

SUNNYDALE DRIVE

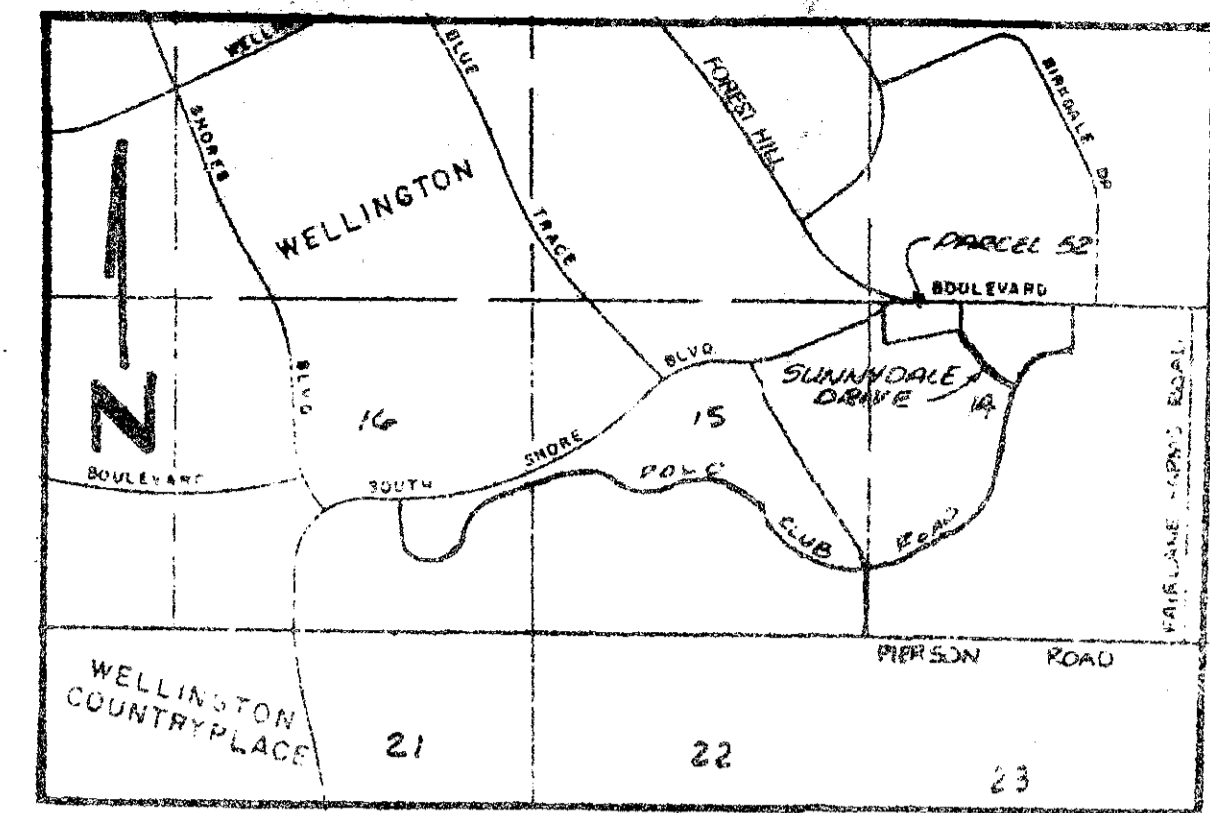
OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

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

IN 2 SHEETS

JULY, 1987

SHEET 1



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This map was filed for record on 7/29/87
at 10:29 AM and duly recorded to the Book No. 87
Page 8, Palm Beach County Clerk's Office
D.C.



DESCRIPTION

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 INTERSECTION OF THE EASTERN LINE OF LOT 15, PLAT OF MAIDSTONE NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON, P.U.D., AS RECORDED IN PART BOOK 44, PAGES 20 AND 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE AS SHOWN ON SAID PLAT OF MAIDSTONE NO. 1; THENCE NORTH 89°31'01" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE, A DISTANCE OF 115.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 109.39 FEET; THENCE NORTHEASTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID MAIDSTONE DRIVE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°43'46" A DISTANCE OF 75.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 49°47'15" EAST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MAIDSTONE DRIVE A DISTANCE OF 30.58 FEET TO THE NON-RADIAL INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 4386, PAGES 292 THROUGH 296, SAID PUBLIC RECORDS, AND THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL BEARING AT SAID INTERSECTION OF SOUTH 62°18'03" EAST, AND A RADIUS OF 540.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'26" A DISTANCE OF 73.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 01°50'19" WEST, A DISTANCE OF 33.75 FEET; THENCE NORTH 45°26'00" WEST, A DISTANCE OF 77.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 141.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'00" A DISTANCE OF 48.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 30°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 462.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'00" A DISTANCE OF 233.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 59°00'00" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 479.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°40'00" A DISTANCE OF 340.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18°20'00" WEST, A DISTANCE OF 73.00 FEET; THENCE NORTH 75°11'35" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 54°41'33" EAST, A DISTANCE OF 25.45 FEET; THENCE SOUTH 18°20'00" EAST, A DISTANCE OF 78.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 429.11 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°40'00" A DISTANCE OF 304.57 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 59°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 512.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'00" A DISTANCE OF 259.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 30°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 91.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'00" A DISTANCE OF 31.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 49°26'00" EAST, A DISTANCE OF 7.22 FEET; THENCE NORTH 89°06'19" EAST, A DISTANCE OF 33.75 FEET TO THE NON-RADIAL INTERSECTION WITH THE SAID WESTERN RIGHT-OF-WAY LINE OF POLO CLUB ROAD EXTENSION AND THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'15" A DISTANCE OF 45.70 FEET TO THE POINT OF BEGINNING.

LAND USE

ROAD RIGHT-OF-WAY 1.00 ACRES

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AS OWNERS OF THE LAND SHOWN HEREON AS SUNNYDALE DRIVE 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 THE ROAD AS SHOWN FOR PRIVATE ROAD PURPOSES, UTILITIES, AND DRAINAGE, 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.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF OCTOBER, 1987.

ATTEST: LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION

Diana C. La Pierre, ASSISTANT SECRETARY
John McClure, VICE PRESIDENT

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 NORTH LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 89°48'25" WEST.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN McCLURE 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 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 CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 27th DAY OF OCTOBER, 1987.

James M. Kallert, NOTARY PUBLIC, STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY

PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF OCTOBER, 1987.

BY: Carol A. Roberts, CHAIR

ATTEST: John B. Dunkle, CLERK
BY: Paul H. Compton, DEPUTY CLERK

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF OCTOBER, 1987.

BY: H. F. Kallert, P.E. - 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 LANDMARK LAND COMPANY OF 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: 3/25/10/1987

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

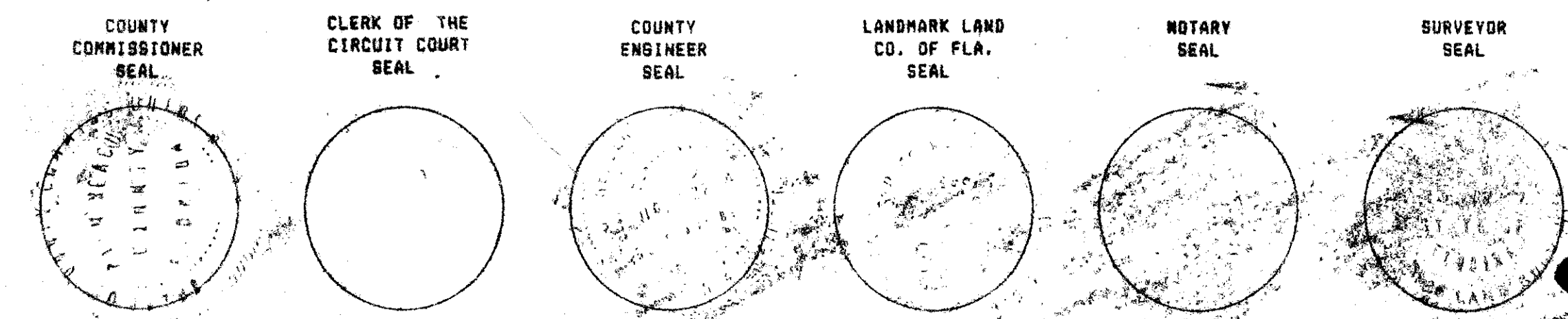
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.N.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.S) 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 11M-5 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9-18-87

PAUL J. FOTORNY, PROFESSIONAL LAND SURVEYOR, STATE OF FLORIDA, FLORIDA REGISTRATION NO. 2297

TAZ 730 14/4/91
SUBDIVISION Sunnydale Drive
BOOK 58
FLOOD ZONE A0
FLOOR MAP # 100B
GUAD # 62
SE PUD
ZONING AR
ZIP CODE 33414
P.O. NAME POPCO

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.
3050 TENTH AVENUE NORTH, SUITE B
LAKE WORTH, FLORIDA 33463



SUNNYDALE DRIVE 58/82

Dailey-Fotorny, inc.
land surveyors, planners, engineers
3050 10th Avenue North, Suite B - Lake Worth, Florida 33463
Phone 305-965-8787