

BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D.

IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

JANUARY 2001 SHEET 1 OF 3 SHEETS



3

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR
RECORD AT 11:30 AM
THIS 13 DAY OF
MARCH A.D. 2001 AND
DULY RECORDED IN PLAT BOOK
92 ON PAGE 3 THM

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT.

By *Dorothy H. Wilken* DC

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO HOLDINGS, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY POINT IN THE PLAT OF POLO CLUB ROAD PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 63, PAGES 92 AND 12A. SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 840.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 13 MINUTES 00 SECONDS, THENCE NORTHWESTERLY ALONG SAID CURVE (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF POLO CLUB ROAD) A DISTANCE OF 136.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, WITH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 34 SECONDS, A DISTANCE OF 169.52 FEET TO A POINT OF TANGENCY, THENCE NORTH 45 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 777.92 FEET, THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH 68 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 73.27 FEET, THENCE SOUTH 28 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 170.00 FEET, THENCE SOUTH 35 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 347.00 FEET, THENCE SOUTH 03 DEGREES 23 MINUTES 13 SECONDS EAST, A DISTANCE OF 444.70 FEET, THENCE SOUTH 03 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 417.47 FEET, THENCE SOUTH 11 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 324.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 76 DEGREES 31 MINUTES 28 SECONDS, THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE, A DISTANCE OF 233.73 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 8 DEGREES 31 MINUTES 14 SECONDS WEST, A DISTANCE OF 162.07 FEET, THENCE SOUTH 84 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 227.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 324.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 33 SECONDS, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.07 FEET TO A POINT OF TANGENCY, THENCE NORTH 84 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 131.18 FEET TO THE POINT OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 324.00 FEET AND A CENTRAL ANGLE OF 69 DEGREES 04 MINUTES 38 SECONDS, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.33 FEET TO THE POINT OF TANGENCY, THENCE NORTH 75 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 93.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 276.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 24 MINUTES 04 SECONDS, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.18 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 82 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 148.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.83 FEET AND A CENTRAL ANGLE OF 48 DEGREES 37 MINUTES 40 SECONDS, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 140 DEGREES 50 MINUTES 24 SECONDS, THENCE WEST AND SOUTH ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 24.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 18 DEGREES 56 MINUTES 22 SECONDS, THENCE SOUTHERLY ALONG THE ARC OF SAID REVERSE CURVE, A DISTANCE OF 48.00 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 19 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF 73.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 33 MINUTES 21 SECONDS, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.46 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 03 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF 124.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTH LINE OF SAID SECTION 15, THENCE SOUTH 85 DEGREES 37 MINUTES 48 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1748.33 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF STABLE SITE OF WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 33, PAGE 138, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 11 DEGREES 03 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 933.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 14 MINUTES 00 SECONDS, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 178.24 FEET TO A POINT OF TANGENCY, THENCE NORTH 28 DEGREES 11 MINUTES 34 SECONDS EAST, A DISTANCE OF 377.45 FEET TO THE POINT OF BEGINNING

CONTAINING 1,268,748 SQUARE FEET OR 29.146 ACRES MORE OR LESS
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD

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

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES

A 20-FOOT WATER EASEMENT IN LOT 10, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES

THE DRAINAGE EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES

THE 8 FOOT LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, OR OVERALL MASTER DRAINAGE SYSTEM AND MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM

IN WITNESS WHEREOF, PALM BEACH POLO HOLDINGS, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF FEBRUARY 2001

ATTEST: *Donald W. Langdon*
DONALD W. LANGDON
VICE-PRESIDENT

BY: *Glenn F. Straub*
GLENN F. STRAUB
PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND DONALD W. LANGDON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PALM BEACH POLO HOLDINGS, INC. A FLORIDA 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 13 DAY OF FEBRUARY 2001

MY COMMISSION EXPIRES: *Michael S. Tule*
MICHAEL S. TULE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC # 442001
9/21/2001

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF FEBRUARY 2001

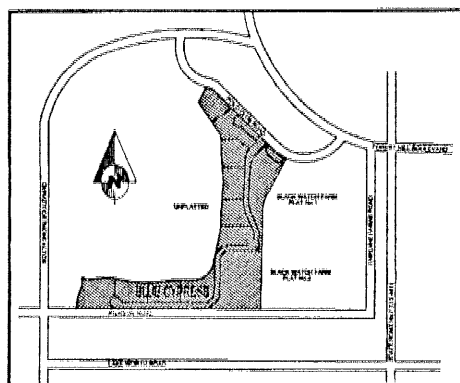
BLUE CYPRESS ESTATES HOMEOWNERS ASSOCIATION, INC.

BY: *Jack Willett*
PRESIDENT

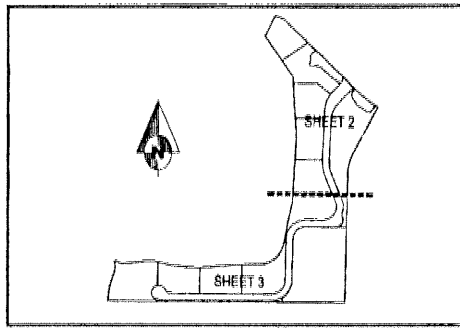
ATTEST: *Craig T. Galle*
SECRETARY

A WATER AND SEWER EASEMENT OVER ALL OF TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES

A 20-FOOT WATER EASEMENT IN LOT 10, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES



LOCATION MAP
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

NOTES:
COORDINATES, BEARINGS, & DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1983 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0001247
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
BEARING ROTATION PLAT TO GRID
01°00'41" CLOCKWISE

VILLAGE ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13TH DAY OF FEBRUARY 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC 177.08(1), F.S.
DATE: 2-13-01
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *Jacie Welsh*
AND *CELEB ORILL* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., 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 13 DAY OF FEBRUARY 2001

MY COMMISSION EXPIRES: *Richard H. Cook*
RICHARD H. COOK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC # 442001
9/21/2001

VILLAGE OF WELLINGTON APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON AND ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 12 DAY OF FEBRUARY 2001

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Thomas M. Wenham*
THOMAS M. WENHAM
MAYOR

ATTEST: *Anilda Rodriguez*
ANILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND ANILDA 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 SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED 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 13th DAY OF MARCH 2001

MY COMMISSION EXPIRES: *Sal V. Spargo*
SAL V. SPARGO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC # 442001
9/21/2001

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF FEBRUARY 2001

PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.
BY: *Sal V. Spargo*
SAL V. SPARGO
PRESIDENT

ATTEST: *Craig T. Galle*
CRAIG T. GALLE
SECRETARY

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SAL V. SPARGO AND CRAIG T. GALLE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., 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 13 DAY OF FEBRUARY 2001

MY COMMISSION EXPIRES: *Richard H. Cook*
RICHARD H. COOK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC # 442001
9/21/2001

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N45°54'52" W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF POLO CLUB ROAD-PLAT NO. 2, AS IT IS RECORDED IN PLAT BOOK 63, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO
 - DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. NO. 2297 UNLESS OTHERWISE NOTED
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
 - NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON
 - INES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT YET RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RONALD WITKOWSKI, 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 PALM BEACH POLO HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

DATED: 2/13/01
BY: *Ronald Witkowski*
RONALD WITKOWSKI
ATTORNEY-AT-LAW

SURVEYOR & MAPPER'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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, 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: 02-13-01
BY: *Paul J. Fotorny*
PAUL J. FOTORNY, P.S.M.
DAILEY FOTORNY, INC., L.B. NO. 1376
LICENSE NO. 2297
STATE OF FLORIDA

LEGEND:
P O C = POINT OF COMMENCEMENT
P O B = POINT OF BEGINNING
P R M = PERMANENT REFERENCE MONUMENT
O R B = OFFICIAL RECORD BOOK
D B = DEED BOOK
C L = CENTERLINE
■ = DENOTES SET P.R.M. P.L.S. # 2297 UNLESS OTHERWISE NOTED
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
▲ = PALM BEACH COUNTY SURVEY DEPARTMENT BRASS DISK IN CONCRETE
D = CENTRAL ANGLE (DELTA)
R = RADIUS
L = LENGTH OF ARC
RAD = RADIAL
L B = LICENSED BUSINESS
* = DENOTES SET P.C.P. P.L.S. # 2297 UNLESS OTHERWISE NOTED

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 9050 10TH AVENUE NORTH LAKE WORTH, FLORIDA, 33483

PALM BEACH POLO HOLDINGS, INC. NOTARY BLUE CYPRESS HOMEOWNERS ASSOCIATION NOTARY VILLAGE OF WELLINGTON NOTARY PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION NOTARY VILLAGE ENGINEER LAND SURVEYOR

Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite B - Lake Worth, FL 33465-8068
Phone: 561-965-8787 Fax: 561-965-8963