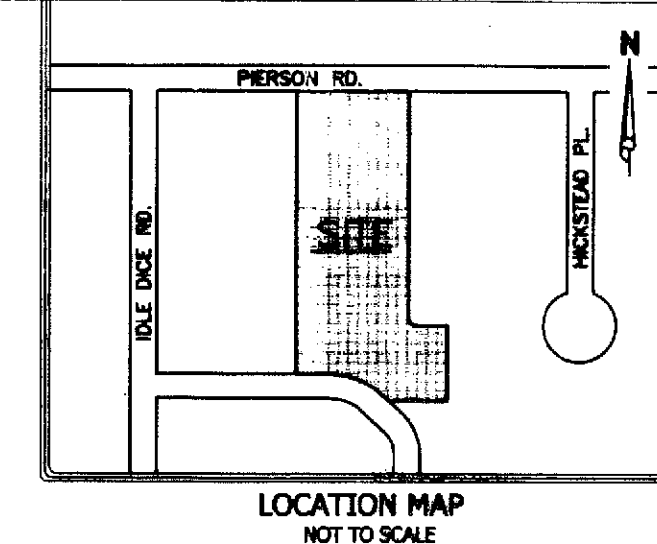


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46

A PORTION OF WELLINGTON COUNTRYPLACE P.U.D. GRANGE PLAT NO 1

BEING A REPLAT OF A PORTION OF PARCEL "A", PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF TRACT 1, REPLAT OF TRACT "C" 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 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JULY 2009



STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 3:26 PM ON JUNE 20 2009 AND DULY RECORDED IN PLAT BOOK 49 ON PAGES 46 THRU 47
SHARON R. BOCK, CLERK
CIRCUIT COURT
BY: [Signature] DC

SHEET 1 OF 2



DESCRIPTION, DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT SUSAN E. GRANGE, OWNER OF THE LANDS SHOWN HEREDON BEING A PARCEL OF LAND IN A PORTION OF PARCEL "A", PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IN A PORTION OF TRACT 1, REPLAT OF TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREDON AS GRANGE PLAT NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D., SAID POINT ALSO BEING IN THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°37'49" EAST (PLAT BEARING DATUM) ALONG THE NORTH LINE OF SAID PLAT AND SAID SECTION 20, A DISTANCE OF 748.50 FEET TO THE NORTHEAST CORNER OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D.; THENCE SOUTH 00°22'11" WEST ALONG THE EAST LINE OF SAID PLAT 5000 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LOT 12, PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 60 PAGE 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°22'11" WEST ALONG THE WEST LINE OF LOTS 12 AND 11, A DISTANCE OF 475.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 44°37'49" EAST ALONG SAID SOUTHWESTERLY LINE (2121 FEET TO THE SOUTH LINE OF SAID LOT 11); THENCE SOUTH 89°37'49" EAST ALONG SAID SOUTH LINE 10500 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND SAID SECTION 20, A DISTANCE OF 748.50 FEET TO THE NORTHEAST CORNER OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D.; THENCE SOUTH 00°22'11" WEST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 176.11 FEET; THENCE NORTH 89°37'49" WEST, 181.56 FEET; THENCE NORTH 53°01'49" WEST, 78.95 FEET TO POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 15000 FEET, A CENTRAL ANGLE OF 36°36'06", AN ARC LENGTH OF 9582 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°37'49" WEST 126.06 FEET TO A POINT ON A LINE THAT IS 340.44 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D.; THENCE NORTH 00°22'11" EAST ALONG SAID PARALLEL LINE 589.46 FEET TO A POINT ON A LINE THAT IS 5000 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PLAT OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D.; THENCE SOUTH 89°37'49" EAST ALONG SAID PARALLEL LINE 340.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.30 ACRES MORE OR LESS

- TRACT A, AS SHOWN HEREDON, IS HEREBY RESERVED BY THE OWNER OF THE LANDS SHOWN HEREDON, THEIR SUCCESSORS AND ASSIGNS.
- THE WATER AND SEWER EASEMENTS AS SHOWN HEREDON ARE DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE BUFFER EASEMENT, AS SHOWN HEREDON, IS HEREBY DEDICATED TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE LIMITED ACCESS EASEMENT SHOWN HEREDON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AS SHOWN HEREDON 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 FACILITIES.
- THE LIFT STATION EASEMENT AS SHOWN HEREDON IS HEREBY DEDICATED IN PERPETUITY TO VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.
- THE BRIDGE EASEMENT AS SHOWN HEREDON IS HEREBY DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, SUSAN E. GRANGE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HER AUTHORIZED AGENT, THIS 15TH DAY OF December, 2009.

SUSAN E. GRANGE
BY: [Signature]
PRINT NAME: Patrick S. Quinlan
PRINT TITLE: [Blank]
WITNESS: [Signature]
PRINT NAME: Mary Williams
PRINT TITLE: [Blank]

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED SUSAN E. GRANGE WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SAID OWNER EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER
WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF December, 2009.

MY COMMISSION EXPIRES: July 6, 2011



PRINT NAME: Patrick S. Quinlan
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER DD0644110

SITE DATA INFORMATION

TOTAL ACRES: 5.30 acres
TRACT A: 5.30 acres

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, DONALD L. TODD, A FULLY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SUSAN E. GRANGE, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREDON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/10/2009

BY: [Signature]
DONALD PATRICK DUFFRESNE
ATTORNEY AT LAW
FLORIDA BAR NO. 0600120

HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

WELLINGTON COUNTRYPLACE PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREDON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREDON, DATED THIS 29TH DAY OF December, 2009.

WELLINGTON COUNTRYPLACE PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS: (AS TO BOTH)
PRINT NAME: MICHAEL STONE

BY: [Signature]
PRINT NAME: MICHAEL STONE
PRESIDENT

WITNESS: (AS TO BOTH)
PRINT NAME: MICHAEL P. STONE

BY: [Signature]
PRINT NAME: MICHAEL H. NISSEN
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED DONALD PATRICK DUFFRESNE AND SUSAN E. GRANGE WHO ARE PERSONALLY KNOWN TO ME OR HAVE BEEN PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS' ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 29TH DAY OF December, 2009.

MY COMMISSION EXPIRES: November 12, 2010



PRINT NAME: DONALD PATRICK DUFFRESNE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER DD601388

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19TH DAY OF JANUARY, 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: JANUARY 19, 2010

WILLIAM J. RIBBE
PRINT NAME: WILLIAM J. RIBBE
VILLAGE ENGINEER

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA } SS
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 HEREDON, DATED THIS 19TH DAY OF January, 2010.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: [Signature]
DARRELL BOWEN
MAYOR

ATTEST: [Signature]
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED DARRELL BOWEN AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED 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 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 VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF January, 2010.

MY COMMISSION EXPIRES: 10/26/2011

[Signature]
PRINT NAME: Rachel R. Calovi
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER DD712917



SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREDON ARE RELATIVE TO THE NORTH LINE OF PARCEL A, PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 112-113, PALM BEACH COUNTY RECORDS, AND IS ASSUMED TO BEAR SOUTH 89°37'49" EAST. ALL OTHER BEARINGS RECITED HEREIN ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS, WITHOUT EXPRESSED WRITTEN CONSENT.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, WITHOUT EXPRESSED WRITTEN CONSENT.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 PALM BEACH COUNTY, FLORIDA.
- 2008 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.10(2); VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, AND A PORTION OF THE REPLAT OF TRACT "C" 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 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY. "THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREDON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE 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 PLAT AND SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 12/10/2009

[Signature]
DONALD L. TODD
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 4380

PREPARED BY
DONALD L. TODD
ATLANTIC - CARIBBEAN MAPPING, INC.
357 LIANA DRIVE - WEST PALM BEACH, FLORIDA
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