., AT PALM BEACH POLO AND COUNTRY CLUB, A FLORIDA CORPORATION AND GENERAL PARTNER OF EQUESTRIAN GROUP, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE CORPORATE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18<sup>th</sup> DAY OF October, 1989.

EQUESTRIAN GROUP, LTD.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: UNIQUE DEVELOPMENT CONCEPTS, INC.  
AT PALM BEACH POLO & COUNTRY CLUB  
GENERAL PARTNER

ATTEST:  
Denis Quinlan BY: Lawrence Thronburg, III  
VICE-PRESIDENT LAURENCE THRONBURG, III  
PRESIDENT

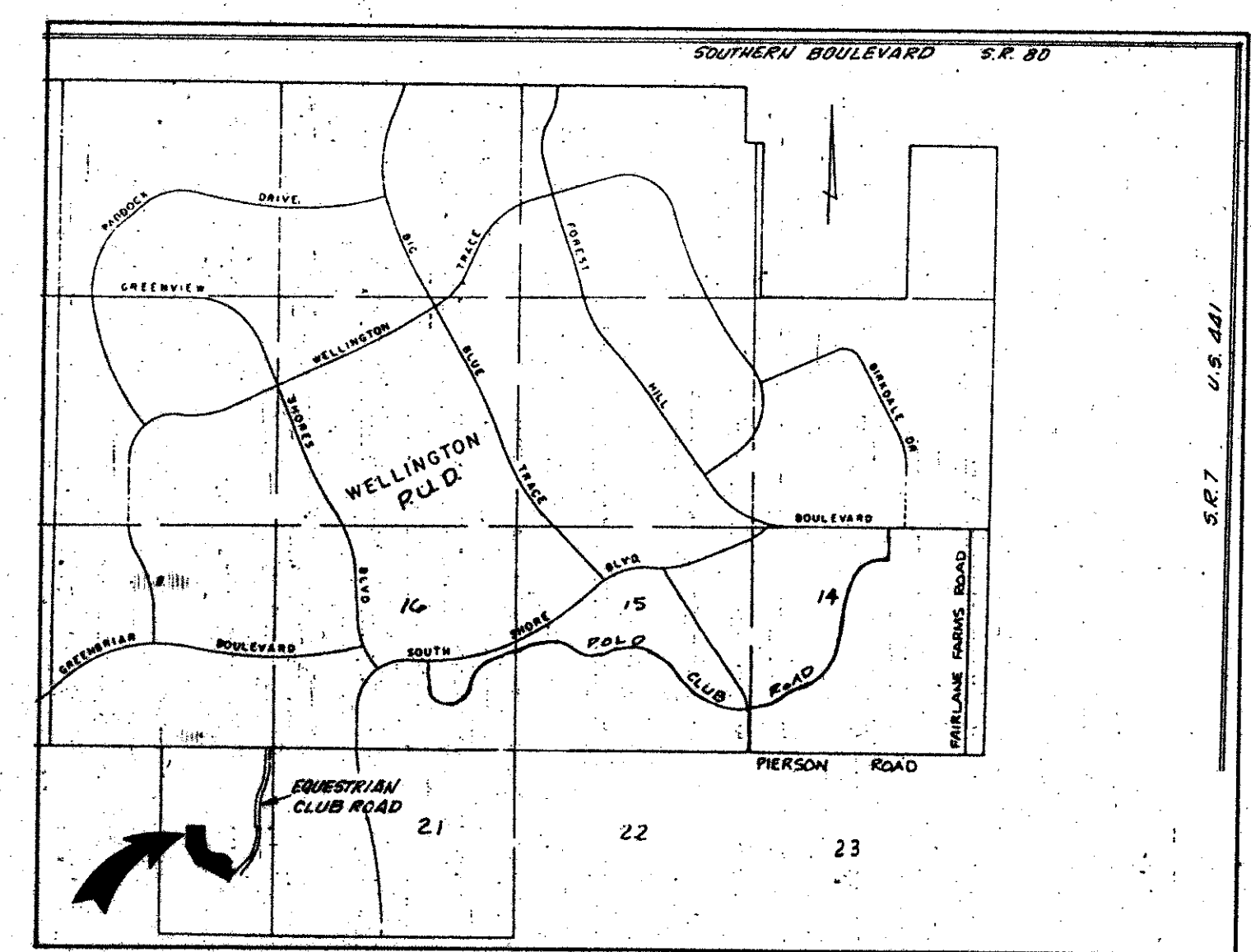
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LAWRENCE THRONBURG, III AND DENIS QUINLAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF UNIQUE DEVELOPMENT CONCEPTS, INC. AT PALM BEACH POLO AND COUNTRY CLUB, A FLORIDA CORPORATION, THE GENERAL PARTNER IN EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF October, 1989.

NOTARY PUBLIC STATE OF FLORIDA  
BY: Susanne H. Poore  
MY COMMISSION EXPIRES: July 15, 1993  
NOTARY PUBLIC



MORTGAGEE'S CONSENT LOCATION MAP

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 6017 AT PAGE 1530 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>rd</sup> DAY OF October, 1989.

LANDMARK LAND COMPANY OF FLORIDA, INC.  
A DELAWARE CORPORATION  
LICENSED TO DO BUSINESS IN  
THE STATE OF FLORIDA  
BY: Diana C. LaPierre BY: H.B. Warren  
DIANA C. LA PIERRE ASSISTANT SECRETARY H.B. WARREN VICE-PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED H.B. WARREN AND DIANA C. LAPIERRE, 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 LANDMARK LAND COMPANY OF FLORIDA, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 HERETO 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 23<sup>rd</sup> DAY OF October, 1989.

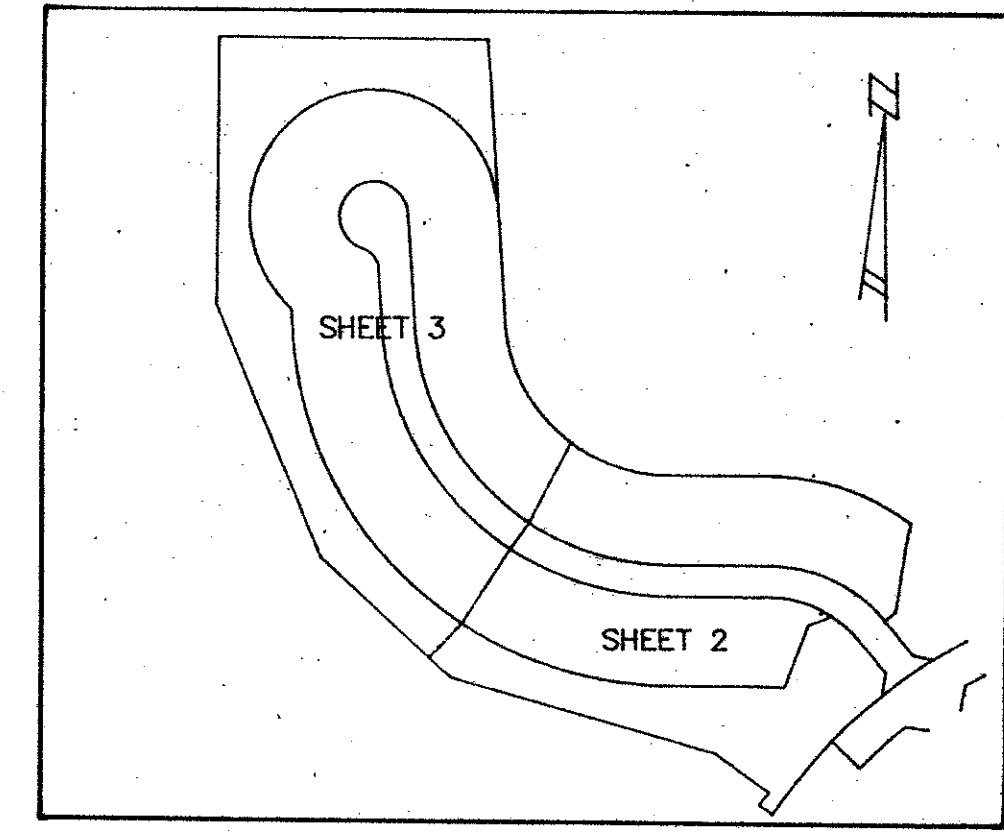
MY COMMISSION EXPIRES: July 20, 1991  
Rebecca F. Barin  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, PATRICK CASEY, 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 EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: December 6, 1989 BY: Patrick Casey  
PATRICK CASEY  
ATTORNEY AT LAW



INDEX MAP

LAND USE (PETITION No. 76-60A)

|                          |                               |
|--------------------------|-------------------------------|
| ROAD (JET RUN)           | 1.59 Ac.                      |
| WATER MANAGEMENT TRACT C | 4.21 Ac.                      |
| TRACT "A"                | 0.04 Ac.                      |
| TRACT "B"                | 0.01 Ac.                      |
| LOTS (39)                | 8.32 Ac.                      |
| <b>TOTAL</b>             | <b>14.17 AC. MORE OR LESS</b> |

DENSITY: 2.75 D.U./Ac.  
HOUSING TYPE: S.F. (Zero Lot Line)

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23<sup>rd</sup> DAY OF JANUARY, 1989  
BY: Carol Elmqvist  
CAROL ELMQVIST, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY: John B. Dunkle  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22<sup>nd</sup> DAY OF JANUARY, 1989  
BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES

- - DENOTES PERMANENT REFERENCE MONUMENT
- - DENOTES PERMANENT CONTROL POINT
- U.E. - DENOTES UTILITY EASEMENT
- M.E. - DENOTES MAINTENANCE EASEMENT
- A.I.D. - DENOTES ACME IMPROVEMENT DISTRICT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON COUNTRYPLACE - P.U.D. THE EAST LINE OF SECTION 20/44/41 IS ASSUMED TO BEAR NORTH 00°51'46" EAST.

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

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

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.

### DESCRIPTION

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE PERMANENT REFERENCE MONUMENT AT THE SOUTHERLY LIMITS OF EQUESTRIAN CLUB ROAD, AS SHOWN ON EQUESTRIAN CLUB ESTATES PLAT NO. 1, AS RECORDED IN PLAT BOOK         , PAGES          THROUGH          OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PERMANENT REFERENCE MONUMENT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID EQUESTRIAN CLUB ROAD, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 770.00 FEET AND ALSO BEING THE WESTERLY LINE OF WATER MANAGEMENT TRACT "A" AS SHOWN ON SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1; THENCE NORTH 45°41'12" WEST ALONG A LINE RADIAL TO SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID EQUESTRIAN CLUB ROAD AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE WITH A RADIUS OF 830.0 FEET AND SAID WESTERLY RIGHT OF WAY LINE AS SHOWN ON SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 14°02'45", A DISTANCE OF 203.47 FEET; THENCE NORTH 80°08'20" WEST, A DISTANCE OF 33.13 FEET; THENCE NORTH 38°38'14" WEST, A DISTANCE OF 69.53 FEET; THENCE NORTH 51°21'46" EAST, A DISTANCE OF 21.95 FEET; THENCE NORTH 9°18'36" EAST, A DISTANCE OF 142.22 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 370.73 FEET AND A TANGENT BEARING OF NORTH 58°31'35" WEST AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°06'14", A DISTANCE OF 233.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°37'49" WEST, A DISTANCE OF 155.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 255.0 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°29'59", A DISTANCE OF 384.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 3°07'50" WEST, A DISTANCE OF 432.38 FEET TO THE SOUTH LINE OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 AS RECORDED IN PLAT BOOK 61, PAGES 114 THROUGH 115 OF SAID PUBLIC RECORDS; THENCE NORTH 89°37'49" WEST ALONG SAID SOUTH LINE OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3, A DISTANCE OF 417.99 FEET; THENCE SOUTH 0°50'56" WEST, A DISTANCE OF 410.0 FEET; THENCE SOUTH 22°09'04" EAST, A DISTANCE OF 425.17 FEET; THENCE SOUTH 46°39'48" EAST, A DISTANCE OF 427.34 FEET; THENCE SOUTH 73°54'32" EAST, A DISTANCE OF 100.0 FEET; THENCE SOUTH 35°05'28" WEST, A DISTANCE OF 25.0 FEET; THENCE SOUTH 34°54'32" EAST, A DISTANCE OF 25.0 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 830.0 FEET AND A TANGENT BEARING OF NORTH 34°13'41" EAST AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°05'07", A DISTANCE OF 146.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.17 ACRES MORE OR LESS

### SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY 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 (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET 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 PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21M-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

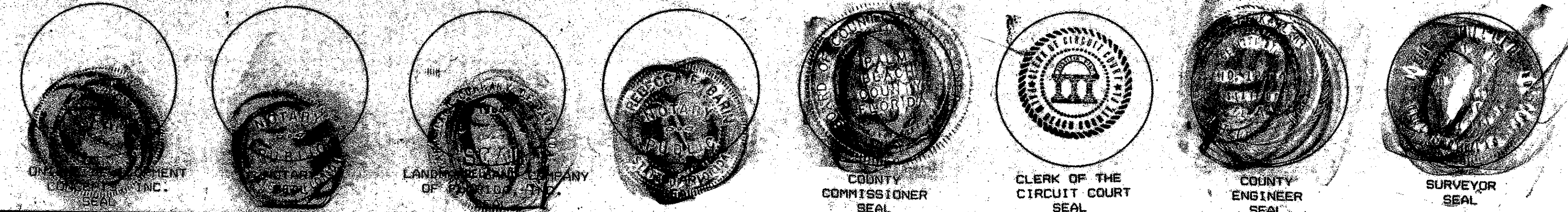
DATE: 11-9-89 BY: Nick Miller  
NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3888

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410

NOTE: LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

0333-008

64/190



SCALE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
DATE: JUNE 1989  
NICK MILLER, INC.  
Land Surveying  
EQUESTRIAN CLUB ESTATES - PLAT NO. 2  
OF PALM BEACH POLO AND COUNTRY CLUB  
WELLINGTON COUNTRYPLACE, P.U.D.  
2560 R.C.A. Blvd. & Suite 105  
Palm Beach Gardens, Florida 33410 (407) 620-1000  
88063F

721 722  
SUBDIVISION - NO. 2 OF PALM BEACH POLO  
BOOK 64  
FLOOD ZONE A01  
QUAD # 78  
SE 76-60  
PAGE 190  
FLOOD MAP # IC38  
ZONING R-5  
ZIP CODE 33414  
PLAT NAME WELLINGTON COUNTRYPLACE - P.U.D.