

HUNTER'S CHASE OF PALM BEACH POLO AND COUNTRY CLUB SECTION 3, WELLINGTON P.U.D.

BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

OCTOBER 2006

SHEET 2 OF 5

62

ACCEPTANCE OF DEDICATION BY THE HOMEOWNERS ASSOCIATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 13TH DAY OF November, 2006.

WITNESS: [Signature]
PRINT NAME: JOHN K. BEELER
WITNESS: [Signature]
PRINT NAME: PATRICK MASSACCI

THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC.
BY: [Signature]
JONATHAN F. RAPAPORT, PRESIDENT

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
VILLAGE OF WELLINGTON)

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 9TH DAY OF January, 2006.

ATTEST: [Signature]
AWILDA RODRIGUEZ
VILLAGE CLERK

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA
BY: [Signature]
THOMAS M. WENHAM, MAYOR

SURVEYOR'S NOTES

- ☐ DENOTES SET 4"x4" CONCRETE MONUMENT "PERMANENT REFERENCE MONUMENT (P.R.M.)" STAMPED "PRM LB 4431", UNLESS OTHERWISE NOTED.
- ⊙ DENOTES SET NAIL AND DISK "PERMANENT CONTROL POINT (P.C.P.)" STAMPED "PCP LB 4431", UNLESS OTHERWISE NOTED.

BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON

THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.

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.

THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS UNDER THE SUPERVISION OF DAVID LIDBERG IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JONATHAN F. RAPAPORT, WHO IS PERSONALLY KNOWN TO ME OR HAVE PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ESTATES AT HUNTER'S CHASE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY 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 13TH DAY OF November, 2006.

MY COMMISSION EXPIRES: MARCH 12, 2009
COMMISSION NO. DD391645

NOTARY SEAL:



[Signature]
NOTARY PUBLIC
PRINT NAME: PASANNE PIRETTI

ACKNOWLEDGEMENT

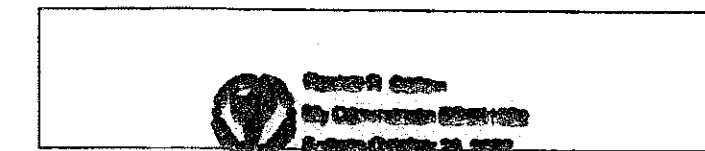
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PROVIDED DRIVERS LICENSES AS IDENTIFICATION, AND 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 OFFICER OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 17TH DAY OF January, 2006.

MY COMMISSION EXPIRES: 10-26-07
COMMISSION NO. _____

NOTARY SEAL:



[Signature]
NOTARY PUBLIC
PRINT NAME: RACHEL R. CALVI

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9TH DAY OF January, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

DATE: 01-09-07

BY: [Signature]
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT 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 PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: OCTOBER 31, 2006

[Signature]
DAVID C. LIDBERG, P.S.M.
LICENSE NO. LS 3613
STATE OF FLORIDA

| AREA TABULATION | | | | | |
|-----------------|-------|--------|---------|-------|--------|
| DESC. | S.F. | ACRES | DESC. | S.F. | ACRES |
| LOT 1 | 13719 | 0.315 | LOT 18 | 9784 | 0.225 |
| LOT 2 | 13506 | 0.310 | LOT 19 | 10047 | 0.231 |
| LOT 3 | 12788 | 0.294 | LOT 20 | 10633 | 0.244 |
| LOT 4 | 12522 | 0.287 | LOT 21 | 10129 | 0.233 |
| LOT 5 | 11616 | 0.267 | LOT 22 | 9381 | 0.215 |
| LOT 6 | 12124 | 0.278 | LOT 23 | 8762 | 0.201 |
| LOT 7 | 9477 | 0.218 | LOT 24 | 9156 | 0.210 |
| LOT 8 | 8885 | 0.204 | LOT 25 | 17384 | 0.399 |
| LOT 9 | 8662 | 0.199 | LOT 26 | 11695 | 0.268 |
| LOT 10 | 8569 | 0.197 | LOT 27 | 24363 | 0.559 |
| LOT 11 | 10921 | 0.251 | LOT 28 | 17056 | 0.392 |
| LOT 12 | 11418 | 0.262 | LOT 29 | 10758 | 0.247 |
| LOT 13 | 9279 | 0.213 | LOT 30 | 9109 | 0.209 |
| LOT 14 | 9950 | 0.228 | TRACT A | 72800 | 1.671 |
| LOT 15 | 13236 | 0.304 | TRACT B | 20028 | 0.460 |
| LOT 16 | 13377 | 0.307 | TRACT C | 16022 | 0.367 |
| LOT 17 | 10417 | 0.239 | TRACT D | 2222 | 0.051 |
| TOTAL | | 459795 | TOTAL | | 10.555 |

| PUD TABULATION | |
|-------------------------|--------------|
| ZONING PETITION NUMBER: | 2006-002 |
| ZERO LOT LINE UNITS | 24 |
| STANDARD UNITS | 6 |
| 30 TOTAL DUELING UNITS | 10.555 ACRES |
| DENSITY | 2.84 DU/ACRE |

PLAT POSITION AND ORIENTATION:

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING AN ASSUMED BEARING OF SOUTH 01°03'05" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

COORDINATES SHOWN HEREON ARE STATE PLANE GRID AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/1990 READJUSTMENT FOR FLORIDA'S EAST ZONE TRANSVERSE MERCATOR PROJECTION.

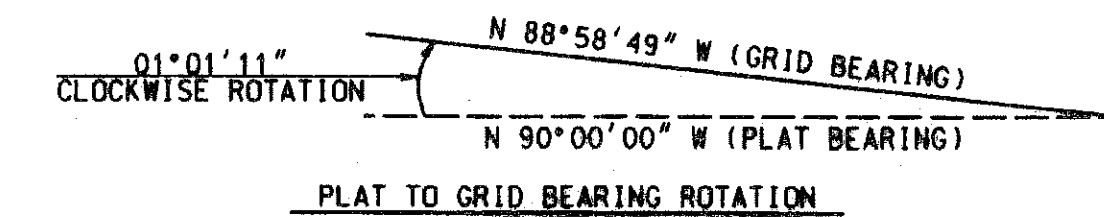
DISTANCES SHOWN HEREON ARE GROUND.

LINEAR UNITS SHOWN HEREON ARE UNITED STATES SURVEY FEET.

SCALE FACTOR = 1.0000121

GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR

TO CONVERT PLAT BEARINGS TO GRID BEARINGS: ROTATE PLAT BEARINGS CLOCKWISE BY 01°01'11".



LIDBERG LAND SURVEYING, INC.
675 West Indian Town Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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|--|---------|--------------|-----------------|
| CAD: K:\UST \ 154441 \ 06-045-306 \ 06-045-306.DGN | | | |
| REF. | | | |
| FLD. | | FB. | PG. |
| OFF. | CASASUS | | JOB 06-045-306 |
| CKD. | D.C.L. | SHEET 2 OF 5 | DATE APRIL 2006 |
| | | | DWG. 006-045P |

