

BROOKSIDE - PLAT NO. 4 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
IN TWO SHEETS SHEET ONE

DESCRIPTION

Being a Parcel of Land Lying 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 Section, a distance of 1395.07 feet; thence South 88°56'35" East, a distance of 3957.05 feet to the POINT OF BEGINNING, also being a point on the Southerly Line of BROOKSIDE PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., recorded in Plat Book 52, Pages 23 and 24 of the Public Records of Palm Beach County, Florida; thence the following Eight courses along said Southerly Line; First, South 88°36'27" East, a distance of 104.47 feet to the beginning of a curve; Second, Easterly and Southeasterly along the arc of said 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 to the beginning of a reverse curve; Third, Southeasterly 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; Fourth, Southeasterly and Southerly along the arc of said reverse curve, concave to the Southwest, having a radius of 25.00 feet and a central angle of 60°00'10", a distance of 26.18 feet; Fifth, North 68°42'23" East, along a line radial to the last described curve, a distance of 50.00 feet to the beginning of a curve; Sixth, Northerly and Northeasterly along the arc of said 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 to the beginning of a reverse curve; Seventh, Northeasterly and Northerly along the arc of said reverse 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; the tangent at this point bears North 01°39'19" East; Eighth, South 76°53'41" East, a distance of 482.15 feet; thence departing said Southerly Line, South 11°57'59" West a distance of 346.34 feet; thence South 08°01'50" East, a distance of 320.93 feet; thence South 12°51'33" West, a distance of 331.04 feet; thence North 86°03'50" West, a distance of 535.10 feet; thence North 42°11'41" West, a distance of 274.83 feet; thence North 05°17'33" East, a distance of 828.44 feet to the POINT OF BEGINNING.

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 here described property, that I find the title to be vested in STEVEN W. SHAPIRO and RON PERTNOY, as Trustees, 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, that the property is encumbered by the mortgages shown hereon; and that all mortgages are shown and are true and correct.

Larry B. Alexander
LARRY B. ALEXANDER, Attorney at Law
Licensed in Florida, Date: 9-27-87

MORTGAGEE AND OPTIONEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage and option upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 4932 at page 774, as assigned in O.R.B. 5024, Page 1155, and its option which is recorded in Official Record Book 4932, page 800 as assigned in clerk's file no. 87-068233 of the Public Records of Palm Beach County, Florida shall be subordinated 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 its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 12th day of March, 1987.

LANDMARK LAND COMPANY OF FLORIDA, INC., a Delaware Corporation
Attest: *Diana C. La Pierre* By: *Chris Cole*
Diana C. La Pierre, Assistant Secretary
Chris Cole, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Chris Cole, and Diana C. La Pierre, 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 of LANDMARK LAND COMPANY OF 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 the seal affixed to the foregoing instrument is the Corporate 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 12th day of March, 1987.

My commission expires: *October 31, 1990*
Karen A. Quinn
Notary Public - State of Florida at large

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 4932 at page 788 of the Public Records of Palm Beach County, Florida shall be subordinated 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 its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 12th day of March, 1987.

GOULD FLORIDA INC., a Delaware Corporation
Attest: *Gelene Austin* By: *David J. Colten*
Gelene Austin, Assistant Secretary
David J. Colten, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared David J. Colten and Gelene Austin, 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 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 the seal affixed to the foregoing instrument is the Corporate 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 12th day of March, 1987.

My commission expires: *October 31, 1990*
Karen A. Quinn
Notary Public - State of Florida at large

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

LAND USE

SINGLE FAMILY RESIDENTIAL LOTS (12) ----- 9.63 ACRES
RIGHT-OF-WAY ----- 1.32 ACRES
LAKE (OPEN SPACE) ----- 5.86 ACRES

TOTAL ----- 16.81 ACRES

DENSITY ----- 0.71 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 Maintenance 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

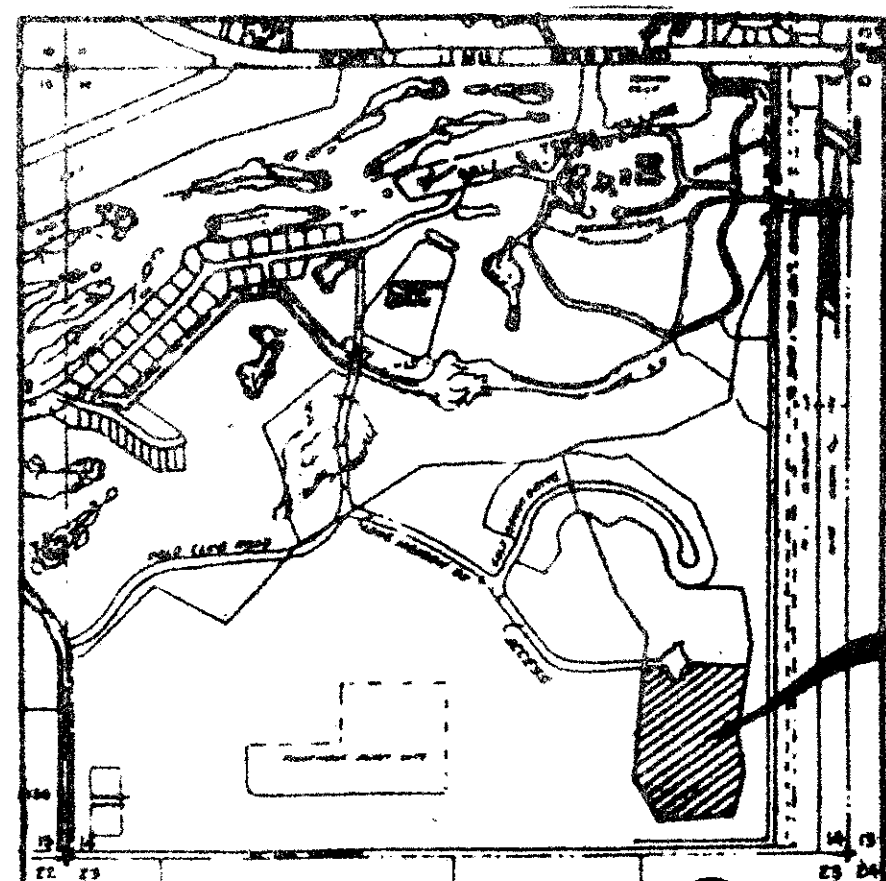
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12th day of MARCH, 1987.
By: *Carol A. Roberts*
Carol A. Roberts, Chair

Attest: JOHN B. DUNKLE, Clerk
By: *John B. Dunkle*
Deputy Clerk

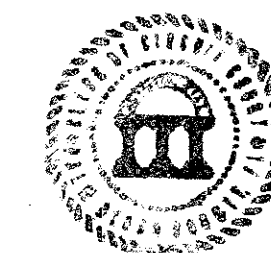
COUNTY ENGINEER

This plat is hereby approved for record this 12th day of OCTOBER, 1987.
By: *H.F. Kahlent*
H.F. Kahlent, P.E., County Engineer



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:41 A.M. this 12th day of March, 1987, and duly recorded in Plat Book No. 52 on Pages 45 thru 46.
JOHN B. DUNKLE
Clerk Circuit Court
By: *John B. Dunkle*



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that STEVEN W. SHAPIRO and RON PERTNOY, individually and as Trustees as owners of the land shown hereon as BROOKSIDE - PLAT NO. 4 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 Easement as shown hereon is for the construction and maintenance of drainage. The Tract for private road purposes as shown as LONG MEADOW DRIVE is for access, utilities, drainage, water and sewer. Both the Drainage Easement and LONG MEADOW DRIVE are hereby dedicated to the GOLF BROOK NO. 2 HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

Parcel "A" is a Water Management Tract. The Maintenance Easement is for maintenance of Parcel "A". Both Parcel "A" and the Maintenance Easement are hereby dedicated to the Palm Beach Polo and Country Club Property Owner's Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The Utility Easement shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities.

IN WITNESS WHEREOF, We STEVEN W. SHAPIRO AND RON PERTNOY, individually and as Trustees hands this 12th day of March, 1987.

Witness to both: *Steven W. Shapiro* By: *Steven W. Shapiro*
Steven W. Shapiro, individually and as Trustee

Witness to both: *Ron Pertnoy* By: *Ron Pertnoy*
Ron Pertnoy, individually and as Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Ron Pertnoy and Steven W. Shapiro, individually and as Trustees to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.
WITNESS my hand and official seal this 12th day of March, 1987.

My commission expires: *October 31, 1990*
Karen A. Quinn
Notary Public - State of Florida at large

NOTARY SEAL

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on MARCH 12, 1987, 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 as per Chapter 21 HM-6 of the Florida Administrative Code and Ordinances of Palm Beach County, Florida.

DWILEY - FOTORNY, INC.
By: *Paul J. Fotorny*
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 Date: 3-13-87

SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on MARCH 12, 1987, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DWILEY - FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.
THIS INSTRUMENT PREPARED BY LARRY J. STOUT
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
By: *Larry J. Stout*
Larry J. Stout, Professional Land Surveyor
Florida Registration No. 4040, Date: 3/12/87

SURVEYOR'S SEAL

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BOARD OF COUNTY COMMISSIONERS SEAL

COUNTY ENGINEERS SEAL

GOULD DELAWARE SEAL

NOTARY SEAL

LANDMARK DELAWARE SEAL

NOTARY SEAL

CLERK SEAL

BROOKSIDE - PLAT No. 4, P.B. POLO AND C.C.

58/45

SUBMISSION # 0001244
 BOOK 58 PAGE 45
 CLERK'S OFFICE 1000
 CLERK # 62
 06 P.M.
 FOR THE P.B.C.C.
 TAZ 730