

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT CANTERBURY FARMS, INC., A FLORIDA CORPORATION, AND STADIUM JUMPING, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, FLORIDA, SHOWN HEREON AS GRAND PRIX FARMS, PLAT No. 1, P.R.D., REPLAT No. 2, BEING A REPLAT OF LOTS 60 THROUGH 63, GRAND PRIX FARMS, PLAT No. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 60 THROUGH 63, GRAND PRIX FARMS, PLAT No. 1, P.R.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR CANTERBURY FARMS, INC., A FLORIDA CORPORATION, AND STADIUM JUMPING, INC., A FLORIDA CORPORATION FOR COMMERCIAL EQUESTRIAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS February 1997 DAY OF 1997

ATTEST: [Signature] BY: [Signature]  
KEVIN IGOE, VICE PRESIDENT ALAN CHESLER, PRESIDENT

ATTEST: [Signature] BY: [Signature]  
PATRICK MORRISSEY, SECRETARY EUGENE R. MISCHÉ, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ALAN CHESLER AND KEVIN IGOE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF CANTERBURY FARMS, INC., A 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 February 1997 DAY OF 1997

MY COMMISSION EXPIRES: March 1997

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED EUGENE R. MISCHÉ AND PATRICK MORRISSEY WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF STADIUM JUMPING, INC., A 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 March 1997 DAY OF 1997

MY COMMISSION EXPIRES: July 1997

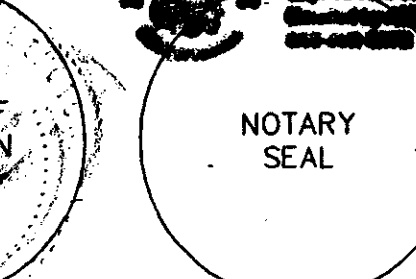
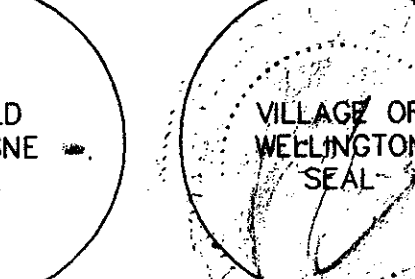
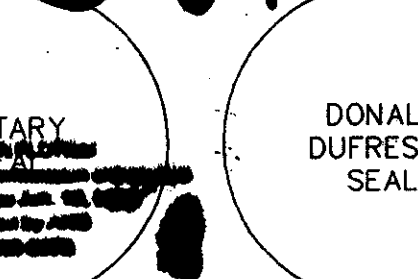
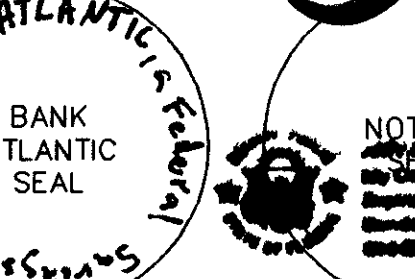
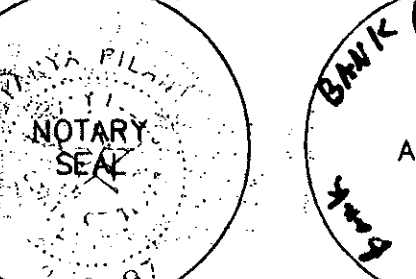
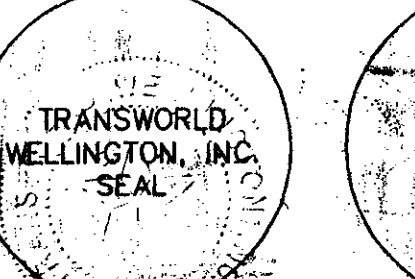
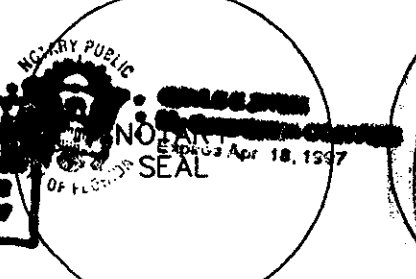
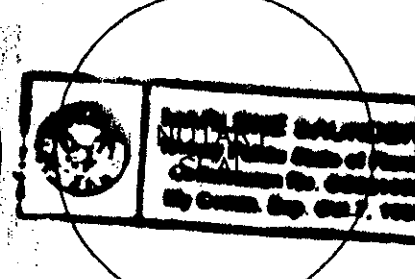
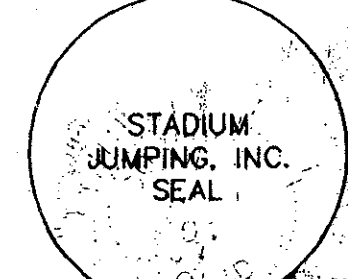
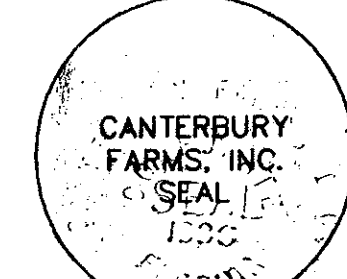
**MORTGAGEE'S CONSENT**

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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8923 AT PAGES 134-166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS MARCH 1997 DAY OF 1997

WITNESS: [Signature] BY: [Signature]  
KENNETH MOCZULSKI, PRESIDENT



**GRAND PRIX FARMS, PLAT No. 1, P.R.D., REPLAT No. 2  
BEING A REPLAT OF LOTS 60 THROUGH 63, GRAND PRIX FARMS, PLAT No. 1, P.R.D.,  
AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17 OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN THE WEST ONE HALF OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, FLORIDA  
SHEET 1 OF 2 SHEETS  
SEPTEMBER 1996**

**ACKNOWLEDGEMENT**

BEFORE ME PERSONALLY APPEARED KENNETH MOCZULSKI WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRANSWORLD OF WELLINGTON, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 March 1996 DAY OF 1996

MY COMMISSION EXPIRES: 12-6-97

**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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4510 AT PAGE 1585 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS March 1997 DAY OF 1997

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED PERRY ALEXANDER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 March 1997 DAY OF 1997

MY COMMISSION EXPIRES: 18th March 1997

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, DONALD DUFRESNE, 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 CANTERBURY FARMS, INC., A FLORIDA CORPORATION AND STADIUM JUMPING, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/10/97

**APPROVALS**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS April 1997 DAY OF 1997

ATTEST: [Signature] BY: [Signature]  
AWILDA RODRIGUEZ, VILLAGE CLERK

ATTEST: [Signature] BY: [Signature]  
MARY K. FOSTER, MAYOR

ATTEST: [Signature] BY: [Signature]  
AWILDA RODRIGUEZ, VILLAGE CLERK

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARY K. FOSTER AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS April 1997 DAY OF 1997

MY COMMISSION EXPIRES: 6/5/98

**SURVEYOR'S NOTES**

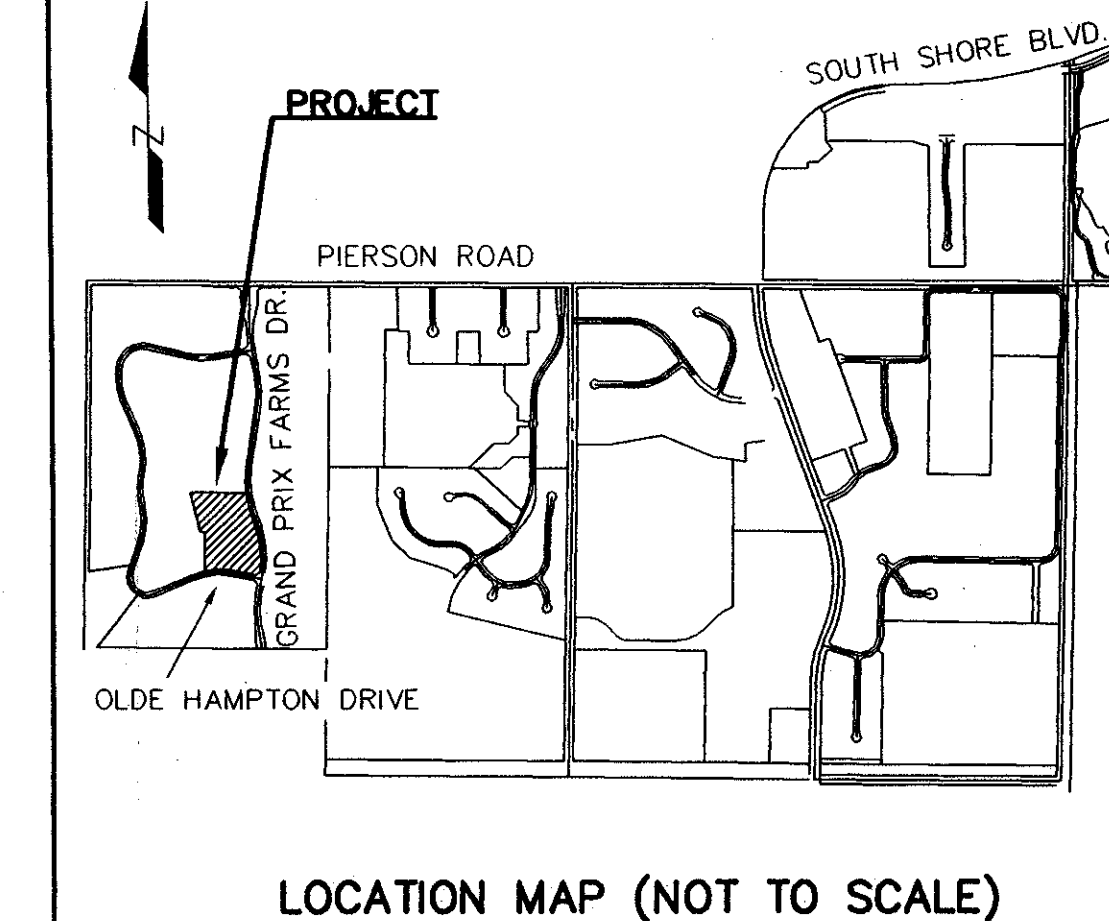
- 1. PLAT POSITION AND ORIENTATION  
A. COORDINATES SHOWN ARE GRID  
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT  
C. ZONE = FLORIDA EAST  
D. LINEAR UNIT = U.S. SURVEY FOOT  
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
F. ALL DISTANCES ARE GROUND  
G. SCALE FACTOR = 1.000036  
H. ROTATION TO GRID NORTH  
N 79° 29' 16" W (PLAT BEARING) 01° 00' 48" CLOCKWISE  
N 78° 28' 28" W (GRID BEARING) ROTATION (PLAT TO GRID)
- 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ P.L.S. 4828
- 3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N 79° 29' 16" W ALONG THE CENTERLINE OF OLDE HAMPTON DRIVE AS SHOWN ON GRAND PRIX FARMS PLAT No. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14-17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY VILLAGE OF WELLINGTON ZONING REGULATIONS.
- 5. 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.
- 6. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 3-21-97  
GARY A. RAGER, PROFESSIONAL SURVEYOR AND MAPPER, CERTIFICATE No. 4828, STATE OF FLORIDA

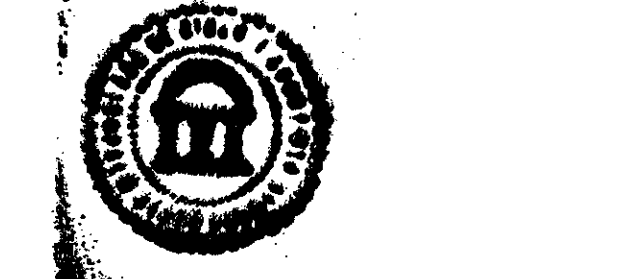
THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER IN THE OFFICES OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA, 33410



125  
COUNTY OF PALM BEACH )  
OFFICE OF FLORIDA )  
THEY THAT WAS MADE BY ME ON 3-26-97  
ON 21st of May 1997  
AND WAS RECORDED IN PLAT BOOK No. 719  
PAGE 125-126  
BY [Signature] CLERK OF COUNTY

**LAND USE (ZONING PETITION No. 89-124A)**

AREA = 13.96 ACRES  
TYPE USE = COMMERCIAL EQUESTRIAN



PET. 89-124A  
5/2/4/G

VILLAGE OF WELLINGTON  
14000 GREENBRIAR BLVD.  
WELLINGTON, FLORIDA 33414  
(561) 791-4000

SUBDIVISION: Grand Prix Farms  
BOOK: 78  
PAGE: 125  
FLOOD ZONE: F-3  
ZONING: SE  
QUAD: 17  
SE 81-104  
ZIP CODE: 33411  
PLAT NAME: VILLAGE OF WELLINGTON

0581-003

SCALE:	NICK MILLER, INC. Surveying Planning & Development Consultants	DRAWN BY:
DATE: SEPT. 1996		CHK:
GRAND PRIX FARMS, PLAT No. 1, P.R.D. REPLAT No. 2		DRAWING NUMBER
2560 RCA Blvd., Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318		960168

79/125