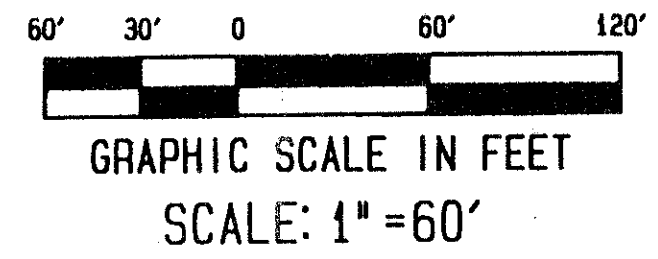
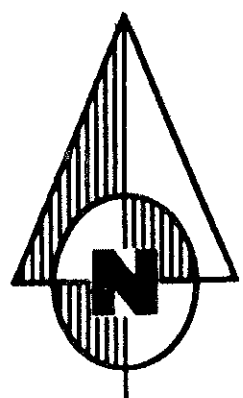


BLACK WATCH FARM PLAT No.2

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

BEING A REPLAT OF A PORTION OF STABLE SITE OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 138, PUBLIC RECORDS, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. JULY 1995

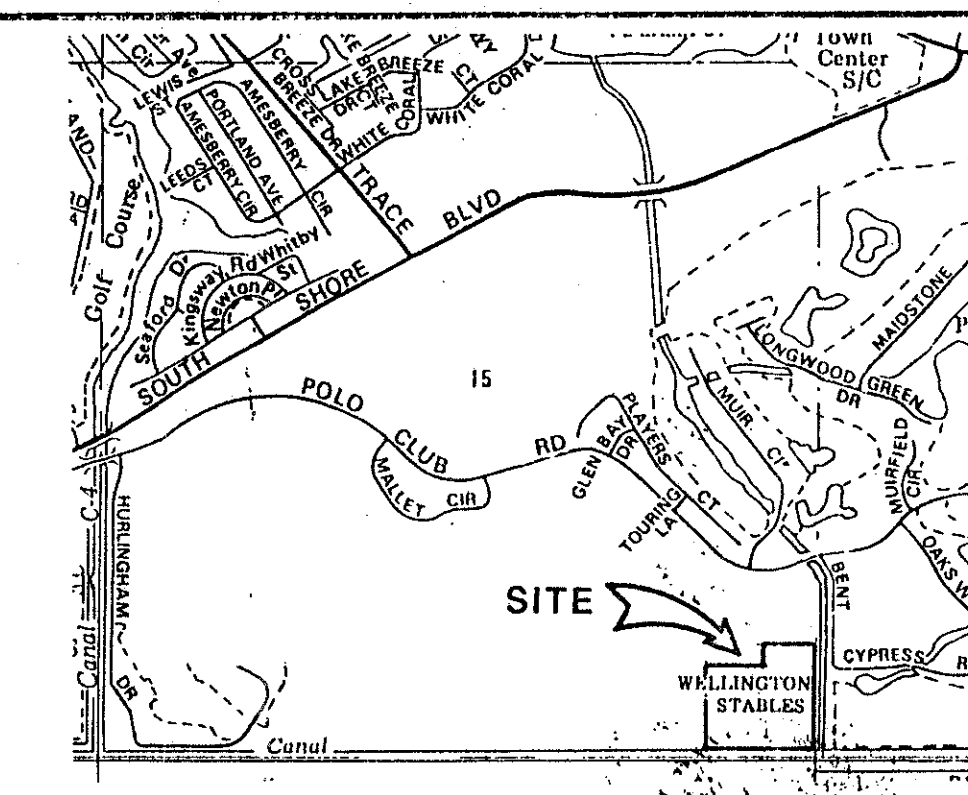


NOT PLATTED
PARCEL 65
WELLINGTON - P. U. D.

ACME IMPROVEMENT DISTRICT A. I. D. CANAL C-7 (O. R. B. 5257, PG. 1282)

NOTES:
COORDINATES, BEARINGS, & DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00001247
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARING ROTATION PLAT TO GRID
01° 00' 41" CLOCKWISE

TABULAR DATA
PETITION NUMBER 86-32E
TOTAL AREA 18.12 ACRES



174

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 12:34 P.M.)
this 27 day of February 1996.)
and duly recorded in Plat Book No. 76)
on page 174)
DOROTHY H. WILKEN, Clerk of Circuit Court)
by Dawn M.) D.C.



COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 85-33 AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 23 DAY OF February 1996.

EDWIN BLACKBURN
DEPUTY COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.01°03'34" E. ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- THE PROPERTY PLATTED HEREON IS A PORTION OF PARCEL 23 OF THE WELLINGTON P.U.D. MASTER PLAN.

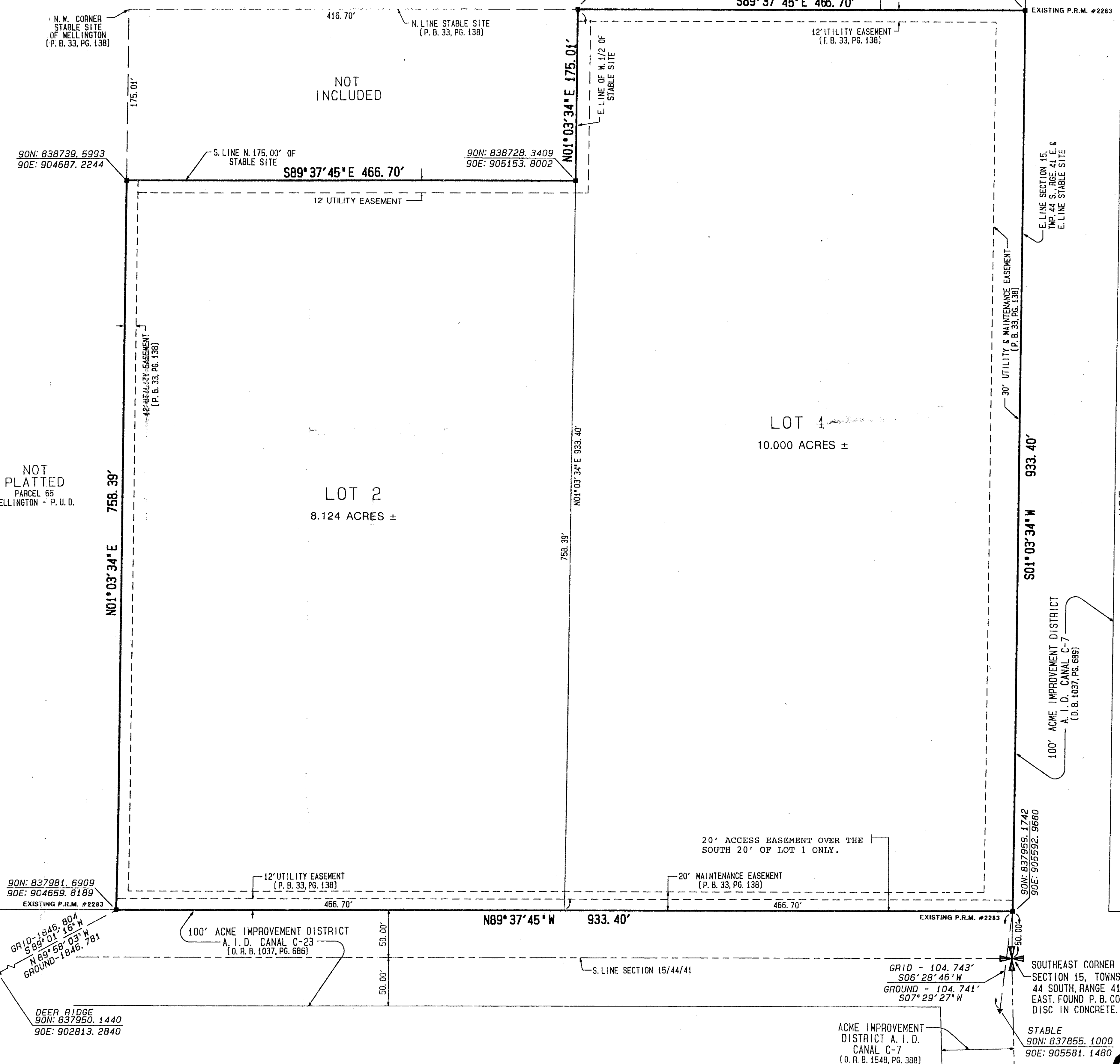
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- CL. = CENTERLINE
- = DENOTES SET P.R.M. UNLESS OTHERWISE NOTED
- = DENOTES FOUND P.R.M. AS NOTED
- SECT. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- A.I.D. = ACME IMPROVEMENT DISTRICT
- P.U.D. = PLANNED UNIT DEVELOPMENT

THIS INSTRUMENT WAS PREPARED BY WRAY D. JORDAN, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

Dailey-Fotorny, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite B - Lake Worth, Florida 33463-2802
Phone 407/948-9787

NOT PLATTED



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEIL S. HIRSCH, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BLACK WATCH FARM PLAT NO. 2, BEING A REPLAT OF A PORTION OF STABLE SITE OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 138, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STABLE SITE OF WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 138, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

LESS: THE NORTH 175 FEET OF THE WEST ONE HALF THEREOF.

CONTAINING: 789,500 SQUARE FEET OR 18.124 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED TO NEIL S. HIRSCH, HIS SUCCESSORS AND ASSIGNS, FOR NON-RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF NEIL S. HIRSCH, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20' ACCESS EASEMENT OVER THE SOUTH 20' OF LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR LOT 2, AND FOR PRIVATE ACCESS TO SAID LOT 2 AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF SAID LOT 2, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, I DO HERELINTO SET MY HAND AND SEAL THIS 26 DAY OF JAN. 1996.

WITNESSES: *Joann Preston* (Notary Public), *Neil S. Hirsch* (Owner)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL S. HIRSCH WHO IS PERSONALLY KNOWN TO ME, ON THE PRESENE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF JAN. 1996.

MY COMMISSION EXPIRES: 5/16/96
Joann Preston
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT BRODY, 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 TO NEIL S. HIRSCH; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 1-26-96
Robert Brody
ROBERT BRODY
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 179, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Paul J. Fotorny
PAUL J. FOTORNY, P.L.S.
LICENSE NO. 2297
STATE OF FLORIDA

NOTARY

OFFICIAL SEAL
JOANN PRESTON
My Commission Expires
May 6, 1996
Comm. No. CC 156108

LAND SURVEYOR

DEPUTY COUNTY ENGINEER

0332-117

L. J. MOORE
AK
86-32
L. J. MOORE
AK
86-32
L. J. MOORE
AK
86-32