

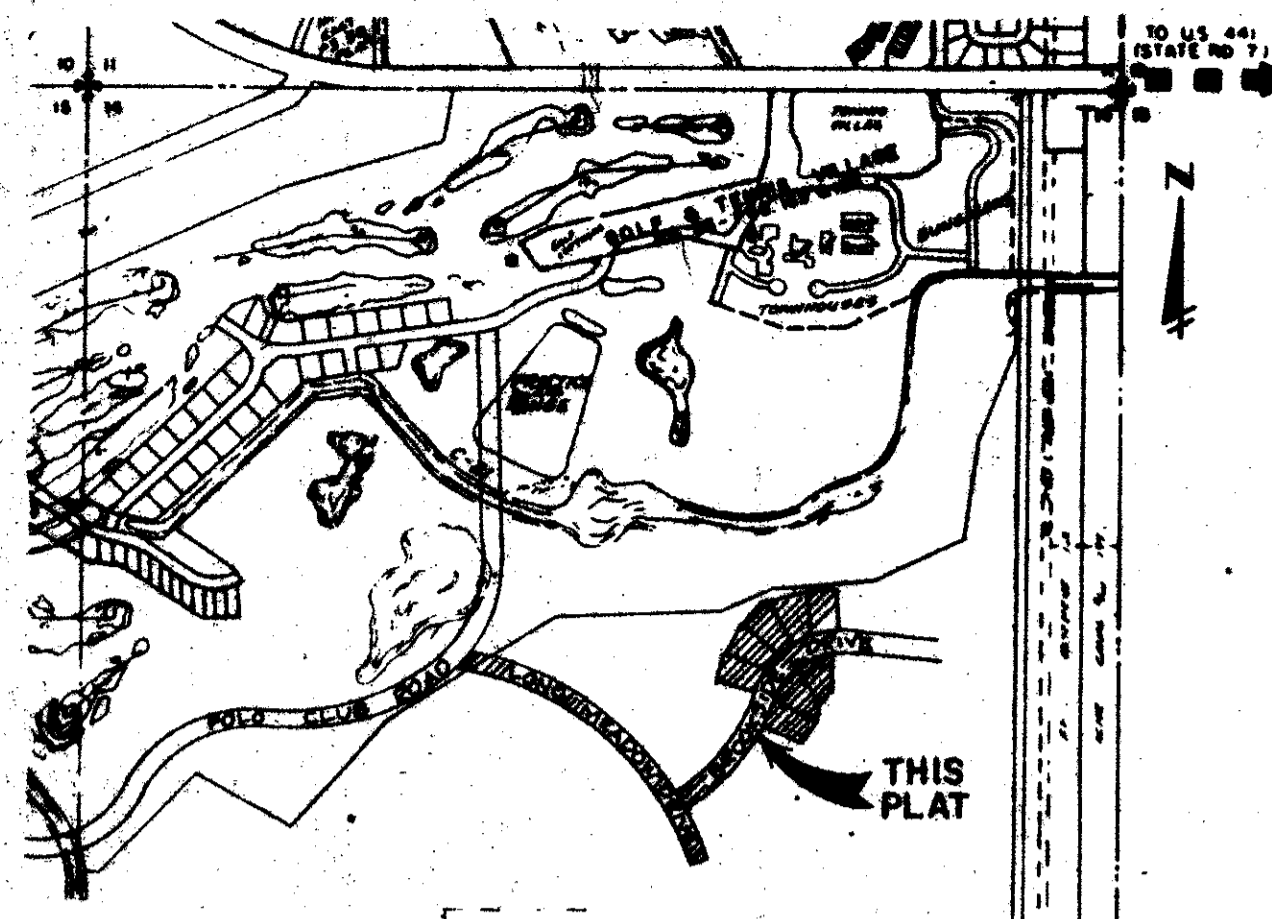
BROOKSIDE - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, 41 EAST

PALM BEACH COUNTY, FLORIDA

IN TWO SHEETS SHEET ONE

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH FLORIDA
SEPTEMBER 1984



LOCATION MAP

DESCRIPTION

A parcel of land in Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 14, thence South 01°03'25" West, along the Westerly Line of said Section, a distance of 2501.06 feet; thence South 76°03'24" East, along a line, a distance of 2067.56 feet; to a point on a curve, also being the Easterly Right-of-Way Line of POLO CLUB ROAD, as shown on plat of POLO CLUB ROAD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., as recorded in Plat Book 48, Page 28 & 29, in the Public Records of Palm Beach County, the tangent bears North 13°56'36" East, at this point; thence Northeast, along the arc of said curve, concave to the northwest, having a radius of 612.00 feet and a central angle of 04°57'12", a distance of 52.91 feet, to the POINT OF BEGINNING, the tangent bears North 08°59'24" East, at this point; thence South 33°32'00" East, along a line, a distance of 33.79 feet; thence South 76°03'24" East, along a line, a distance of 39.85 feet, to the beginning of a curve; thence Easterly, along the arc of last mentioned curve, concave to the north, having a radius of 70.00 feet and a central angle of 05°49'36", a distance of 7.12 feet; thence South 81°53'00" East, along the tangent of last described curve, a distance of 345.86 feet, to the beginning of a curve; thence Easterly and Southeast, along the arc of last mentioned curve, concave to the southwest, having a radius of 759.03 feet and a central angle of 43°52'18", a distance of 581.20 feet; thence South 38°00'41" East, along the tangent of last described curve, a distance of 106.10 feet; thence South 83°00'41" East, along a line, a distance of 35.36 feet; thence North 51°59'19" East, along a line, a distance of 58.49 feet, to the beginning of a curve; thence Northeast, along the arc of last mentioned curve, concave to the northwest, having a radius of 174.30 feet and a central angle of 37°59'19", a distance of 115.57 feet; thence North 14°00'00" East, along the tangent of last described curve, a distance of 234.23 feet; thence North 76°26'12" West, along a line, a distance of 140.00 feet; thence North 04°44'19" West, along a line, a distance of 108.19 feet; thence North 24°05'31" East, along a line, a distance of 134.74 feet; thence North 41°55'43" East, along a line, a distance of 145.17 feet; thence North 55°26'44" East, along a line, a distance of 126.70 feet; thence North 73°39'14" East, along a line, a distance of 134.70 feet; thence South 07°00'43" East, along a line, a distance of 290.00 feet; thence South 82°59'17" West, along a line, a distance of 34.00 feet; thence South 09°52'18" East, along a line, a distance of 175.52 feet; thence South 38°39'35" West, along a line, a distance of 57.63 feet; thence South 11°15'07" West, along a line, a distance of 51.72 feet; thence South 31°36'34" West, along a line, a distance of 115.69 feet; thence North 76°26'12" West, along a line, a distance of 145.00 feet; thence South 14°00'00" West, along a line, a distance of 102.23 feet, to the beginning of a curve; thence Southwest, along the arc of last mentioned curve, concave to the northwest, having a radius of 234.30 feet and a central angle of 37°59'19", a distance of 155.35 feet; thence South 51°59'19" West, along the tangent of the last described curve, a distance of 58.49 feet; thence South 06°59'19" West, along a line, a distance of 35.36 feet; thence South 51°59'19" West, along a line, a distance of 60.00 feet; thence North 38°00'41" West, along a line, a distance of 216.10 feet, to the beginning of a curve; thence Northwest and Westerly, along the arc of last mentioned curve, concave to the southwest, having a radius of 699.03 feet and a central angle of 43°52'18", a distance of 535.26 feet; thence North 81°53'00" West, along the tangent of last described curve, a distance of 345.86 feet, to the beginning of a curve; thence Westerly, along arc of last mentioned curve, concave to the north, having a radius of 130.00 feet and a central angle of 05°49'36", a distance of 13.22 feet; thence North 76°03'24" West, along the tangent of last described curve, a distance of 39.85 feet; thence South 61°25'12" West, along a line, a distance of 33.79 feet, to the said Easterly Right-of-Way Line, also being a point on a curve, the tangent bears North 18°53'48" East, at this point; thence Northeast, along the arc of last mentioned curve, concave to the west, having a radius of 612.00 feet and a central angle of 09°54'23", a distance of 105.81 feet, to the POINT OF BEGINNING.

LAND USE
SINGLE FAMILY RESIDENTIAL .OTS (8)--- 3.61 ACRES
RIGHT-OF-WAY----- 2.71 ACRES
DENSITY----- 1.27 DU/ACRES

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON- P.U.D. the West Line of Section 4-44-41 is assumed to bear South 01°03'25" West.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements.
- No structures, trees or shrubs shall be placed in the Maintenance Easement.
- Landscaping on Utility Easements other than required landscaping shall be only with approval of all utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 19 day of March, 1985.
By: Kenneth M. Adams, Chairman
Attest: JOHN B. DUNKLE, Clerk
By: Ruth D. Compton, Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record this 19 day of March, 1985.
By: H.F. Kahlert, County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY B. ALEXANDER, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to hereon described property, that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation, that the current taxes have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that there are no other encumbrances of record.
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: FEB. 22, 1985

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as BROOKSIDE - PLAT NO. 1 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 more particularly described to the left under Description; have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:
The Maintenance Easement is for the Maintenance of an adjacent canal, and is hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.
The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
The Road Rights-Of-Way, shown hereon as Golf Brook Drive and Long Meadow Drive are for private road purposes, utilities, drainage, water, and sewer; they are hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 22nd day of February, 1985.

GOULD FLORIDA, INC., a Delaware Corporation
Attest: Diana L. Curren, Assistant Secretary
By: David E. Plymire, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared David E. Plymire and Diana L. Curren, Vice President and Assistant Secretary, respectively of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 22nd day of February, 1985.
My commission expires: December 17, 1985
Judith E. Stiles
Notary Public State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on FEB. 22, 1985, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and plotted; that permanent monuments have been set as required by law and that 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 that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.
DAILEY & FOTORNY, INC.
W. Miller
Nick Miller, Professional Land Surveyor
Florida Registration No. 3888 Date: 2-22-85
BROOKSIDE - #1 P.B.P.C.C. 50/175
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on FEB. 22, 1985, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY & FOTORNY, INC.
GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896, Date: 2-22-85
0332-003



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on FEB. 22, 1985, this 22nd day of February, 1985, and duly recorded in Plat Book No. 50 on Page 175-176.

JOHN B. DUNKLE
Clerk Circuit Court
By: Jacqueline J. ...

DRAWING NUMBER
50/175

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 0748

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