

POLO LAKES PLAT

A PORTION OF WELLINGTON, P.U.D.

SHEET 1 OF 6 SHEETS

200

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING PLANNING
1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608

JUNE, 1998

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:31 P.M., this 03 day of June, 1998 and duly recorded in Plat Book No. 84 on Pages 200 and 205.
DOROTHY H. WILKEN, CLERK
By: *Lugh A. Stedley* DC

A REPLAT OF A PORTION OF TRACTS 22 THROUGH 27, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3 (PB 2, PGS 45-54, P.B.C.R.) AND A REPLAT OF TRACTS C AND D, WELLINGTON'S EDGE BOULEVARD-PARCEL 79, A P.U.D (PB 82, PGS 8-10, P.B.C.R.) AND A PORTION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BAINBRIDGE POLO LAKES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF TRACTS 22 THROUGH 27, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF TRACTS C AND D, WELLINGTON'S EDGE BOULEVARD-PARCEL 79, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 8 THROUGH 10, OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12;

THENCE ON A GRID BEARING OF SOUTH 87 DEGREES, 44 MINUTES, 41 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 579.87 FEET;

THENCE NORTH 02 DEGREES, 15 MINUTES, 19 SECONDS EAST, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 42 DEGREES, 44 MINUTES, 41 SECONDS WEST, A DISTANCE OF 35.36 FEET;

THENCE NORTH 02 DEGREES, 15 MINUTES, 19 SECONDS EAST, A DISTANCE OF 108.27 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89 DEGREES 20 MINUTES 27 SECONDS AND A RADIUS OF 495.00 FEET FOR AN ARC LENGTH OF 771.85 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 65.22 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08 DEGREES 43 MINUTES 03 SECONDS AND A RADIUS OF 340.00 FEET FOR AN ARC DISTANCE OF 51.73 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 01 DEGREE 28 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF "WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.", AS RECORDED IN PLAT BOOK 76 AT PAGE 163 THROUGH 167 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 253.16 FEET;

THENCE NORTH 88 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 1572.99 FEET;

THENCE SOUTH 01 DEGREE 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 1031.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 09 DEGREES 06 MINUTES 10 SECONDS EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 49 MINUTES 59 SECONDS AND A RADIUS OF 5789.28 FEET FOR AN ARC DISTANCE OF 488.34 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 72 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF 51.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 03 DEGREES 46 MINUTES 19 SECONDS EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREE 31 MINUTES 10 SECONDS AND A RADIUS OF 5801.28 FEET, FOR AN ARC DISTANCE OF 153.84 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87 DEGREES 44 MINUTES 41 SECONDS WEST, A DISTANCE OF 308.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 27.003 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS POLO LAKES PLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS RESERVED BY BAINBRIDGE POLO LAKES LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL PURPOSES.

WATER MANAGEMENT TRACTS "B" AND "C" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE ACCESS AND MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF TRACT "A" FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF FOREST HILL BOULEVARD, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LANDSCAPE BUFFER TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ALONG FOREST HILL BOULEVARD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ALONG WELLINGTON'S EDGE BOULEVARD IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACTS "D" AND "E", AS SHOWN HEREON, ARE DEDICATED TO THE WELLINGTON EDGE PROPERTY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

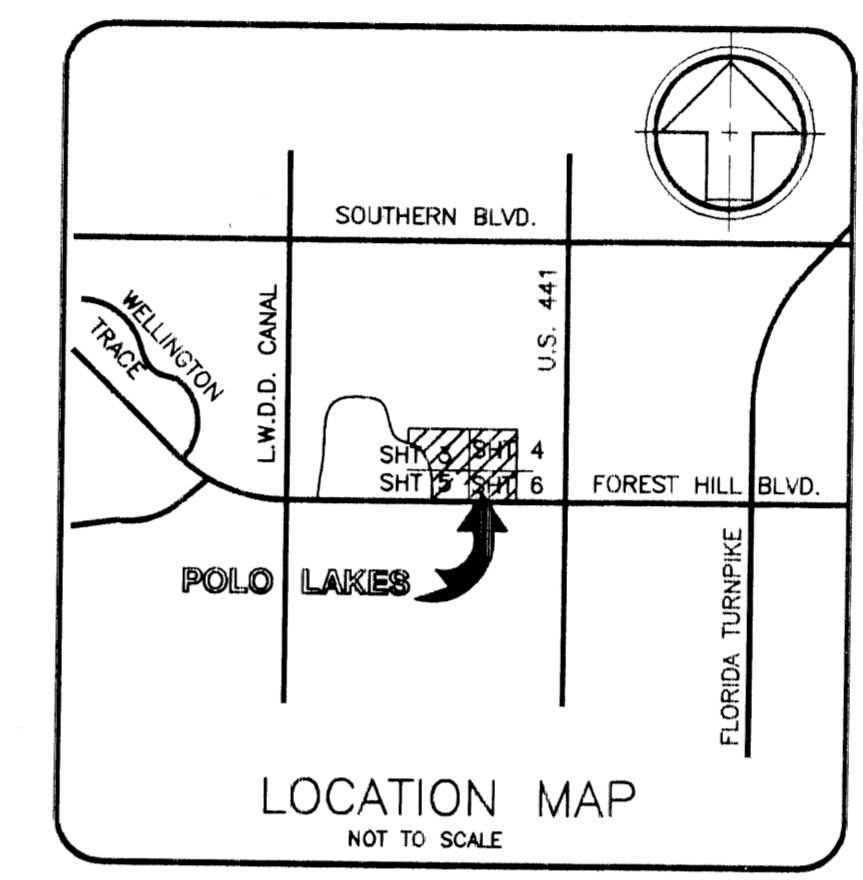
THE SEWER EASEMENT AS SHOWN HEREON IS DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THROUGH ITS GENERAL PARTNER, BAINBRIDGE POLO LAKES GP, INC., A FLORIDA CORPORATION, THIS 27th DAY OF MARCH, 1998.

WITNESS: *Michael D. Rose*
(PRINTED NAME) MICHAEL D. ROSE

WITNESS: *Pat Easley*
(PRINTED NAME) PAT EASLEY

WITNESS: *Richard A. Schechter*
(PRINTED NAME) RICHARD A. SCHECHTER, PRESIDENT



ACKNOWLEDGEMENT

STATE OF Florida SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED RICHARD A. SCHECHTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAINBRIDGE POLO LAKES GP, INC., A FLORIDA CORPORATION, AS SOLE GENERAL PARTNER OF BAINBRIDGE POLO LAKES GP, LTD., A FLORIDA LIMITED PARTNERSHIP, AS SOLE GENERAL PARTNER OF BAINBRIDGE POLO LAKES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 March, 1998.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: December 8, 2002
Julianne Shannon
PRINTED NAME: Julianne Shannon

SURVEY NOTES:

- ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED AND ARE RELATIVE TO A GRID AZIMUTH (NAD 27, 1972 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST. SAID LINE HAVING A BEARING OF SOUTH 87°44'41" EAST.
- COORDINATES SHOWN ARE:
GRID DATUM = NAD'83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000174
ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
SOUTH 87°44'41" EAST (PLAT BEARING)=00°00'03" COUNTERCLOCKWISE
SOUTH 87°44'44" EAST (GRID BEARING) (PLAT TO GRID)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- D.E. - DENOTES DRAINAGE EASEMENT.
■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.
P.B. - DENOTES PLAT BOOK.
ORB - DENOTES OFFICIAL RECORDS BOOK.
POB - DENOTES POINT OF BEGINNING.
POC - DENOTES POINT OF COMMENCEMENT.
C - DENOTES CENTERLINE.
PG - DENOTES PAGE.
S.F. - DENOTES SQUARE FEET.
R - DENOTES RADIUS.
D - DENOTES CENTRAL ANGLE.
L - DENOTES ARC LENGTH.
FND - DENOTES FOUND.
- LINES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF April, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S. UNDER INTER-LOCAL AGREEMENT PER PALM BEACH COUNTY RESOLUTION NO. R-96-377-0.

DATE: 4-27-99
Gary R. Clough
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 27th DAY OF April, 1998.

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

Carmine A. Priore
PRINT NAME: Carmine A. Priore, DBS
MAYOR

Awilda Rodriguez
ATTEST: Awilda Rodriguez
PRINT NAME: Awilda Rodriguez
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Carmine A. Priore and Awilda Rodriguez WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS 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 VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS April DAY OF 27th 1998.

MY COMMISSION EXPIRES: 8/25/2002

Gwen E. Carlisle
PRINT NAME: Gwen E. Carlisle
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC770270

DEDICATION BAINBRIDGE POLO LAKES GP, INC., A FLORIDA CORPORATION	ACKNOWLEDGEMENT (NOTARY) <i>Julianne Shannon</i> My Commission CC795820 Expires December 8, 2002	ACME IMPROVEMENT DISTRICT	ACKNOWLEDGEMENT (NOTARY) <i>Gwen E. Carlisle</i> My Commission CC770270 Expires August 25, 2002	VILLAGE ENGINEER <i>Gary R. Clough</i>	VILLAGE OF WELLINGTON <i>Carmine A. Priore</i>	ACKNOWLEDGEMENT (NOTARY) <i>Gwen E. Carlisle</i> My Commission CC770270 Expires August 25, 2002	SURVEYOR'S PROJECT NO. 98-0398	SURVEYOR <i>Michael D. Rose</i> My Commission CC770270 Expires August 25, 2002
---	--	------------------------------	---	--	--	---	--------------------------------	---

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 27th DAY OF April, 1998.

ACME IMPROVEMENT DISTRICT,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

Carmine A. Priore
BY: Carmine A. Priore, DBS
PRESIDENT

Mary M. Viator
ATTEST: Mary M. Viator
PRINT NAME: Mary M. Viator
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Carmine A. Priore and Mary M. Viator WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS April DAY OF 27th 1998.

MY COMMISSION EXPIRES: 8/25/2002

Gwen E. Carlisle
PRINT NAME: Gwen E. Carlisle
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC770270

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD

OTHER THAN AS SHOWN
HEREON

I, JEFFREY A. DEUTCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY TO BE VESTED TO BAINBRIDGE POLO LAKES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP; THAT CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: MARCH 5, 1999
Jeffrey A. Deutch
JEFFREY A. DEUTCH

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 THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: DECEMBER 14, 1998
Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998