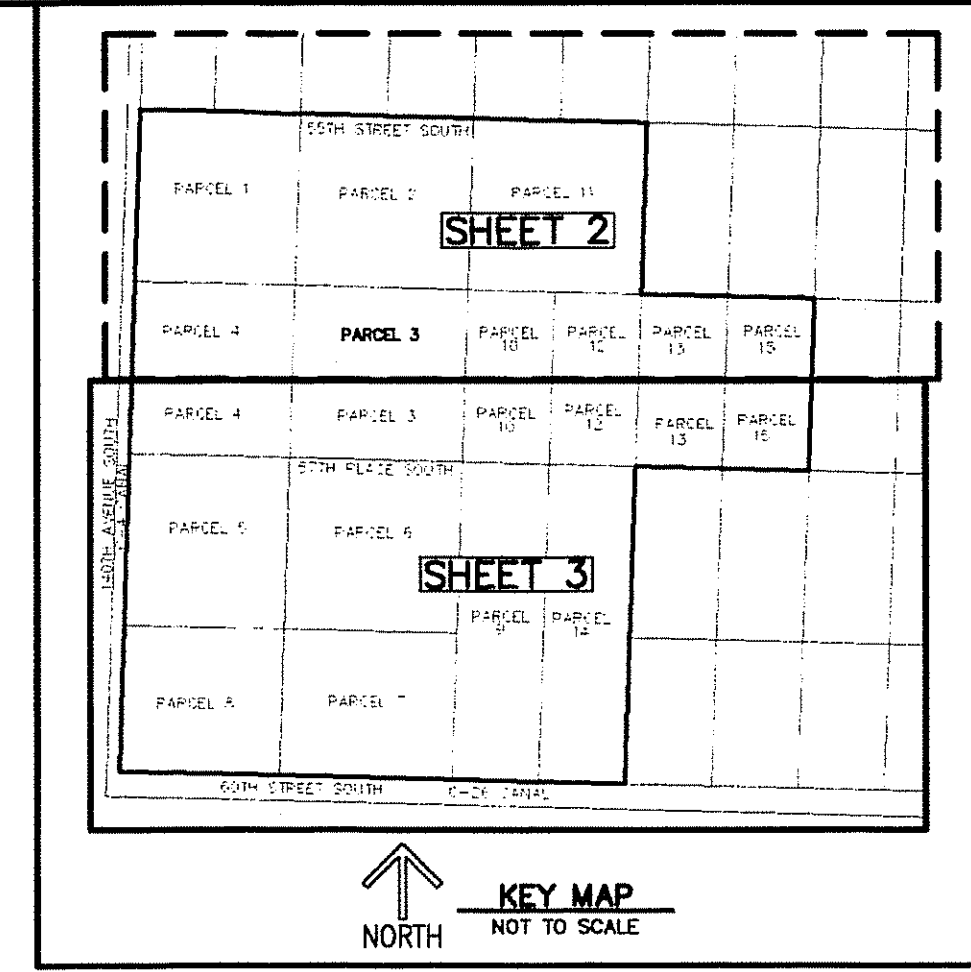


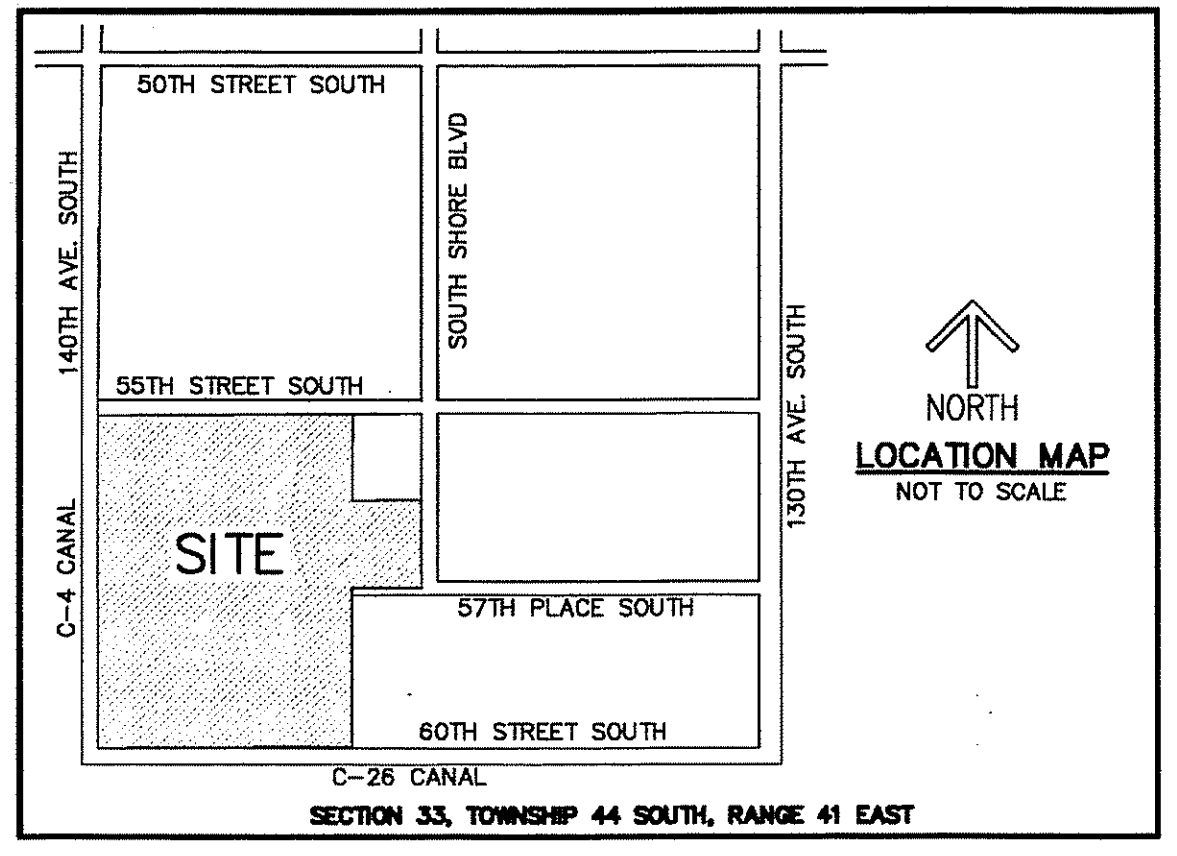
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB 3591

EVERGLADES POLO

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA



158
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:58 PM THIS 5 DAY OF APRIL A.D. 2016 AND DUPLICATED IN PLAT BOOK 121 ON PAGES 152 AND 152
SHARON R. BOCK CLERK AND COMPTROLLER
BY: [Signature] DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT EVERGLADES POLO PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ANDREW G. COPE, AS TRUSTEE FOR THE GILLIAN E. JOHNSTON 1996 TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1996, OWNERS OF THE LAND SHOWN HEREON AS EVERGLADES POLO, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE S.88°28'46"E. ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ACME DRAINAGE DISTRICT C-4 CANAL, AS RECORDED IN DEED BOOK 1037, PAGE 686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE CONTINUE S.88°28'46"E. ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 1,982.67 FEET; THENCE S.02°00'39"W. ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 670.27 FEET; THENCE S.88°29'36"E. ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 1,240.54 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE S.02°03'05"W. ALONG SAID EAST LINE, A DISTANCE OF 670.11 FEET; THENCE N.88°30'27"W. ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 689.94 FEET; THENCE S.02°00'39"W. ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 1,240.54 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE ACME DRAINAGE DISTRICT C-28 CANAL, AS RECORDED IN DEED BOOK 1037, PAGE 686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°32'09"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,957.21 FEET; THENCE N.01°53'22"E. ALONG THE EAST RIGHT-OF-WAY LINE OF THE AFORESAID ACME DRAINAGE DISTRICT C-4 CANAL, A DISTANCE OF 2,582.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 5,509,572 SQUARE FEET/126.4824 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- PARCELS 1 THROUGH 12, AND 14, AS SHOWN HEREON, ARE HEREBY RESERVED BY EVERGLADES POLO PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- PARCELS 13 AND 15, AS SHOWN HEREON, ARE HEREBY RESERVED BY ANDREW G. COPE, AS TRUSTEE FOR THE GILLIAN E. JOHNSTON 1996 TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1996, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- THE VILLAGE OF WELLINGTON, FLORIDA, 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, ALSO INCLUDING THE RIGHT TO INGRESS, EGRESS OVER THIS PLAT.
- THE DRAINAGE EASEMENTS DEDICATED BY THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGLADES POLO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE AND STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EVERGLADES POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

IN WITNESS WHEREOF EVERGLADES POLO PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CO-OWNER OF THE LANDS SHOWN HEREON AS EVERGLADES POLO, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 28th DAY OF APRIL, 2016.

EVERGLADES POLO PROPERTY HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: S.K. JOHNSTON, JR.
MANAGER

WITNESS: John Metzger
PRINT NAME: John Metzger

WITNESS: Truman Strubling Jr.
PRINT NAME: Truman Strubling Jr.

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED S.K. JOHNSTON, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF EVERGLADES POLO PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF April, 2016

MY COMMISSION EXPIRES: 4/12/2018

COMMISSION NUMBER: FF 78320

BY: John T. Metzger
NOTARY PUBLIC
PRINT NAME: John T. Metzger

IN WITNESS WHEREOF THE GILLIAN E. JOHNSTON 1996 TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1996, CO-OWNER OF THE LANDS SHOWN HEREON AS EVERGLADES POLO, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE, THIS 28th DAY OF APRIL, 2016.

GILLIAN E. JOHNSTON 1996 TRUST
UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1996

WITNESS: Dana V. Driver
PRINT NAME: Dana V. Driver

WITNESS: Donna Gardenhire
PRINT NAME: Donna Gardenhire

BY: Andrew G. Cope
TRUSTEE

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Hamilton

BEFORE ME PERSONALLY APPEARED ANDREW G. COPE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE GILLIAN E. JOHNSTON 1996 TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1996, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF April, 2016

MY COMMISSION EXPIRES: 11/24/2019

COMMISSION NUMBER: FF 920679

BY: Robin R. Ledbetter
NOTARY PUBLIC
PRINT NAME: Robin R. Ledbetter

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

EVERGLADES POLO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED, AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS April 28th DAY OF April, 2016.

EVERGLADES POLO HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Pamala Cuzzort
VICE PRESIDENT

WITNESS: Dana V. Driver
PRINT NAME: Dana V. Driver

WITNESS: Donna Gardenhire
PRINT NAME: Donna Gardenhire

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PAMALA CUZZORT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF EVERGLADES POLO HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 8th DAY OF April, 2016

MY COMMISSION EXPIRES: 11/24/2019

COMMISSION NUMBER: FF 78320

BY: Robin R. Ledbetter
NOTARY PUBLIC
PRINT NAME: Robin R. Ledbetter

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF JUNE, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: William Riebe, P.E.
WILLIAM RIEBE, P.E.
VILLAGE ENGINEER

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON:

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 24th DAY OF May OF 2016.

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

BY: Anne Gergig
ANNE GERGIG
MAYOR

ATTEST: Amilda Rodriguez
AMILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ANNE GERGIG AND AMILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, 2016

MY COMMISSION EXPIRES: 10/26/2019

COMMISSION NUMBER: FF 920679

BY: Rachel R. Callovi
NOTARY PUBLIC
PRINT NAME: Rachel R. Callovi

SHEET INDEX

SHEET 1 COVER
SHEET 2 MAP SHEET
SHEET 3 MAP SHEET
SHEET 4 DRAINAGE AND BRIDLE TRAIL EASEMENT DETAILS
SHEET 5 DRAINAGE EASEMENT DETAILS
SHEET 6 SHEL SOUTH, UTILITY AND FPL EASEMENT DETAILS
SHEET 7 ROAD AND DRAINAGE EASEMENT DETAILS
SHEETS 8-25 DRAINAGE EASEMENT DETAILS

TABULAR AREA DATA

TOTAL AREA THIS PLAT	5,509,572 SF	126.4824 ACRES
PARCELS 1-15	5,509,572 SF	126.4824 ACRES

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, ACCESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING AND LAND USE REGULATIONS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°28'46"E. ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- SET PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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 RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- EXISTING EASEMENTS AND RIGHTS-OF-WAYS DEPICTED HEREON WHICH WERE CREATED BY SEPARATE DOCUMENT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. DEPICTION OF SAID EASEMENTS AND RIGHTS-OF-WAY SHALL NOT SERVE TO MODIFY OR RE-IMPOSE THE SAME.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JOHN T. METZGER, ESQ., AS AUTHORIZED MEMBER OF MCDONALD HOPKINS LLC, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE 5011612-1062-3268932, AS UPDATED BY A TITLE SEARCH REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY DISCLOSING MATTERS OF TITLE THROUGH December 15, 2015 AT 8:00 A.M. CONCERNING THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO PARCELS 1 THROUGH 12 AND 14 ARE VESTED IN EVERGLADES POLO PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PARCELS 13 AND 15 ARE VESTED IN ANDREW G. COPE, AS TRUSTEE UNDER THE GILLIAN E. JOHNSTON 1996 TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1996; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: April 12, 2016

BY: John T. Metzger, Esq.
JOHN T. METZGER, ESQ.
AUTHORIZED MEMBER
MCDONALD HOPKINS LLC

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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: 4-13-16

BY: David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

EVERGLADES POLO HOMEOWNERS' ASSOCIATION, INC. NOTARY

GILLIAN E. JOHNSTON 1996 TRUST NOTARY

EVERGLADES POLO HOMEOWNERS' ASSOCIATION, INC. NOTARY

EVERGLADES POLO HOMEOWNERS' ASSOCIATION, INC. NOTARY

VILLAGE OF WELLINGTON NOTARY

VILLAGE OF WELLINGTON NOTARY

VILLAGE OF WELLINGTON ENGINEER

SURVEYOR

JOHN T. METZGER
Notary Public - State of Florida
My Comm. Expires April 12, 2018
Commission # FF 78320
Sealed Through National Notary Seal

Robin R. Ledbetter
Notary Public - State of Florida
My Comm. Expires 11/24/2019
Commission # FF 920679