

PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE, P.U.D.

LYING IN LANDS FORMERLY PLATTED AS CHUKKER HILL OF WELLINGTON COUNTRYPLACE - P.U.D.
IN PLAT BOOK 40, PAGES 44 - 46 AND ABANDONED PER O.R.B. 5247, PAGE 393,
PUBLIC RECORDS OF PALM BEACH COUNTY
IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET NO. 1 OF 2 SHEETS
JUNE 1988

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:55 AM
this 8 day of Dec.
1988 and duly recorded in Plat Book No.
61 on page 112 + 113
JOHN B. DUNKLE, Clerk, Circuit Court
By *[Signature]* D.C.



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, JOINED BY ACME IMPROVEMENT DISTRICT, AS OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 - WELLINGTON COUNTRYPLACE - P.U.D., BEING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA LYING IN LANDS FORMERLY PLATTED AS CHUKKER HILL OF WELLINGTON COUNTRYPLACE - P.U.D. IN PLAT BOOK 40, PAGES 44 THROUGH 46 AND ABANDONED PER O.R.B. 5247, PAGE 393 PUBLIC RECORDS OF PALM BEACH COUNTY, AND MORE PARTICULARLY DESCRIBED UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A" IS RESERVED TO LANDMARK LAND COMPANY OF FLORIDA, INC. FOR PROVIDING EQUESTRIAN FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LANDMARK LAND COMPANY OF FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED PERPETUALLY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING BLE TELEVISION SYSTEMS.

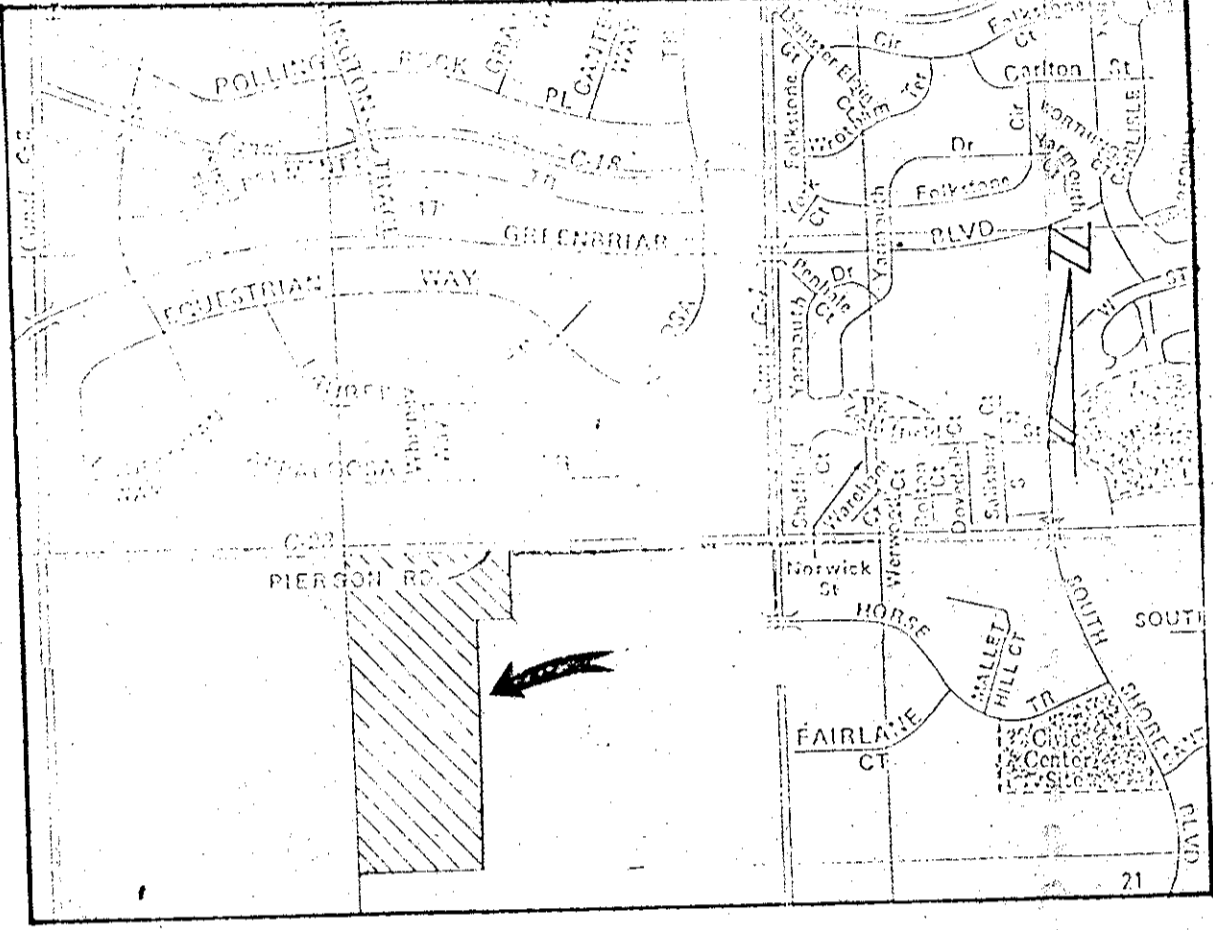
THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE BRIDLE EASEMENT AS SHOWN IS FOR THE PURPOSE OF INGRESS AND EGRESS AND IS HEREBY DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE BUFFER EASEMENT AS SHOWN IS FOR OPEN SPACE PURPOSES AND IS HEREBY DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ACME IMPROVEMENT DISTRICT, RIGHT OF WAY (PIERSON ROAD) AS SHOWN HEREON IS FOR PUBLIC ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.



LOCATION MAP

LAND USE

PIERSON ROAD	0.85 Acres
PARCEL "A"	29.23 Acres
TOTAL	30.09 Acres

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS **6th** DECEMBER 1988

BY: *[Signature]*
CAROL ELMQUIST, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
[Signature]
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS **6th** DECEMBER 1988

BY: *[Signature]*
HERBERT F. KARLERT, P.E., COUNTY ENGINEER

DESCRIPTION

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 89°37'49" WEST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1930.43 FEET, TO THE NORTHWEST CORNER OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 60, PAGES 143 AND 144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE CONTINUE NORTH 89°37'49" WEST, ALONG SAID NORTH LINE OF SECTION 20, A DISTANCE OF 748.50 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE SOUTH 00°50'56" WEST, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 20, A DISTANCE OF 2030.07 FEET, THENCE SOUTH 89°37'49" EAST ALONG A LINE 2030.0 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 609.12 FEET, THENCE NORTH 00°00'56" EAST, ALONG A LINE 609.10 FEET EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 1505.05 FEET, THENCE SOUTH 89°37'49" EAST, ALONG A LINE 525.0 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 143.77 FEET TO THE WEST LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1, THENCE NORTH 00°22'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 525.0 FEET TO THE POINT OF BEGINNING.

CONTAINING: 30.09 ACRES MORE OR LESS.

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 HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION AND ACME IMPROVEMENT DISTRICT, 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.

[Signature]
ALAN J. CIKLIN, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: 2/19/98

SURVEYOR'S NOTES

■ - DENOTES PERMANENT REFERENCE MONUMENT
▲ - DENOTES PERMANENT CONTROL POINT
U.E. - DENOTES UTILITY EASEMENT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON COUNTRYPLACE - P.U.D. THE NORTH LINE OF SECTION 20/44/41 IS ASSUMED TO BEAR NORTH 89°37'49" WEST.

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, WATER AND SEWER EASEMENTS OR UTILITY EASEMENTS FOR WATER OR SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AND ROAD 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.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE POINTS HAVE BEEN SET AS REQUIRED BY LAW AND THAT (P.R.M.'S) PERMANENT REFERENCE POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BEARING PLAT. I, THE COUNTY ENGINEER OF PALM BEACH COUNTY, FLORIDA FOR THE REBIDDED PURPOSES AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND WITH THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 177, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10-20-88 BY: *[Signature]*
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3468

ATTEST:

[Signature]
DIANA C. LA PIERRE,
ASSISTANT SECRETARY

BY: *[Signature]*
JOHN McCURE, VICE PRESIDENT

[Signature]
MARY M. VIATOR,
ASSISTANT SECRETARY

BY: *[Signature]*
RALPH D. MCCORMACK, PRESIDENT

ACKNOWLEDGMENT

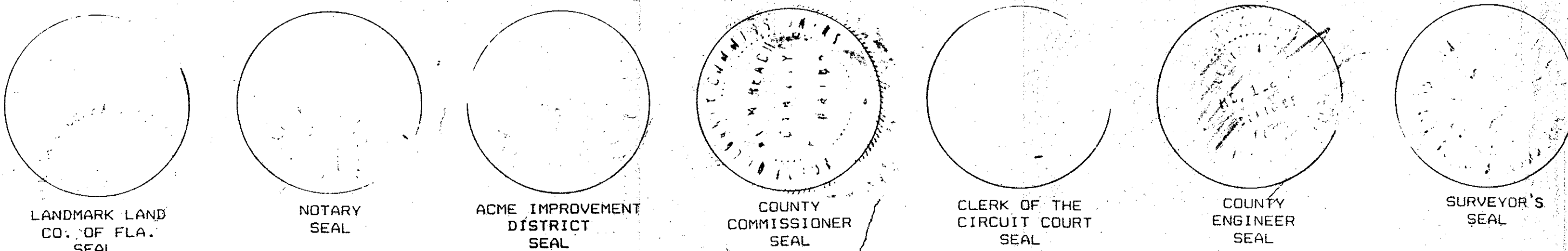
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN McCURE, DIANA C. LA PIERRE, 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, JOINED BY MARY M. VIATOR AND RALPH D. MCCORMACK, ASSISTANT SECRETARY AND PRESIDENT, RESPECTIVELY, OF ACME IMPROVEMENT DISTRICT, 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 DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE RESPECTIVE SEALS OF SAID CORPORATION AND DISTRICT, AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18 DAY OF Oct, 1988.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: April 15, 1989



SCALE: 1" = 100'	NICK MILLER, INC. Land Surveying Planning & Development Consultants	DRAWN BY:
DATE: JUNE 1988		CHK
PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2, WELLINGTON COUNTRYPLACE - P.U.D.		
2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (305) 627-5200		DRAWING NUMBER 88-0003F

SUBDIVISION - Palm Beach Polo Equestrian Club #2
 BOOK 61 PAGE 112
 FLD 401
 LWD 78
 SE 33414
 PUD NAME Wellington Countryplace PUD
 TAZ 728
 2/10/91

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Pot 76-60
Collect

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