

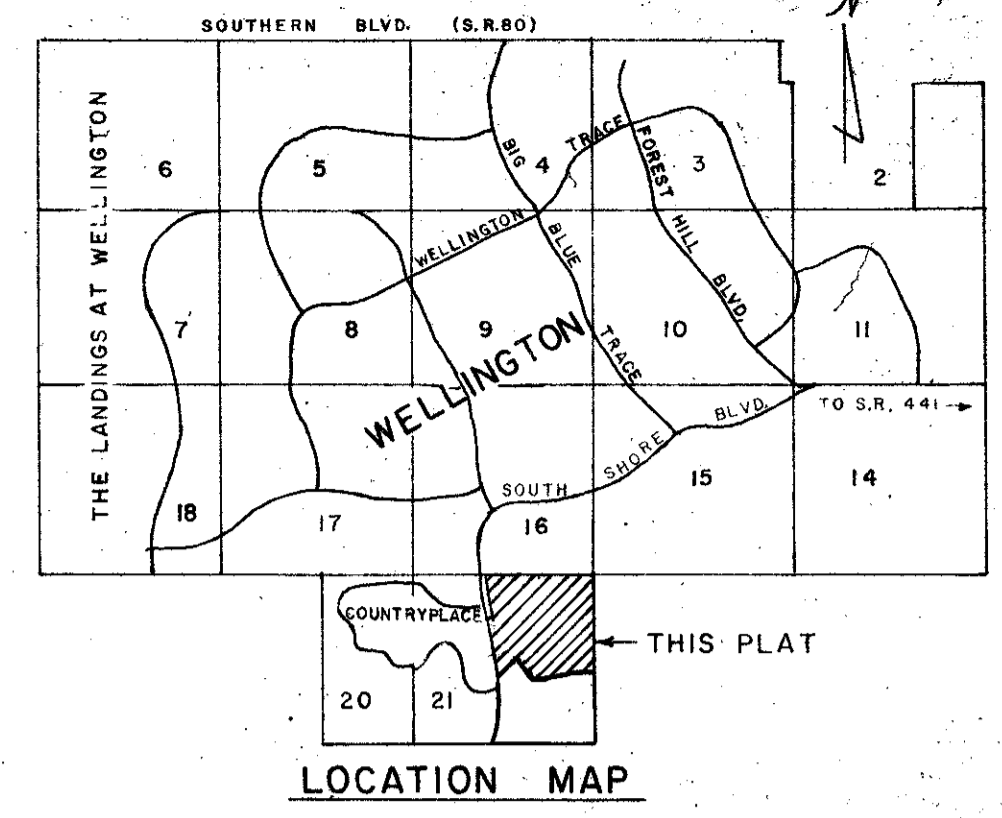
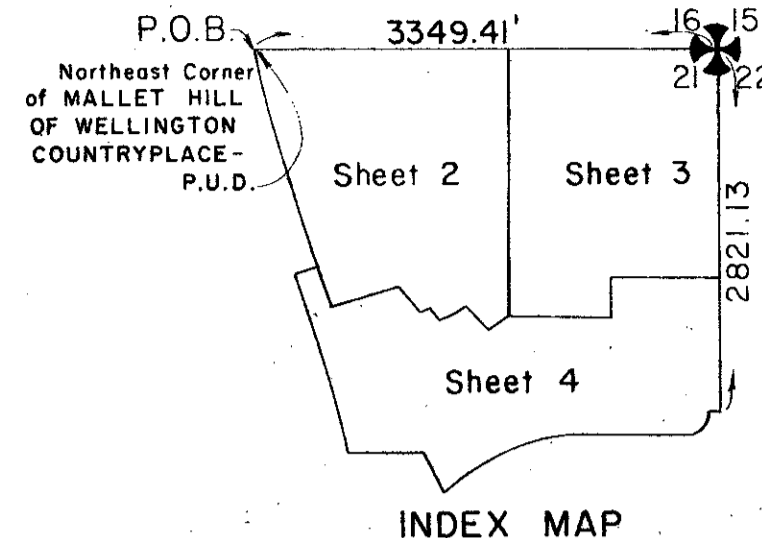
39-19

SOUTHFIELDS - PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D.

IN PART OF SECTION 21, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JULY 1979



19

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 9th day of January, 1980
and duly recorded in Plat Book No. 39
on page 13-22
By John B. Dunkle, Clerk Circuit Court
D.C.

DESCRIPTION

A Parcel of land lying in part of Section 21, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast Corner of MALLETT HILL OF WELLINGTON COUNTRYPLACE-P.U.D. as recorded in Plat Book 37 Page 123 & 124, Public Records of Palm Beach County, Florida; said point being the intersection of the Easterly Right-of-Way Line of South Shore Blvd. and the North Line of Section 21; thence S. 89° 37' 54" E. along said North Line of Section 21, a distance of 3349.41 feet to the Northeast Corner of said Section 21; thence S. 01° 10' 17" W. a distance of 2709.08 feet to the Northeast Corner of the Southeast 1/4 of said Section 21; thence continue S. 01° 10' 17" W., a distance of 112.05 feet; thence N. 88° 49' 43" W., a distance of 50.00 feet to a point on a curve concave to the Northwest having a radius of 230.00 feet and a central angle of 90° 00' 00" and whose tangent at this point bears N. 01° 10' 17" E.; thence Southerly, Southwesterly and Westerly along the arc of said curve a distance of 361.28 feet; thence N. 88° 49' 43" W. along the tangent to said curve, a distance of 1330.00 feet to the beginning of a curve concave to the Southeast having a radius of 370.00 feet and a central angle of 51° 56' 34"; thence Westerly and Southwesterly along the arc of said curve, a distance of 335.43 feet; thence N. 50° 46' 17" W. along a line radial to the last described curve a distance of 60.00 feet; thence N. 02° 18' 00" W., a distance of 33.15 feet; thence N. 43° 49' 43" W., a distance of 47.35 feet to the beginning of a curve concave to the Southwest having a radius of 25 feet and a central angle of 42° 50' 00"; thence Northwesterly and Westerly along the arc of said curve, a distance of 18.69 feet to a point of reverse curvature; thence Westerly and Northwesterly along the arc of a curve concave to the Northeast having a radius of 50 feet and a central angle 87° 06' 44"; a distance of 76.02 feet; thence N. 89° 32' 59" W. along a line radial to the last described curve, a distance of 384.05 feet; thence S. 83° 12' 13" W. along a line radial to a curve to be described, a distance of 120 feet to a point on a curve concave to the Southwest having a radius of 1440 feet and a central angle of 12° 50' 51" and whose tangent at this point bears S. 06° 47' 47" E.; thence Northerly and Northwesterly along the arc of said curve, a distance of 322.89 feet; thence N. 19° 38' 38" W. along the tangent of said curve, a distance of 109.18 feet to the Southwest Corner of South Shore Blvd. as shown on said MALLETT HILL OF WELLINGTON COUNTRYPLACE P.U.D.; thence meandering the boundary of said MALLETT HILL, N. 70° 21' 22" E., a distance of 120 feet; thence N. 19° 38' 38" W., a distance of 740.00 feet to the beginning of a curve concave to the Northeast having a radius of 2640.00 feet and a central angle of 20° 30' 01"; thence Northwesterly and Northerly along the arc of said curve, a distance of 944.58 feet; thence N. 00° 51' 23" E. along the tangent to said curve, a distance of 0.51 feet to the Northeast Corner of said MALLETT HILL to the POINT OF BEGINNING.

LAND USE

TOTAL AREA	208.40 Acres
LESS PARCELS A & E (To Be Replatted if Further Subdivided)	(45.40 Acres)
	163.00 Acres Net
TOTAL SINGLE FAMILY LOTS	35
DENSITY	0.21 D.U./Acre

NOTES

All bearings shown hereon are relative to an assumed meridian used throughout Wellington.
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
Easements are for Public Utilities, unless otherwise noted.
● denotes Permanent Reference Monument.
○ denotes Permanent Control Point.
Where Utility Easements and Drainage Easements cross, Drainage Easements shall take precedent.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, --- joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as SOUTHFIELDS-PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE-P.U.D. lying in part of Section 21, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described to the left under Description: have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:
(1) The Streets as shown, except South Shore Blvd. are for private road purposes, said streets are hereby dedicated to SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. (2) South Shore Blvd. Right of Way is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the perpetual use of the public for proper uses. (3) The Limited Access Easements as shown are dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights. (4) ACME IMPROVEMENT DISTRICT Right of Ways and A.I.D. Drainage Easements as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT, the Rights of Way in Fee Simple, and are the maintenance obligation of said District. (5) The use of the Maintenance and Drainage Easements as shown are dedicated in perpetuity for the construction and maintenance of Drainage Rights of Way and Drainage Facilities. (6) The use of Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. (7) The Bridle Path Easements, as shown herein, are for purpose of ingress and egress, and are hereby dedicated to SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. and are the maintenance obligation of said Association.
IN WITNESS WHEREOF, the above named Corporation and District have caused these presents to be signed and attested by their respective officers and their corporate seals to be affixed hereto by and with the authority of their respective Boards of Directors, this 6th day of DECEMBER, 1979.
GOULD FLORIDA INC., a Corporation of the State of Delaware
Attest: James J. Ogorek Assistant Secretary By: Guerry Stribling - President
ACME IMPROVEMENT DISTRICT
Attest: A.W. Glisson - General Manager By: Madison F. Pacetti - Secretary

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
The undersigned hereby certifies that it is Trustee for the holders of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 2714 Page 743, Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF, the said Corporation, as Trustee, has caused these presents to be signed by its Trust Officer and attested by its VP and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 29th day of November, 1979.
AMERICAN NATIONAL BANK AND TRUST COMPANY
OF FT. LAUDERDALE, a Corporation of U.S.A., as Trustee
Attest: John R. Casar By: John R. Casar
VP & T.O. SR. V.P. Trust Officer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared John R. Casar and GARY I. SCHURTZ, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Trust Officer and VP and Trust Officer of AMERICAN NATIONAL BANK AND TRUST COMPANY OF FT. LAUDERDALE, a Corporation of U.S.A., as Trustee, 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 29th day of November, 1979.
Edwin M. Johnson
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OGOREK, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation and District, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seals affixed to said instrument are the seals of said Corporation and District, and that they were affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation and District.
WITNESS my hand and official seal this 6th day of DECEMBER, 1979.
My Commission expires: JAN. 29, 1980 Notary Public Jack H. Casler Pet. 76-60

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY ALEXANDER, 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 hereon described property is vested in GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, joined by ACME IMPROVEMENT DISTRICT; that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon and that I find all mortgages are shown and are true and correct and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.
Larry Alexander
Larry Alexander
Attorney at Law, licensed in Florida
Date: NOV. 19, 1979

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 22 day of JANUARY, 1980.

By: Dennis P. Koehler
DENNIS P. KOEHLER - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Marjorie B. Jennings
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 22 day of JANUARY, 1980.

By: H.F. Kohler
H.F. Kohler - County Engineer

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 3 DEC, 1979, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and plotted; that permanent reference monuments have been set as shown as required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as Amended, and Ordinances of Palm Beach County, Florida. DAILEY-FOTORNY, INC.
Paul J. Fotorny
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297, Date: 12-3-79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on June 5, 1979, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY FOTORNY, INC.
GEE & JENSON Engineers, Architects, Planners, Inc.
William G. Wallace, Jr.
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283, Date: Dec 6, 1979

SOUTHFIELDS Ph. I. P.B. Plat C.C.
SEE SHEET NO. 2 For Additional
MORTGAGE CONSENT & ACKNOWLEDGMENT
39/19