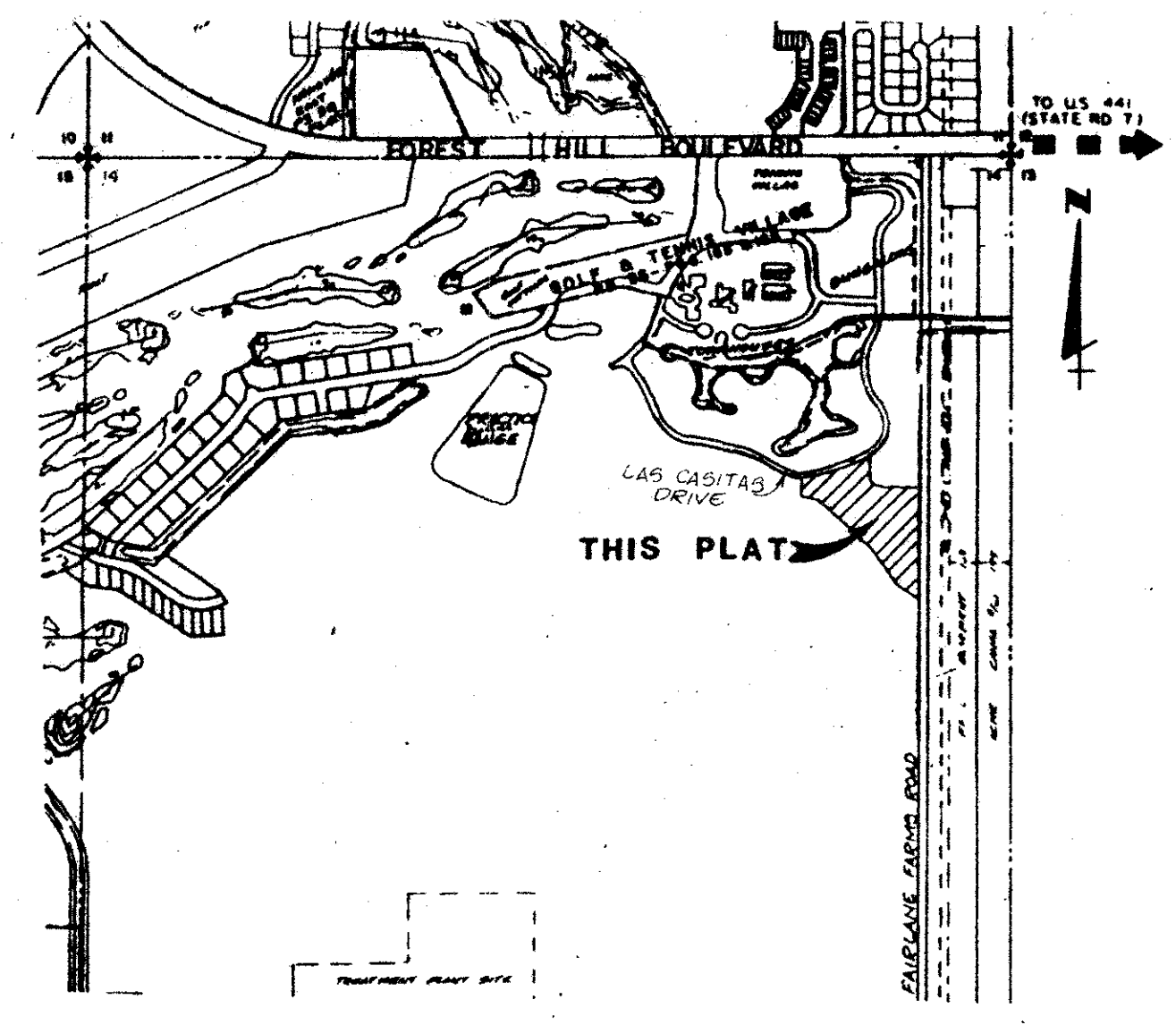


DRAWING NUMBER 52/23

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LOCATION MAP

LAS CASITAS - PLAT NO. 3 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D.

IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET ONE

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MAY 1985

Tract 47B



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record of PLAT NO. 3 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 platted as shown hereon and do hereby dedicate as follows:
JOHN B. DUNKLE
Clerk Circuit Court
By: *[Signature]*

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 LAS CASITAS - PLAT NO. 3 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 platted as shown hereon and do hereby dedicate as follows:
The Street and Parcel "B" as shown are for private road purposes, utilities, and drainage and are hereby dedicated to the LAS CASITAS HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
PARCEL "A" (DRAINAGE PARCEL) is for drainage purposes.
The Maintenance Easement is for the maintenance of Parcel "A". Parcel "A" and the Maintenance Easement 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.
The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 30th day of August, 1985.

GOULD FLORIDA, INC., a Delaware Corporation

Attest: *Diana L. Curren*
Diana L. Curren, Assistant Secretary
By: *David J. Colten*
David J. Colten, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared DAVID J. COLTEN 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 30th day of August, 1985.

My commission expires: 1-1-88
Worothy Anne Ray
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 9 SEPT. 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 platted; that permanent reference 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.
[Signature]
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 Date: 9-2-85

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on SEPT 3, 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.
[Signature]
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896. Date: 9-3-85

LAS CASITAS #3 P.B. Polo & CC

DESCRIPTION

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

Commencing at the Northeast Corner of said Section 14; thence South 00° 53' 14" West along the East Line of said Section 14, a distance of 2305.90 feet; thence departing said East Line, North 89° 06' 46" West, a distance of 465.00 feet, to the Westerly Right-Of-Way Line of Fairlane Farms Road as Recorded in Official Record Book 3631, Pages 852 thru 857 Inclusive of the Public Records of Palm Beach County, Florida also being the POINT OF BEGINNING of this Description; thence along said Westerly Right-Of-Way Line, South 00° 53' 14" West, a distance of 761.00 feet; thence departing said Right-Of-Way Line, North 58° 08' 56" West, along a line, a distance of 188.79 feet; thence North 24° 00' 39" West, along a line, a distance of 315.38 feet; thence North 56° 38' 44" West, along a line, a distance of 450.86 feet; thence North 83° 30' 40" West, along a line, a distance of 50.50 feet; thence North 12° 21' 47" West, along a line, a distance of 179.92 feet, to a point on a curve, concave to the northeast, the tangent bears North 75° 20' 07" West, at this point, said point being the Southerly Right-Of-Way Line of Las Casitas Drive as recorded in Plat Book 49, Pages 54 and 55, of the Public Records of said County; thence Easterly and Northeasterly along the arc of said curve, having a radius of 215.00 feet and a central angle of 36° 21' 03", a distance of 136.40 feet; thence the following two courses along said Southerly Right-Of-Way; thence North 68° 18' 50" East, along the tangent of said curve, a distance of 132.40 feet to the beginning of a curve concave to the Southeast having a radius of 925.00 feet and a central angle of 09° 36' 28"; thence Northeasterly, along the arc of said curve, a distance of 155.11 feet, the tangent bears North 77° 55' 18" East, at this point; thence departing said Right-Of-Way Line, South 31° 27' 24" West, along a line, a distance of 36.25 feet; thence South 15° 00' 29" East, along a line, a distance of 73.82 feet to the beginning of a curve concave to the Northeast having a radius of 69.52 feet, and a central angle of 74° 06' 17"; thence Southeasterly and Easterly along the arc of said curve, a distance of 89.92 feet; thence along the tangent of said curve, South 89° 06' 46" East, along a line, a distance of 294.38 feet to the POINT OF BEGINNING.

LAND USE

SINGLE FAMILY LOTS (25)	4.58 ACRES
PARCEL "A" (DRAINAGE PARCEL)	1.42 ACRES
PARCEL "B" (ACCESS PARCEL)	1.14 ACRES
42' RIGHT-OF-WAY	.33 ACRES
TOTAL	7.47 ACRES

DENSITY 3.35 D.U./ACRE

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 East Line of Section 14-44-41 is assumed to bear South-00°-53'-14" 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 or Drainage Easements.

No structures, trees or shrubs shall be placed in the Utility, Drainage and Maintenance Easements.

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 24 day of Sept, 1985.
By: *[Signature]*
Kenneth M. Adams Chairman

Attest: JOHN B. DUNKLE, Clerk
By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 24 day of Sept, 1985.
By: *[Signature]*
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 the 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 are no other encumbrances of record.

[Signature]
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: AUG-27, 1985

