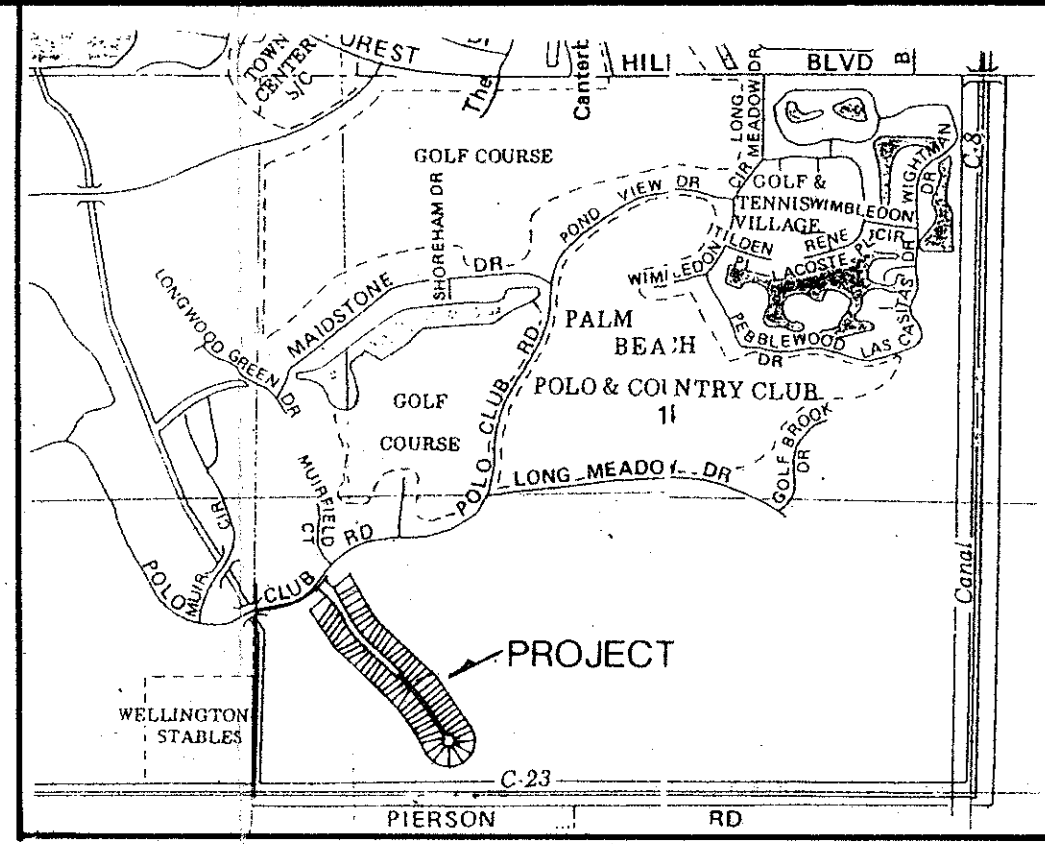


SHADY OAKS

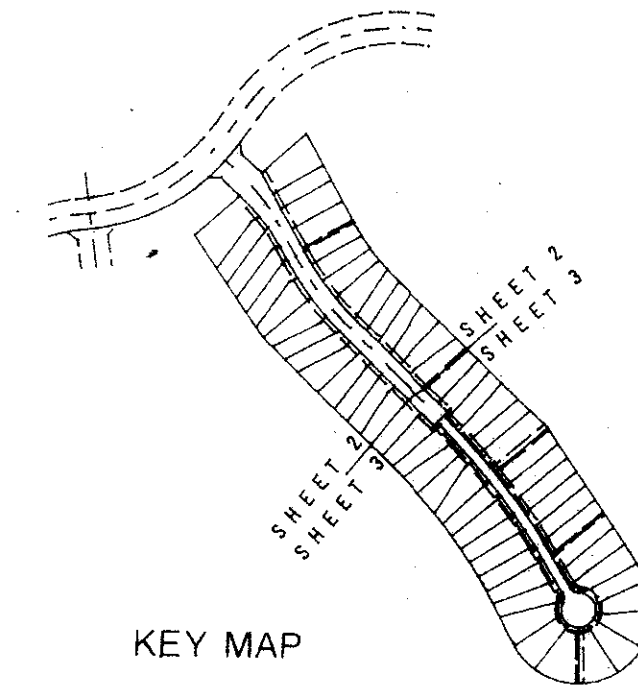
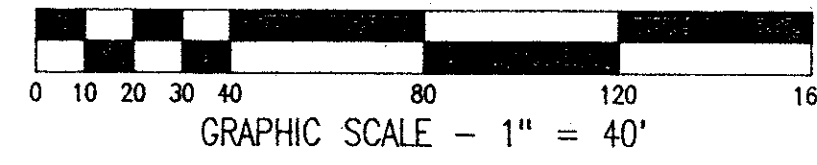
OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

IN SECTION 14 - TOWNSHIP 44 SOUTH - RANGE 41 EAST PALM BEACH COUNTY - FLORIDA

IN 3 SHEETS DECEMBER - 1987 SHEET 1



LOCATION MAP



KEY MAP

DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NON-RADIAL INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AND THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, SAID INTERSECTION BEING AS SHOWN ON THE PLAT OF MURFIELD-PLAT NO. 1 AS RECORDED IN PLAT BOOK 48, PAGES 30-32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIAL BEARING AT SAID INTERSECTION OF SOUTH 18°07'16" EAST, AND A RADIUS OF 440.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, THROUGH A CENTRAL ANGLE OF 11°47'27", A DISTANCE OF 94.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°40'11" EAST, A DISTANCE OF 43.99 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, THROUGH A CENTRAL ANGLE OF 34°14'01", A DISTANCE OF 322.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, THROUGH A CENTRAL ANGLE OF 13°16'34", A DISTANCE OF 125.12 FEET; THENCE SOUTH 04°47'39" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 33.71 FEET; THENCE SOUTH 47°10'13" EAST, A DISTANCE OF 69.18 FEET; THENCE NORTH 49°10'43" EAST, A DISTANCE OF 153.55 FEET; THENCE SOUTH 28°28'41" EAST, A DISTANCE OF 260.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 595.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 17°23'52", A DISTANCE OF 180.67 FEET; THENCE SOUTH 45°52'33" EAST, A DISTANCE OF 542.09 FEET; THENCE SOUTH 33°28'21" EAST, A DISTANCE OF 427.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 187°19'56", A DISTANCE OF 621.22 FEET; THENCE NORTH 26°08'25" WEST, A DISTANCE OF 154.68 FEET; THENCE NORTH 31°24'25" WEST, A DISTANCE OF 14.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1577.40 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 14°28'08", A DISTANCE OF 398.34 FEET; THENCE NORTH 45°52'33" WEST, A DISTANCE OF 449.53 FEET; THENCE NORTH 33°20'39" WEST, A DISTANCE OF 313.67 FEET; THENCE NORTH 49°10'43" EAST, A DISTANCE OF 154.75 FEET; THENCE NORTH 47°10'13" WEST, A DISTANCE OF 65.26 FEET; THENCE NORTH 88°52'01" WEST, A DISTANCE OF 33.26 FEET TO THE POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT DIAMOND BROTHERS IX, INC., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS SHADY OAKS AT PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., SITUATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND 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, FLORIDA; HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

ROAD TRACT A (TWIN OAKS WAY), IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, IS HEREBY DEDICATED TO SHADY OAKS AT PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE ACCESS TRACT, IS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, IS HEREBY DEDICATED TO SHADY OAKS AT PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 16th DAY OF MARCH, 1988.

ATTEST: *Roderick T. Wilson*
RODERICK T. WILSON, ASSISTANT SECRETARY
BY: *Gerald L. Diamond*
GERALD L. DIAMOND, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD L. DIAMOND AND RODERICK T. WILSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF DIAMOND BROTHERS IX, INC., A FLORIDA CORPORATION, AND WHO SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID 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 16th DAY OF March, 1988.

MY COMMISSION EXPIRES: 2/25/91

Anna R. Washburn
NOTARY PUBLIC, STATE OF FLORIDA

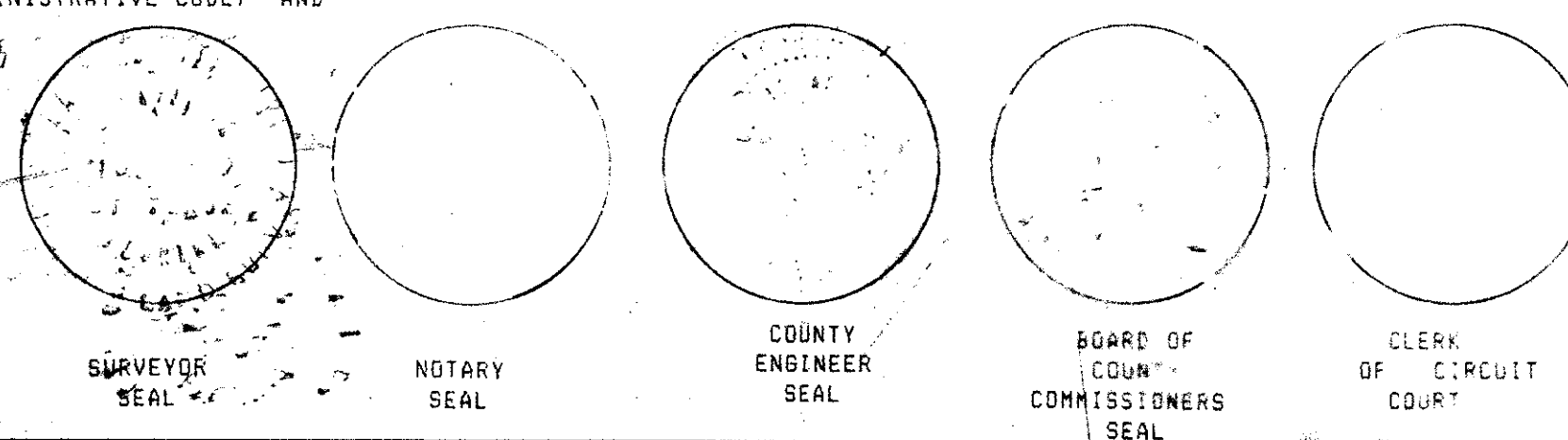
SURVEYOR'S CERTIFICATION

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.M.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 21HH-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3-17-88

R. J. Fothery
PAUL J. FOTHERY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297



THIS INSTRUMENT PREPARED BY:
PAUL J. FOTHERY OF DAILEY-FOTHERY, INC.
5050 10TH AVENUE NORTH, SUITE B
LAKE WORTH, FLORIDA 33463

LAND USE

TOWNHOUSE LOTS (1 THRU 64)	11.324 ACRES
ACCESS TRACT	0.454 ACRES
ROAD TRACTS (50' & 80' PRIVATE)	1.111 ACRES
TOTAL	12.889 ACRES
DENSITY (64 UNITS)	4.96 UNITS/ACRE

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°03'05" EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE, WATER, OR SEWER EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE, MAINTENANCE, OR UTILITY EASEMENTS FOR WATER OR SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS, ROAD TRACTS, AND ACCESS TRACTS AS SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF APRIL, 1988.

BY: *Carol Elmqvist*
CAROL ELMQUIST VICE CHAIR

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF APRIL, 1988.

BY: *H. F. Kahler*
H. F. KAHLER, P.E. COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Rick A. Compton*
RICK A. COMPTON DEPUTY CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND RIGHT OF FIRST REFUSAL UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF, OF THE LAND DESCRIBED IN SAID DEDICATION, AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5505, PAGE 408, AND ITS RIGHT OF FIRST REFUSAL, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5505, PAGE 422, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED 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 15th DAY OF MARCH, 1988.

ATTEST:

BY: *Diana C. LaPierre*
DIANA C. LAPIERRE, ASSISTANT SECRETARY

LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: *John McClure*
JOHN MCCLURE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JOHN MCCLURE AND DIANA C. LAPIERRE, 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 LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND WHO SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO 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 15th DAY OF March, 1988.

MY COMMISSION EXPIRES:

Lynn M. Swallo
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF Monroe

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF, OF THE LAND DESCRIBED IN SAID DEDICATION, AND AGREES THAT ITS MORTGAGES OR ENCUMBRANCES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5505, PAGE 424, AND IN OFFICIAL RECORD BOOK 5505, PAGE 437, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY-IN-FACT, AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF March, 1988.

WITNESS TO ROBERT TEAMERSON

TRIAD FUNDINGS, INC., A NEW YORK CORPORATION

BY: *Robert Teamerson*
ROBERT TEAMERSON, ATTORNEY-IN-FACT

WITNESS TO ROBERT TEAMERSON

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF Monroe

BEFORE ME, PERSONALLY APPEARED ROBERT TEAMERSON, ATTORNEY AT LAW, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT OF TRIAD FUNDINGS INC., A NEW YORK CORPORATION, AND WHO ACKNOWLEDGED TO AND BEFORE ME, THAT HE EXECUTED SUCH INSTRUMENT AS ATTORNEY-IN-FACT, AND THAT THE SEAL AFFIXED HERETO 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 15th DAY OF March, 1988.

Robert Teamerson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 4/30/90

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DIAMOND BROTHERS IX, INC., A FLORIDA 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 THE PROPERTY IS ENCUMBERED BY MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: *Alan J. Ciklin*
ALAN J. CIKLIN, ATTORNEY AT LAW

LICENSED IN FLORIDA - DATE: 3-11-1988

0332-067

Dailey-Fothery, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite B - Lake Worth, Florida 33463
Phone 305-965-8781

SHADY OAKS 59/117

SUBDIVISION: Shady Oaks - P000R
BOOK 59 PAGE 117
FLOOR: ZONE A01 FLOOR MAP # 100B
QUAD: # 02 ZONE: AR
\$2 PUD 86-32 EXP CODE 88-18
PUB NAME: Wellington P.U.D.
TAX: 730