

DRAWING NUMBER 54/75

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DESCRIPTION

Being 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 Southwest Corner of said Section 14; thence North 01°03'25" East, along the West Line of said Section, a distance of 1951.16 feet; thence South 88°56'35" East, a distance of 3018.95 feet, to the POINT OF BEGINNING also being the Southwest Corner of Long Meadow Drive, as shown on Brookside Plat No. 1, Palm Beach Polo and Country Club, Wellington-P.U.D., recorded in Plat Book 50, Pages 175 & 176, of the Public Records of said Palm Beach County; thence North 51°59'19" East, along the South Line of said Drive, a distance of 60.00 feet; thence South 38°00'41" East, a distance of 178.56 feet, to the beginning of a curve; thence Southeast, along the arc of said curve, concave to the Southwest, having a radius of 613.53 feet and a central angle of 22°40'17", a distance of 242.77 feet; thence South 15°20'24" East, along the tangent of last described curve, a distance of 100.00 feet, to the beginning of a curve; thence Southeast and East, along the arc of said curve, concave to the Northeast, having a radius of 166.59 feet and a central angle of 78°39'36", a distance of 228.71 feet; thence North 86°00'00" East, along the tangent of last described curve, a distance of 315.08 feet, to the beginning of curve; thence East, along the arc of said curve, concave to the South, having a radius of 1614.53 feet and a central angle of 05°03'33", a distance of 142.56 feet; thence South 88°56'27" East, along the tangent of last described curve, a distance of 12.94 feet; thence North 05°57'33" East, a distance of 148.83 feet; thence North 41°13'28" West, a distance of 315.31 feet; thence North 21°11'42" West, a distance of 679.70 feet; thence the next thirteen courses along the Southwest Lines of Brookside Plat No. 2 of Palm Beach Polo & Country Club Wellington-P.U.D., recorded in Plat Book 51, Pages 95 & 96, of said Public Records; First, North 75°27'56" East, a distance of 10.84 feet, to the beginning of a curve; Second, Northeast and Southeast, along the arc of said curve, concave to the South, having a radius of 179.49 feet and a central angle of 44°09'38", a distance of 138.34 feet; Third, South 60°22'26" East, along the tangent of last described curve, a distance of 56.56 feet, to the beginning of a curve; Fourth, Southeast and Northeast, along the arc of said curve, concave to the Northeast, having a radius of 96.14 feet and a central angle of 54°57'20", a distance of 92.21 feet; Fifth, North 64°40'14" East, along the tangent of last described curve, a distance of 93.20 feet, to the beginning of a curve; Sixth, Southeast, along the arc of said curve, concave to the Southwest, having a radius of 84.38 feet and a central angle of 53°20'02", a distance of 78.55 feet; to the beginning of a compound curve; Seventh, Southeast, along the arc of said curve, concave to the Southwest, having a radius of 751.90 feet and a central angle of 07°34'29", a distance of 99.40 feet; Eighth, South 54°25'14" East, along the tangent of last described curve, a distance of 18.46 feet, to the beginning of a curve; Ninth, Southeast, along the arc of said curve, concave to the West, having a radius of 205.00 feet and a central angle of 30°24'35", a distance of 108.80 feet; Tenth, South 24°00'39" East, along the tangent of last described curve, a distance of 90.00 feet, to the beginning of a non tangent curve, the tangent bears South 17°11'30" East, at this point; Eleventh, Southeast, along the arc of said curve, concave to the West, having a radius of 607.54 feet and a central angle of 10°57'26", a distance of 116.19 feet; Twelfth, South 06°14'04" East, along the tangent of last described curve, a distance of 20.37 feet, to the beginning of a curve; Thirteenth, Southeast, along the arc of said curve, concave to the Northeast, having a radius of 190.00 feet, and a central angle of 77°13'43", a distance of 256.10 feet; thence South 83°27'46" East, along the tangent of last described curve; a distance of 309.20 feet; thence South 11°00'00" East, a distance of 360.04 feet; thence South 11°57'59" West, a distance of 241.64 feet; thence North 76°53'41" West, a distance of 482.15 feet, to a point on a curve, the tangent bears North 01°39'19" East, at this point; thence Southwest, along the arc of said curve, concave to the Northwest, having a radius of 75.00 feet and a central angle of 57°03'04", a distance of 74.68 feet, to the beginning of a reverse curve; thence Southwest, along the arc of said reverse curve, concave to the Southeast, having a radius of 25.00 feet and a central angle of 60°00'00", a distance of 26.18 feet; thence South 88°42'23" West, along a radial line between the last described curve and the next curve to be described, a distance of 50.00 feet; thence Northwest, along the arc of said next curve, concave to the Southwest, having a radius of 25.00 feet and a central angle of 60°00'00", a distance of 26.18 feet, to the beginning of a reverse curve; thence Northwest, along the arc of said reverse curve, concave to the Northeast, having a radius of 75.00 feet, and a central angle of 28°59'08", a distance of 37.94 feet, to the beginning of a reverse curve; thence Northwest, along the arc of said reverse curve, concave to the Southwest, having a radius of 25.00 feet and a central angle of 56°37'59", a distance of 24.71 feet; thence North 89°56'27" West, along the tangent of said curve, a distance of 112.27 feet, to the beginning of a curve; thence West, along the arc of said curve, concave to the South, having a radius of 1554.53 feet and a central angle of 05°03'33", a distance of 137.26 feet; thence South 86°00'00" West, along the tangent of said curve, a distance of 315.08 feet, to the beginning of a curve; thence Northwest, along the arc of said curve, concave to the Northeast, having a radius of 226.59 feet and a central angle of 78°39'36", a distance of 311.08 feet; thence North 15°20'24" West, along the tangent of said curve, a distance of 100.00 feet, to the beginning of a curve; thence Northwest, along the arc of said curve, concave to the West, having a radius of 553.53 feet and a central angle of 22°40'17", a distance of 219.03 feet; thence North 38°00'41" West, along the tangent of last described curve, a distance of 178.56 feet, to the POINT OF BEGINNING.

BROOKSIDE - PLAT NO. 3 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 THREE SHEETS SHEET ONE

GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC. WEST PALM BEACH FLORIDA MAY 1986

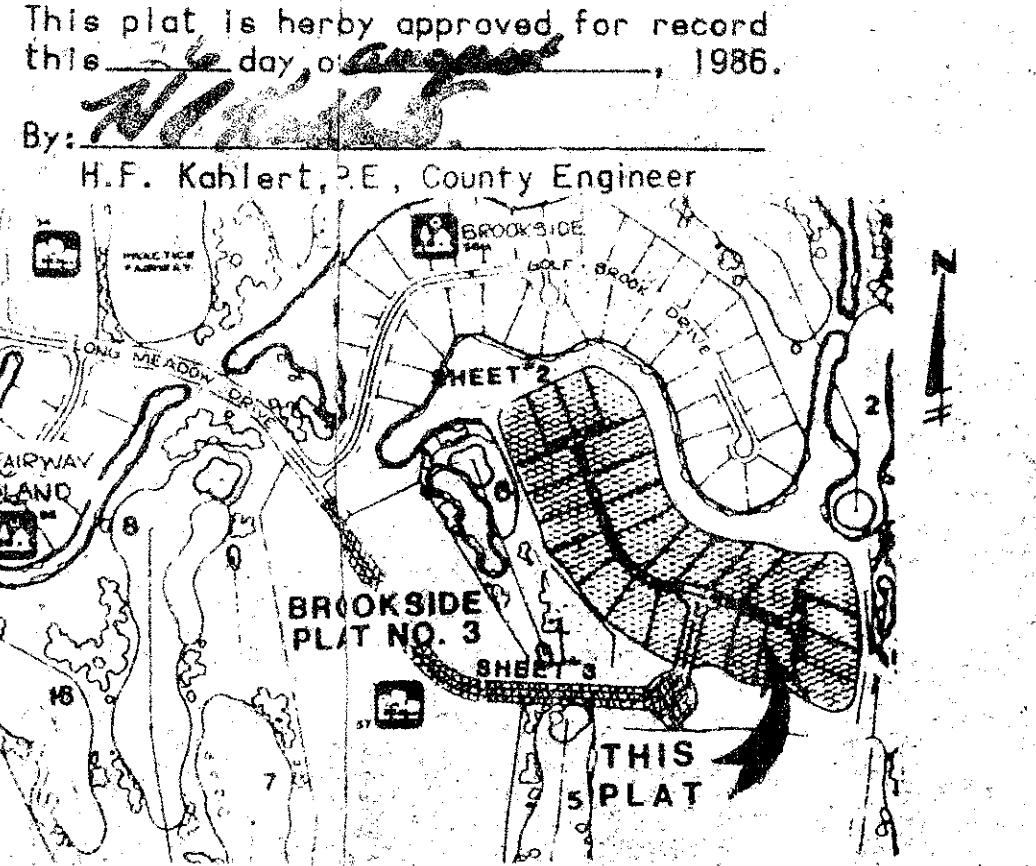
14/44/41 SUBDIVISION Brookside Plat 3 Wellington P.U.D. BOOK 54 PAGE 25-77 FLOOD ZONE A-1 FLOOD MAP # 1000 QUAD 62 ENGINE 32-114 SE PUB NAME

STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 2:34 PM on this 22 day of August, 1986, and duly recorded in Plat Book No. 54 on Pages 25 thru 77. JOHN B. DUNKLE Clerk Circuit Court By: Margaret D. Dink, D.C.

LAND USE SINGLE FAMILY RESIDENTIAL LOTS (26) -- 10.44 ACRES RIGHT-OF-WAY 2.69 ACRES ACCESS TRACT 0.67 ACRES OPEN SPACE 4.84 ACRES TOTAL 18.64 ACRES DENSITY 1.39 DU/ACRES

NOTES denotes Permanent Reference Monument. 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 14-44-41 is assumed to bear North 01° 03' 25" East. 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 Maintenance or Drainage Easements. Landscaping on Utility Easements 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 22 day of August, 1986. By: Karen March, Chair Attest: JOHN B. DUNKLE, Clerk By: Kathryn S. Miller, Deputy Clerk COUNT 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, joined by DESIGN HOMES OF PALM BEACH, a Florida General Partnership, as owners of the land shown hereon as BROOKSIDE - 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 Drainage and Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage and utilities respectively. Parcel 'A' is a Water Management Tract 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, Florida. The Maintenance Easement is for the maintenance of Parcel 'A' 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, Florida. The Tract for private road purposes shown as Long Meadow Drive is for access, utilities, drainage water, and sewer 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, Florida. The Tract for private road purposes shown as Isle Brook Court is for access, utilities, drainage water, and sewer and is hereby dedicated to the GOLF BROOK NO.2 HOMEOWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida. IN WITNESS WHEREOF, the above named Corporation and Partnership have caused these presents to be signed by their respective officers and that the Corporate Seal of said Corporation is to be affixed hereto by and with the authority of their Board of Directors, this 20th day of July, 1986.

GOULD FLORIDA INC., a Delaware Corporation Attest: Diana C. La Pierre, Assistant Secretary By: David E. Plymire, Vice President DESIGN HOMES OF PALM BEACH, a Florida General Partnership Witness: Deborah Schuck, Anthony J. Butte, General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared David E. Plymire and Diana C. La Pierre, Vice President and Assistant Secretary, respectively of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by Anthony J. Butte, General Partner of DESIGN HOMES OF PALM BEACH, a Florida General Partnership, 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 Partnership, 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 20th day of July, 1986. My commission expires: September 24 1986 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 August 1, 1986, 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 I, 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 - FOTORNEY, INC. Paul J. Fotorney, Professional Land Surveyor Florida Registration No. 2297 Date: 8-1-86

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on August 1, 1986, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNEY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

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 be vested in GOULD FLORIDA INC., a Delaware Corporation, and DESIGN HOMES OF PALM BEACH, a Florida General Partnership, that the current taxes have been paid; that the property is found to contain dead reservations which are not applicable and do not affect the subdivision of the property; that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct. LARRY B. ALEXANDER, Attorney at Law Licensed in Florida, Date: August 22, 1986

MORTGAGEE CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED hereby certifies that it is the holder of mortgages or other encumbrance upon the property described hereon and does hereby join and consent to the dedication of land described in said dedication by the owners thereof and agrees that its mortgages or other encumbrance which is recorded in O.R. Book 4932, Pages 740 & 755 of the Public Records of Palm Beach County, Florida and shall be subordinate to the dedication shown hereon. IN WITNESS WHEREOF, that said Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and the Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 20th day of July, 1986. GOULD FLORIDA INC., a Delaware Corporation Attest: Diana C. La Pierre, Asst. Secretary By: David E. Plymire, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH The foregoing consent was acknowledged before me this 30th day of July, 1986, by David E. Plymire and Diana C. La Pierre, as Vice President and Assistant Secretary of GOULD FLORIDA INC., a Florida Corporation, on behalf of said Corporation. WITNESS my hand and official seal this 30th day of July, 1986. My commission expires: September 24, 1986 Notary Public - State of Florida at large

GOULD FLORIDA INC. SEAL

NOTARY SEAL

BOARD OF COUNTY COMMISSIONERS SEAL

COUNTY ENGINEER'S SEAL

NOTARY SEAL

SURVEYOR'S SEAL

SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM, Professional Land Surveyor, State of Florida, Registration No. 3896. Date: August 1, 1986. IMPACT FEE PET. 86-32 COLLECT PAY L.C. 54/75 BROOKSIDE-PLAT NO. 3 OF P.B. AND C.C. WELLINGTON