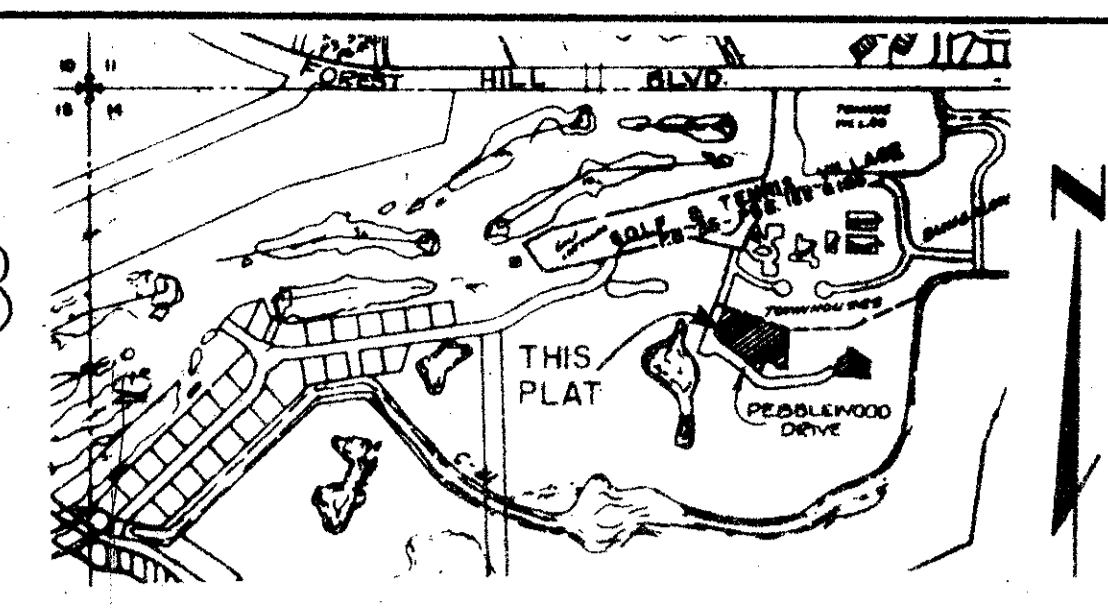


PEBBLEWOOD - PHASE IV PALM BEACH POLO & COUNTRY CLUB WELLINGTON P.U.D.



LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record of this day of February, 1985, and duly recorded in Plat Book No. 51 on Page 4-15
JOHN B. DUNKLE
Clerk Circuit Court
By: *[Signature]*

BEING A REPLAT OF PART OF PEBBLEWOOD - PHASE I OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.
RECORDED IN PLAT BOOK 45, PAGES 35 & 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AS VACATED BY OFFICIAL RECORD BOOK 4321, PAGES 1009 TO 1013 (INCLUSIVE) OF SAID PUBLIC RECORDS AND OTHER LAND
IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA IN TWO SHEETS SHEET NO. 1

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

DESCRIPTION

Being a replat of PEBBLEWOOD PHASE I OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. recorded in Plat Book 45, Pages 35 and 36, of the Public Records of PALM BEACH COUNTY, Florida, to be known as TRACT "A" and being more particularly described as follows:
Commencing the Northwest Corner of said Section 14; thence South 01°03'25" West, along the Westerly Line of said Section, a distance of 1365.03 feet;
thence South 88°56'35" East, along a line, a distance of 2981.00 feet, to the Southwesterly Corner of POLO CLUB ROAD, as shown on said PEBBLEWOOD-PHASE I OF PALM BEACH POLO AND COUNTRY CLUB;
thence South 26°27'11" East, along the Southwesterly Line of said POLO CLUB ROAD, a distance of 60.00 feet;
thence South 73°45'20" East, along a line, a distance of 33.91 feet, to the Southeastly Right-of-Way Line of PEBBLEWOOD DRIVE, as shown on said plat of PHASE I;
thence North 58°56'30" East, along a line, a distance of 60.00 feet, to the Northeastly Right-of-Way Line of said Drive, also the POINT OF BEGINNING, of TRACT "A";
thence North 11°38'20" East, along a line, a distance of 33.91 feet, to the Southeastly Right-of-Way of said ROAD, also a point on a curve, the tangent bears North 54°20'11" East, at this point;
thence Northeastly, along said curve, concave to the west, having a radius of 660.00 feet and a central angle of 08°07'40", a distance of 93.63 feet, to the Southerly Line of GOLF AND TENNIS VILLAGE PHASE 2A, recorded in Plat Book 41, Pages 130, 131 and 132, the tangent bears North 46°12'30" East, at this point;
thence South 67°21'45" East, along said Southerly Line and the Southerly Line of GOLF AND TENNIS VILLAGE PARCEL C, recorded in Plat Book 44, Pages 184 and 185, of said Public Records, a distance of 397.10 feet, to the Westerly Line of PEBBLEWOOD PHASE III, recorded in Plat Book 47, Pages 128 and 129;
thence South 18°06'10" West, along the said Westerly Line and the Westerly Line of PEBBLEWOOD PHASE II, as recorded in Plat Book 46, Page 75, of said Public Records, a distance of 298.82 feet, to the Northerly Line of PARCEL E of said PEBBLEWOOD PHASE II;
thence North 73°53'50" West, along the said Northerly Line, a distance of 37.52 feet, to the Northeastly Corner of PARCEL D, as shown on said plat of PEBBLEWOOD PHASE I, also the beginning of a curve;
thence Northwesterly, North and Northeastly, along the arc of the last mentioned curve, concave to the northeast, having a radius of 30.00 feet and a central angle of 99°45'18", a distance of 52.23 feet;
thence North 25°51'25" East, along the Northeastly Line of said PARCEL D, a distance of 3.22 feet;
thence North 64°08'35" West, along said Northeastly Line, a distance of 132.00 feet;
thence, departing said Northeastly Line, South 25°51' 25" West, along a line, a distance of 5.56 feet, to the beginning of a curve;
thence Southwesterly, along the arc of last mentioned curve, concave to the west, having a radius, of 60.40 feet and a central angle of 43°17'20", a distance of 45.63;
thence South 69°08'45" West, along a line, a distance of 26.90 feet, to the Northeastly Right-of-Way Line of said PEBBLEWOOD DRIVE;
thence North 20°51'15" West, along last mentioned Right-of-Way Line, a distance of 121.23 feet, to the beginning of a curve;
thence Northwesterly, along the arc of last mentioned curve, also said Right-of-Way Line, concave to the southwest, having a radius of 702.01 feet and a central angle of 10°12'15", a distance of 125.02 feet;
thence North 31°03'38" West, along said Right-of-Way Line, a distance of 62.20 feet, to the POINT OF BEGINNING, of TRACT "A".

Together with the following described land, to be known as TRACT "B":
Commencing at the Point of Beginning of TRACT "A"; thence the next four courses, along the said Right-of-Way Line of PEBBLEWOOD DRIVE, South 31°03'30" East, a distance of 62.20 feet, to the beginning of a curve; thence Southeastly, along the arc of said curve, concave to the southwest, having a radius of 702.01 feet and a central angle of 10°12'15", a distance of 125.02 feet; thence South 20°51'15" East, along the tangent of said curve, a distance of 231.95 feet, to the beginning of a curve; thence Southeastly, along the arc of said curve, concave to the northeast, having a radius of 157.40 feet and a central angle of 32°41'40", a distance of 89.82 feet, to the Westerly Line of PEBBLEWOOD-PHASE III, recorded in Plat Book 46, Page 76, of said Public Records; thence the next five courses, along the Northerly Right-of-Way Line of PEBBLEWOOD DRIVE, as shown on said plat of PHASE III Southeastly, along the continuation of last described curve, a central angle of 31°42'00", a distance of 87.08 feet; thence South 85°14'55" East, along the tangent of said curve, a distance of 68.33 feet, to the beginning of a curve; thence Southeastly, along the arc of said curve, concave to the southwest, having a radius of 445.60 feet and a central angle of 16°42'00", a distance of 129.88 feet; thence South 68°32'55" East, along the tangent of said curve, a distance of 101.64 feet, to the beginning of a curve; thence Southeastly and Northeastly, along the arc of said curve, concave to the north, having a radius of 40.00 feet and a central angle of 70°08'05", a distance of 48.96 feet, to the Easterly Right-of-Way Line of said PEBBLEWOOD DRIVE; thence South 48°41'00" East, along a radial line also said Easterly Line, a distance of 40.00 feet, to the POINT OF BEGINNING, of TRACT "B";
thence Northeastly, along the Easterly Line of said PHASE III also the arc of a curve, concave to the northwest, having a radius of 80.00 feet and a central angle of 26°15'55", a distance of 36.57 feet;
thence North 15°03'05" East, along the tangent of said curve, a distance of 33.73 feet, to the beginning of a curve also being said Easterly Line;
thence Northeastly, along the arc of said curve, concave to the southeast, having a radius of 53.53 feet and a central angle of 34°45' 40", a distance of 32.48 feet, to the Southerly Line of PEBBLEWOOD-PHASE III, recorded in Plat Book 47, Pages 128 and 129;
thence Northwesterly, along the continuation of said curve, a central angle of 11°17'20", a distance of 10.55 feet also being the Southerly Line of said PHASE III;
thence North 61°06'05" East, along the tangent of said curve and the said Southerly Line, a distance of 37.59 feet, to the beginning of a curve;
thence Northeastly, along the arc of said curve and said Southerly Line, concave to the northwest, having a radius of 127.53 feet and a central angle of 18°43'12", a distance of 41.67 feet, the tangent bears North 42°22'53" East, at this point;
thence South 30°08'49" East, along said Southerly Line and a line normal to the next described curve, a distance of 110.75 feet, to a point on a curve;
thence Southwesterly, along the arc of a curve and said Southerly Line, concave to the southeast, having a radius of 33.78 feet and a central angle of 44°48'06", a distance of 26.41 feet;
thence South 15°03'05" East, along the tangent of said curve and the said Southerly Line, a distance of 24.65 feet, to the beginning of a curve;
thence Southerly and Southeastly, along the arc of said curve and the said Southerly Line, concave to the northeast, having a radius of a 50.00 feet and a central angle of 69°16'09", a distance of 60.45 feet, the tangent bears South 54°13'04" East, at this point also being a point on the next described curve, the tangent, to the next curve, bears South 68°01'25" West, at said point;
thence Southwesterly, along the arc of said curve, concave to the southeast, having a radius of 553.88 feet and a central angle of 03°50'29", a distance of 37.13 feet, said curve also being the Westerly Line of LAS CASITAS - PHASE TWO, recorded in Plat Book 49, Pages 54 and 55, of said Public Records, to the Northerly Right-of-Way Line of LAS CASITAS DRIVE as shown on said LAS CASITAS Plat;
thence North 68°32'55" West, along the said Northerly Line, a distance of 134.64 feet, to a point on a curve, the tangent bears South 45°01'46" West also being the Southerly Right-of-Way Line of said PEBBLEWOOD DRIVE;
thence Northerly, along the arc of said Right-of-Way Line, concave to the northwest, having a radius of 100.00 feet and a central angle of 03°42'46", a distance of 6.48 feet, to the Northeastly Corner of said DRIVE;
thence North 48°41'00" West, along the Easterly Line of said DRIVE, a distance of 20.00 feet, to the POINT OF BEGINNING, of TRACT "B".

LAND USE

RESIDENTIAL LOTS (10)	2.29 ACRES
ACCESS TRACT	.22 ACRES
PARCEL "A"	.49 ACRES
TOTAL	3.00 ACRES

DENSITY (10 UNITS) 3.23 UNITS / ACRE

NOTES

- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

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.

No building or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed on Drainage Easements.

Easements are for Public Utilities unless otherwise noted.

Approval of landscaping on utility easements shall be only with the approval of all utilities occupying same.

APPROVALS

ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record this 22 day of February, 1985.
By: *[Signature]*
Madison F. Pacetti - Secretary
Attest: *[Signature]*
A.W. Glison - General Manager

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 19 day of March, 1985.
By: *[Signature]*
Kenneth M. Adams - Chairman
Attest: *[Signature]*
John B. Dunkle - Clerk

By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 19 day of March, 1985.
By: *[Signature]*
H.F. Kahlert, County Engineer

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, the owner of the land shown herein as PEBBLEWOOD PHASE IV OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., 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 platted as shown hereon and do hereby dedicate as follows:
The access TRACT is for private road purposes, utilities, drainage, water and sewer.
The access TRACT is hereby dedicated to the Pebblewood Bungalows Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association its successors and assigns, without recourse to Palm Beach County.
Parcel "A" is for drainage purposes. The maintenance easement is for the maintenance of Parcel "A". Parcel "A", the maintenance easement and the drainage easement are 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 water and sewer easements are hereby dedicated to the Acme Improvement District in perpetuity for construction and maintenance of water and sewer.
The utility easements as shown re hereby dedicated in perpetuity for the construction and maintenance of utilities.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed by and with the authority of its Board of Directors this 15 day of February, 1985.

Attest: *[Signature]*
Diana L. Curren, Assistant Secretary
By: *[Signature]*
Denis L. Quinlan, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared DENIS L. QUINLAN and DIANA L. CURREN, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary respectively, of GOULD FLORIDA INC., a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that these affixed to the foregoing instrument is the corporate seal of said Corporation, and that it is 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 15 day of February, 1985.
My commission expires: December 17, 1985
[Signature]
Notary Public State of Florida at large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY B. ALEXANDER, 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 I find there no other encumbrances of record.
[Signature]
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: FEB. 15, 1985

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 a survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set; 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 17, 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.
[Signature]
Nick Miller, Professional Land Surveyor
Florida Registration No. 3888 Date: 2-22-85

PEBBLEWOOD Ph. IV
P.B. Polo & C.C.
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 17 day of March 1985, the hereon described plat 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
[Signature]
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: 3-7-85

DRAWING NUMBER
51/4

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 0754

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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