

PARCELS 62C & 66A OF PALM BEACH POLO AND COUNTRY CLUB- WELLINGTON P.U.D.

IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY 1998
SHEET 1 OF 2 SHEETS

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PARCELS 62C & 66A, OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION FOR PARCEL 62C

COMMENCING AT THE SOUTHERLY MOST CORNER OF MUIRFIELD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 30 THROUGH 32, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE NORTH 38 DEGREES 41 MINUTES 35 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A.I.D. CANAL C-7, AS RECORDED ON O.R.B. 2501, PG. 1228 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, A DISTANCE OF 353.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 38 DEGREES 41 MINUTES 35 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.44 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF MUIR CIRCLE AS SHOWN ON MUIRFIELD PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 18 THROUGH 20, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE NORTH 10 DEGREES 48 MINUTES 25 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 158.64 FEET; THENCE NORTH 81 DEGREES 18 MINUTES 25 SECONDS EAST ALONG A LINE 17.50 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 10, OF SAID MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON - P.U.D., A DISTANCE OF 66.93 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LAKE NO. 34 AS RECORDED IN OFFICIAL RECORDS BOOK 6599, PAGES 341 THROUGH 395, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 15 DEGREES 16 MINUTES 33 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LAKE NO. 34, A DISTANCE OF 72.45 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 46 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LAKE NO. 34, A DISTANCE OF 80.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LAKE NO. 34, THROUGH A CENTRAL ANGLE OF 34 DEGREES 10 MINUTES 03 SECONDS, A DISTANCE OF 44.73 FEET; THENCE SOUTH 41 DEGREES 47 MINUTES 48 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LAKE NO. 34, A DISTANCE OF 28.08 FEET; THENCE SOUTH 27 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LAKE NO. 34, A DISTANCE OF 26.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,228.6 SQUARE FEET OR 0.4185 ACRES, MORE OR LESS.

DESCRIPTION FOR PARCEL 66A

COMMENCING AT THE SOUTHERLY MOST CORNER OF MUIRFIELD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 30 THROUGH 32, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE NORTH 38 DEGREES 41 MINUTES 35 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A.I.D. CANAL C-7, AS RECORDED ON O.R.B. 2501, PG. 1228 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, A DISTANCE OF 84.46 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 540.00 FEET, A RADIAL BEARING OF SOUTH 21 DEGREES 28 MINUTES 56 SECONDS EAST AT SAID POINT, AND THE NORTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD, AS SHOWN ON THE PLAT OF MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 18 THROUGH 20, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 58 MINUTES 32 SECONDS, A DISTANCE OF 56.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 09 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.32 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID A.I.D. CANAL C-7 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62 DEGREES 32 MINUTES 32 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 20 MINUTES 58 SECONDS, A DISTANCE OF 316.18 FEET; THENCE NORTH 37 DEGREES 09 MINUTES 38 SECONDS WEST, A DISTANCE OF 37.13 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MUIR CIRCLE, AS SHOWN ON SAID PLAT OF MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.; THENCE NORTH 10 DEGREES 47 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.41 FEET TO THE POINT OF CURVATURE OF CURVE TO THE RIGHT HAVING RADIUS OF 179.91 FEET; THENCE NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 00 MINUTES 53 SECONDS, A DISTANCE OF 106.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 117.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 57 MINUTES 39 SECONDS, A DISTANCE OF 29.16 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID A.I.D. CANAL C-7 AND THE END OF SAID CURVE; THENCE SOUTH 38 DEGREES 41 MINUTES 35 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 276.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,630 SQUARE FEET OR 1.254 ACRES, MORE OR LESS.

DESCRIPTION AND DEDICATION...CONTINUED...

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

THE 5-FOOT LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 10 FOOT UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF April, 1998.

PALM BEACH POLO HOLDINGS, INC.
A FLORIDA CORPORATION

ATTEST: *Donald W. Langdon*
DONALD W. LANGDON,
VICE PRESIDENT

BY: *Glenn F. Straub*
GLENN F. STRAUB, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND DONALD W. LANGDON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF April, 1998.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Ronald Witkowski*, 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 PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 4/3/98

Ronald Witkowski
NOTARY AT-LAW
LICENSED IN FLORIDA

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

EAST LINE SEC. 15 - PLAT BEARING N.01°03'34"E
- GRID BEARING N.02°04'16"E

BEARING ROTATION PLAT TO GRID
01°00'41" CLOCKWISE

THIS INSTRUMENT WAS PREPARED BY
PAUL J. FOTORNY, P.L.S. IN THE OFFICES
OF DAILEY-FOTORNY, INC., 5050 10TH
AVENUE NORTH, GREENACRES, FLORIDA,
33463

VILLAGE OF WELLINGTON APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON AND ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 9th DAY OF June OF 1998.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Carmine A. Priore*
CARMINE A. PRIORE, DDS,
MAYOR

ATTEST: *Awilda Rodriguez*
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

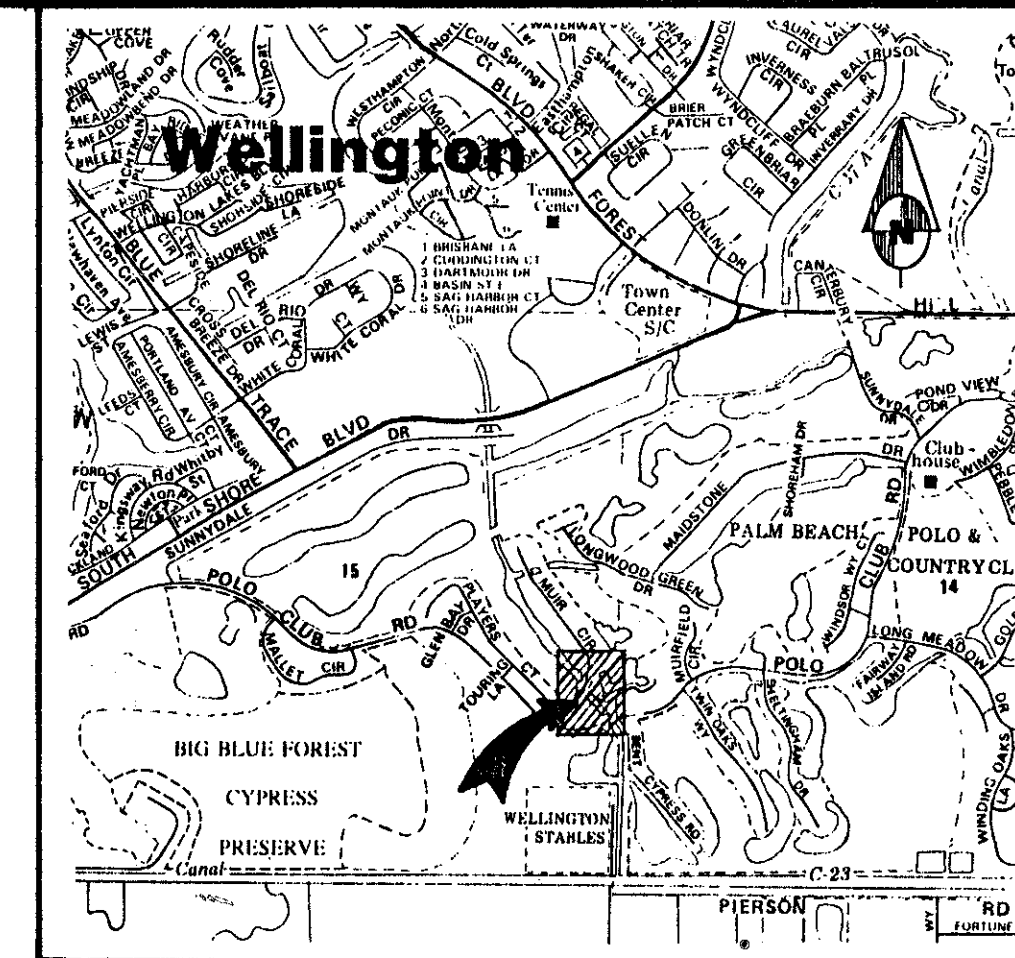
BEFORE ME PERSONALLY APPEARED _____ AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME, WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF June, 1998.

MY COMMISSION EXPIRES: April 14, 1999

Suzan L. Dornell
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC452549

Suzan L. Dornell
NAME: Suzan L. Dornell
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC452549



LOCATION MAP

NOT TO SCALE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.01°03'34" E (PLAT) & N.02°04'16" E (GRID) 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.) P.L.S. #2297 UNLESS OTHERWISE NOTED
- NOTICE 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 VILLAGE AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCRoACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.

LEGEND:

| | | |
|--------|---|--|
| P.O.C. | = | POINT OF COMMENCEMENT |
| P.O.B. | = | POINT OF BEGINNING |
| P.B. | = | PLAT BOOK |
| PG.(S) | = | PAGE(S) |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| D.B. | = | DEED BOOK |
| CL | = | CENTERLINE |
| ■ | = | DENOTES SET P.R.M. P.L.S. # 2297 UNLESS OTHERWISE NOTED |
| □ | = | DENOTES FOUND P.R.M. AS NOTED |
| SEC. | = | SECTION |
| TWP. | = | TOWNSHIP |
| RGE. | = | RANGE |
| ▲ | = | PALM BEACH COUNTY SURVEY DEPARTMENT BRASS DISK IN CONCRETE |
| ○ | = | SET IRON ROD WITH L.B. #1376 CAP. |
| ● | = | PERMANENT CONTROL POINT (P.C.P.) #2297 |
| Δ | = | CENTRAL ANGLE (DELTA) |
| R | = | RADIUS |
| L | = | LENGTH OF ARC |
| R/W | = | RIGHT OF WAY |
| A.I.D. | = | ACME IMPROVEMENT DISTRICT |
| RAD | = | RADIAL |
| L.B. | = | LICENSED BUSINESS |

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 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

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

177
Pet. 86-32
5/2/16
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:38 p.m. on this 9th day of June 1998
and duly recorded in Plat Book No. 72 on page 177-178
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Diana G. Pitt* D.C.



VILLAGE OF WELLINGTON
14000 GREENBRIAR BLVD.
WELLINGTON, FLORIDA 33414
(561) 791-4000



Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite A - Lake Worth, FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8968

1002
177
PAGE 177
FLOOD MAP # 1002
ZONING AR
ZIP CODE 33414
PUD NAME Palm Beach Polo + Country Club

CONTINUED...