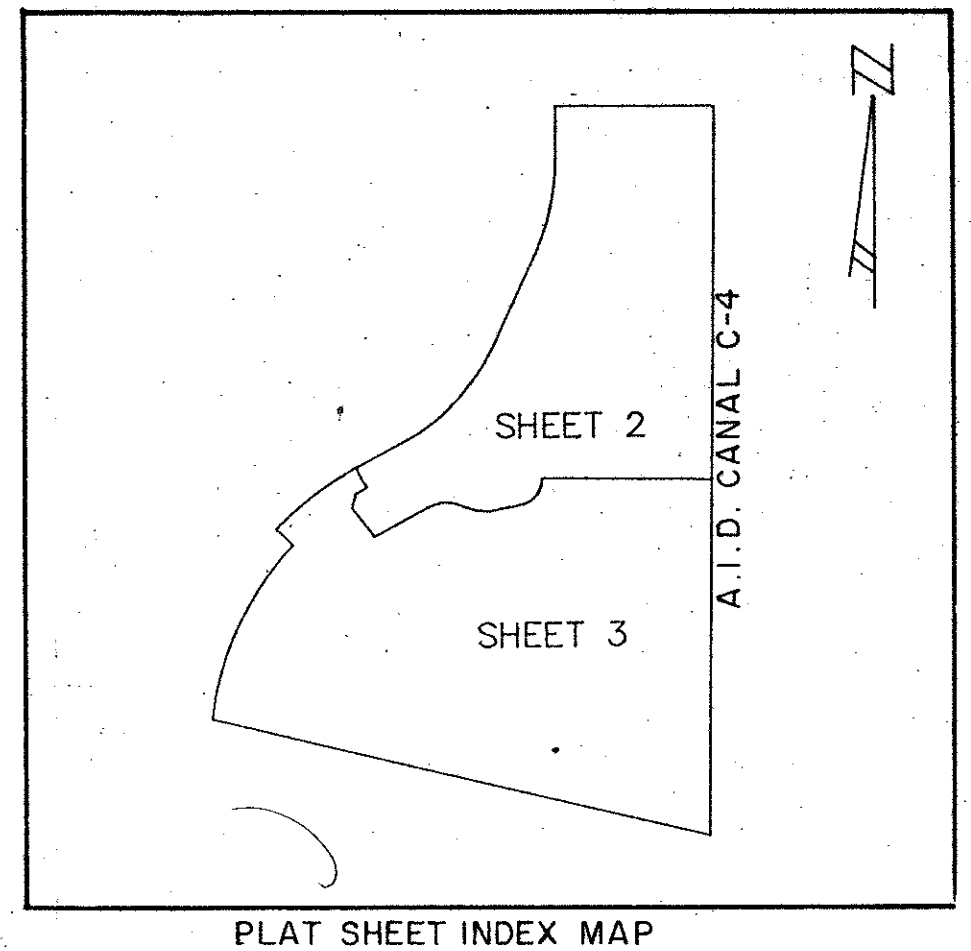


EQUESTRIAN CLUB ESTATES - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D.

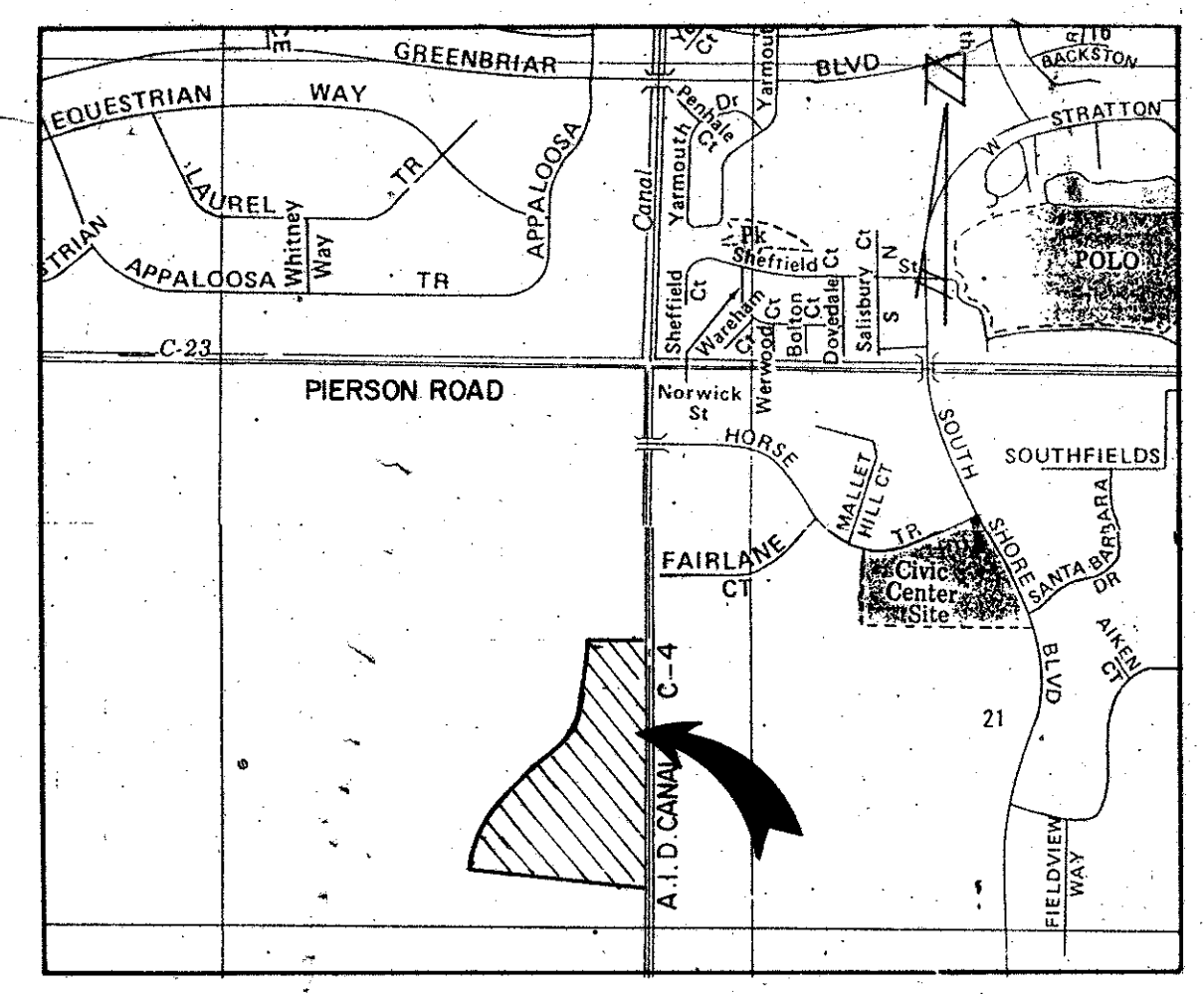
IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET NO. 1 OF 3 SHEETS

MAY 1989



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 23rd day of JAN 1989, and duly recorded in Plat Book No. 64 on pages 187 thru 189
JOHN B. DUNKLE, Clerk of the Court
By Nick Miller D.C.



LOCATION MAP

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, THAT EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN HEREON AS EQUESTRIAN CLUB ESTATES PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., BEING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED UNDER DESCRIPTIONS 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 EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC., 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.

EQUESTRIAN CLUB ROAD, AMBASSADOR ROAD, JAPPELOUP LANE AND TOUCH OF CLASS COURT ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, AND ARE HEREBY DEDICATED TO EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC., 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, 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 EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF EQUESTRIAN CLUB ESTATES PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENTS AND WATER MANAGEMENT TRACTS "A" AND "B" ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20.0 FEET MAINTENANCE EASEMENT ALONG THE WEST RIGHT OF WAY OF ACME IMPROVEMENT DISTRICT CANAL C-4 IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THAT PORTION OF THE 20.0 FEET MAINTENANCE EASEMENT ADJACENT TO ACME IMPROVEMENT DISTRICT CANAL C-4 AND LYING WITHIN WATER MANAGEMENT TRACT "A" IS ALSO DEDICATED TO EQUESTRIAN CLUB ESTATES PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, UNIQUE DEVELOPMENT CONCEPTS, INC., AT PALM BEACH POLO AND COUNTRY CLUB, A FLORIDA CORPORATION AND GENERAL PARTNER OF EQUESTRIAN GROUP, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE CORPORATE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF September, 1989.

EQUESTRIAN GROUP, LTD.,
A FLORIDA LIMITED PARTNERSHIP
BY: Lawrence Thronburg, III
VICE-PRESIDENT
AT PALM BEACH POLO & COUNTRY CLUB,
A FLORIDA CORPORATION
GENERAL PARTNER

ATTEST:
Denis Quinlan
VICE-PRESIDENT
BY: Lawrence Thronburg, III
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED LAWRENCE THRONBURG, III AND DENIS QUINLAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF UNIQUE DEVELOPMENT CONCEPTS, INC. AT PALM BEACH POLO AND COUNTRY CLUB, A FLORIDA CORPORATION, THE GENERAL PARTNER IN EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER IN SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF September, 1989.

MY COMMISSION EXPIRES: Notary Public, State of Florida
Suzanne H. Bore
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH)

LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 6017 AT PAGE 1530 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF Sept, 1989.

ATTEST: Diana C. LaPierre
DIANA C. LA PIERRE
ASSISTANT SECRETARY
BY: H.B. Warren
H.B. WARREN
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED H.B. WARREN 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 OF LANDMARK LAND COMPANY OF FLORIDA, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 HERETO 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 25th DAY OF September, 1989.

MY COMMISSION EXPIRES: Notary Public, State of Florida
Rubens F. Barin
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH)

I, PATRICK CASEY, 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 EQUESTRIAN GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: Dec. 1, 1989 BY: Patrick Casey
PATRICK CASEY
ATTORNEY AT LAW

LAND USE (PETITION NO. 76-60A)

| | |
|--------------------------|------------------------|
| RESIDENTIAL LOTS (26) | 15.52 Ac. |
| WATER MANAGEMENT TRACT A | 5.80 Ac. |
| WATER MANAGEMENT TRACT B | 6.31 Ac. |
| ROADS | 5.67 Ac. |
| TOTAL AREA | 33.30 Ac. MORE OR LESS |
| DENSITY | 0.78 D.U./Ac. |
| HOUSING TYPE | S.F. DETACHED |

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF JANUARY 1989
BY: Carl Elmqvist
CARL ELMQUIST, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: Della Rawat
DELLA RAWAT
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF JANUARY 1989

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

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 EAST LINE OF SECTION 20/44/41 IS ASSUMED TO BEAR NORTH 00°51'46" 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, WATER AND SEWER 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.

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

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.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°37'49" WEST ALONG THE SOUTH LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 A DISTANCE OF 410.02 FEET; THENCE SOUTH 00°51'46" WEST, A DISTANCE OF 134.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'02", A DISTANCE OF 256.57 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°21'48" WEST, A DISTANCE OF 249.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 552.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°59'58", A DISTANCE OF 356.61 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°21'46" WEST, A DISTANCE OF 135.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 830.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02'58", A DISTANCE OF 261.47 FEET TO A RADIAL INTERSECTION; THENCE SOUTH 45°41'12" EAST, A DISTANCE OF 60.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 770.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°11'39", A DISTANCE OF 499.85 FEET TO A NON-RADIAL INTERSECTION; THENCE SOUTH 76°19'36" EAST, A DISTANCE OF 1328.18 FEET; THENCE NORTH 00°51'46" EAST ALONG THE WEST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-4, SAID WEST RIGHT OF WAY LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1875.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 33.304 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET 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 PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Sept. 26, 1989 BY: Nick Miller
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO.: 3888

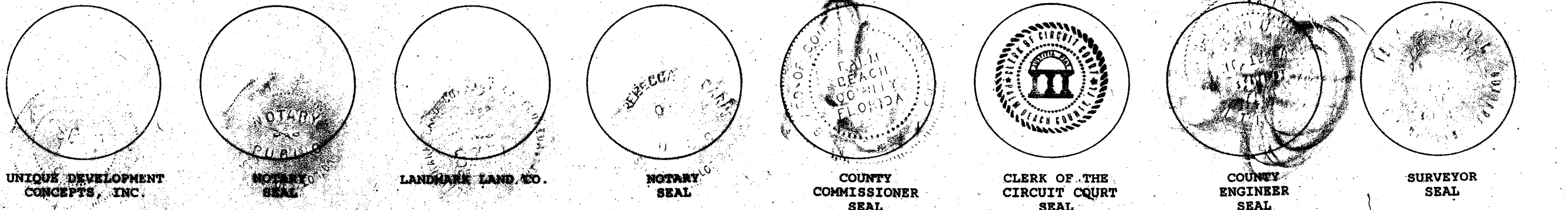
THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410

0333-006

64/187

SCALE: NICK MILLER, INC. DRAWN BY:
DATE: MAY 1989 Land Surveying
Planning & Development Consultants, INC.
EQUESTRIAN CLUB ESTATES - PLAT NO. 1 OF PALM BEACH POLO & COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D.
2560 R.C.A. Blvd. • Suite 105
Palm Beach Gardens, Florida 33410 (407) 627-5200
DRAWING NUMBER: 88063 P

SUBDIVISION: EQUESTRIAN CLUB ESTATES PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB
BOOK: 64 PAGE: 187
FLOOD ZONE: A01
FLOOD MAP: 7-1008
ZONING: RE
SE: 76-60
ZIP CODE: 33414
P.D. NAME: WELLINGTON COUNTRYPLACE



TAZ 728