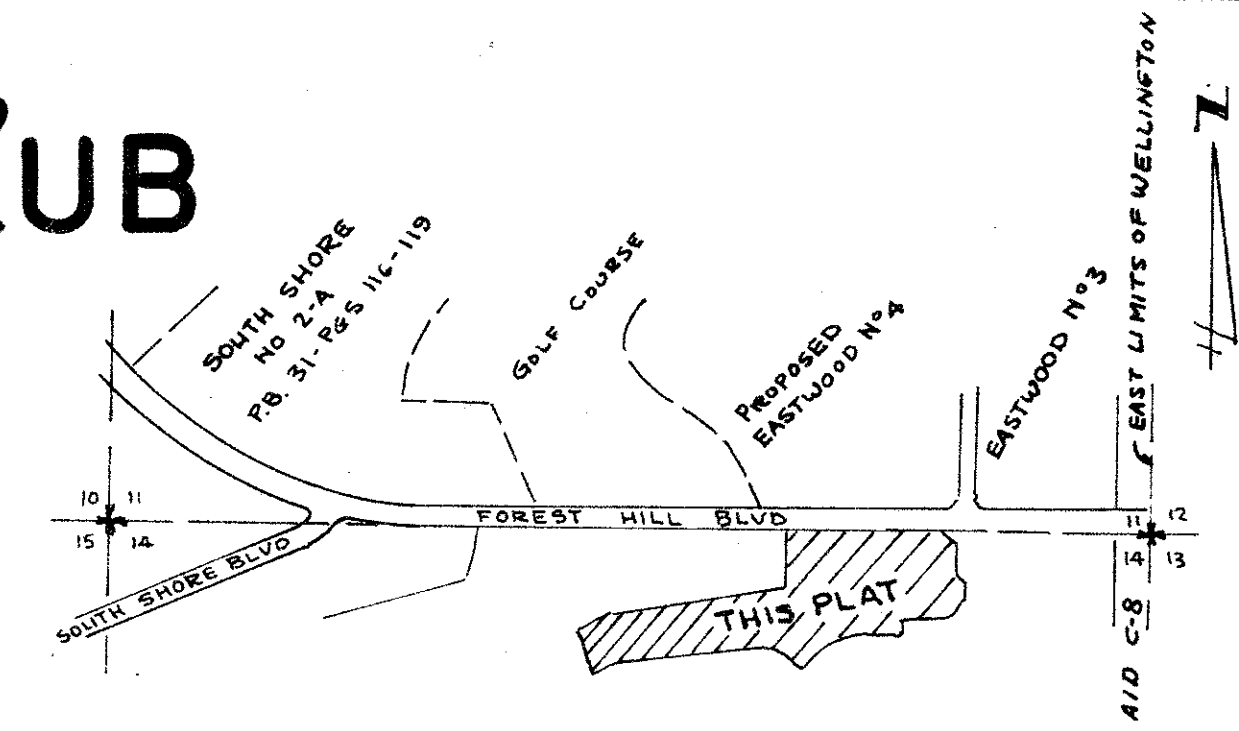


GOLF AND TENNIS VILLAGE - PHASE I, OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

IN PART OF SECTION 14, TWP. 44 S., RGE. 41E.
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1
GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1978



LOCATION MAP
NTS

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:00 A.M. this 2 day of November, 1978 and duly recorded in Plat Book No. 35 on page 185-186.
JOHN B. DUNKLE, Clerk Circuit Court.
By: *[Signature]*, D.C.

DESCRIPTION

A Parcel of land lying in part of Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northeast Corner of said Section 14; thence N.89°48'25"W. along the North Line of said Section 14, a distance of 1034.82 feet to the POINT OF BEGINNING of this Description; thence S.44°48'25"E., a distance of 35.36 feet; thence S.00°11'35"W., a distance of 45.00 feet to the beginning of a curve concave to the northeast having a radius of 130 feet and a central angle of 42°38'01"; thence southerly and southeasterly along the arc of said curve, a distance of 96.73 feet; thence S.00°11'35"W., making an angle with the tangent to the last described curve, measured from southeast to south, of 42°38'01", a distance of 193.92 feet; thence S.55°43'00"W., a distance of 139.57 feet; thence N.89°48'25"W., a distance of 202.28 feet; thence S.00°11'35"W., a distance of 60.00 feet; thence N.89°48'25"W., a distance of 270.85 feet to the beginning of a curve concave to the southeast having a radius of 452.61 feet and a central angle of 13°51'25"; thence westerly and southwesterly along the arc of said curve, a distance of 109.46 feet; thence S.76°20'10"W. along the tangent to said curve, a distance of 78.76 feet to the beginning of a curve concave to the southeast having a radius of 305 feet and a central angle of 39°11'23"; thence southwesterly along the arc of said curve, a distance of 208.62 feet; thence S.37°08'47"W. along the tangent to said curve, a distance of 104.76 feet to the beginning of a curve concave to the southeast having a radius of 170 feet and a central angle of 37°04'52"; thence southwesterly and southerly along the arc of said curve, a distance of 110.02 feet; thence N.75°37'16"W., making an angle with the tangent to the last described curve, measured from south to west, of 104°18'49", a distance of 235.90 feet to the beginning of a curve concave to the south having a radius of 161.32 feet and a central angle of 27°51'09"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 78.42 feet; thence S.76°31'35"W. along the tangent to said curve, a distance of 735.90 feet; thence N.35°33'23"W., a distance of 175.00 feet; thence N.61°06'48"E., a distance of 153.65 feet; thence N.76°31'35"E., a distance of 1141.70 feet; thence N.16°00'00"E., a distance of 121.26 feet; thence N.02°50'35"E., a distance of 335.00 feet to the North Line of said Section 14; thence S.89°48'25"E. along said North Line, a distance of 812.98 feet to the POINT OF BEGINNING.

NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Wellington. Building Setback Lines shall be as required by Palm Beach County Zoning Regulations. There shall be no buildings or other structures placed on Utility Easements. There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements. Easements are for Public Utilities, unless otherwise noted.
● denotes Permanent Reference Monument.
Parcel A and B are for Condominium use, the Buildings not located. Areas in Parcel A and B not used for Buildings will be used for utilities, drainage, access, parking and other common purposes and are not the maintenance obligation of Palm Beach County, Florida.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC. and BREAKWATER HOUSING CORP., both Florida Corporations, the owners of the land shown hereon as GOLF AND TENNIS VILLAGE - PHASE I, OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D., being in part of Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
The Streets as shown are for private road purposes, utilities and drainage and are hereby dedicated to PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION and is the perpetual maintenance obligation of said Association.
The Limited Access Easement as shown is dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
The use of the Drainage Easements as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT for the construction and maintenance of Drainage Facilities.
The use of the Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities.
IN WITNESS WHEREOF, the said Corporations have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 16th day of OCTOBER, 1978.
GOULD FLORIDA INC., a Corporation of the State of Florida
Attest: *[Signature]* Clara C. Jackson - Assistant Secretary
By: *[Signature]* Jess R. Gift - Vice President
BREAKWATER HOUSING CORP., a Corporation of the State of Florida
Attest: *[Signature]* Clara C. Jackson - Assistant Secretary
By: *[Signature]* Guerry Stribling, President

LAND USE

Total Area	15.79 Acres±
Dwelling Units	88
Density	5.57 D.U./Acre

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record, this 16th day of OCTOBER, 1978.
By: *[Signature]* Madison F. Pacetti, Secretary

Attest: *[Signature]* A. W. Glisson, General Manager

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 7th day of NOVEMBER, 1978.

By: *[Signature]* Peggy B. Evatt, Chairman

Attest: JOHN B. DUNKLE, Clerk

By: *[Signature]* Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 7th day of NOVEMBER, 1978.

By: *[Signature]* H.F. Kahler, County Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, JESS R. GIFT and CLARA C. JACKSON, Vice President and Assistant Secretary, respectively, of GOULD FLORIDA INC. and GUERRY STRIBLING and CLARA C. JACKSON, President and Assistant Secretary, respectively, of BREAKWATER HOUSING CORP., both Florida Corporations, and they acknowledged before me that they executed the hereon Dedication as such Officers of said Corporations, by and with the authority of their respective Boards of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporations. WITNESS my hand and official seal, this 16th day of OCTOBER, 1978.
[Signature]
Notary Public - State of Florida at large

My Commission expires: JAN. 29, 1980

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 responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinance No. 73-4 of Palm Beach County, Florida.
11/14/78
[Signature]
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283
Date: Oct. 26, 1978

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

332-054

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