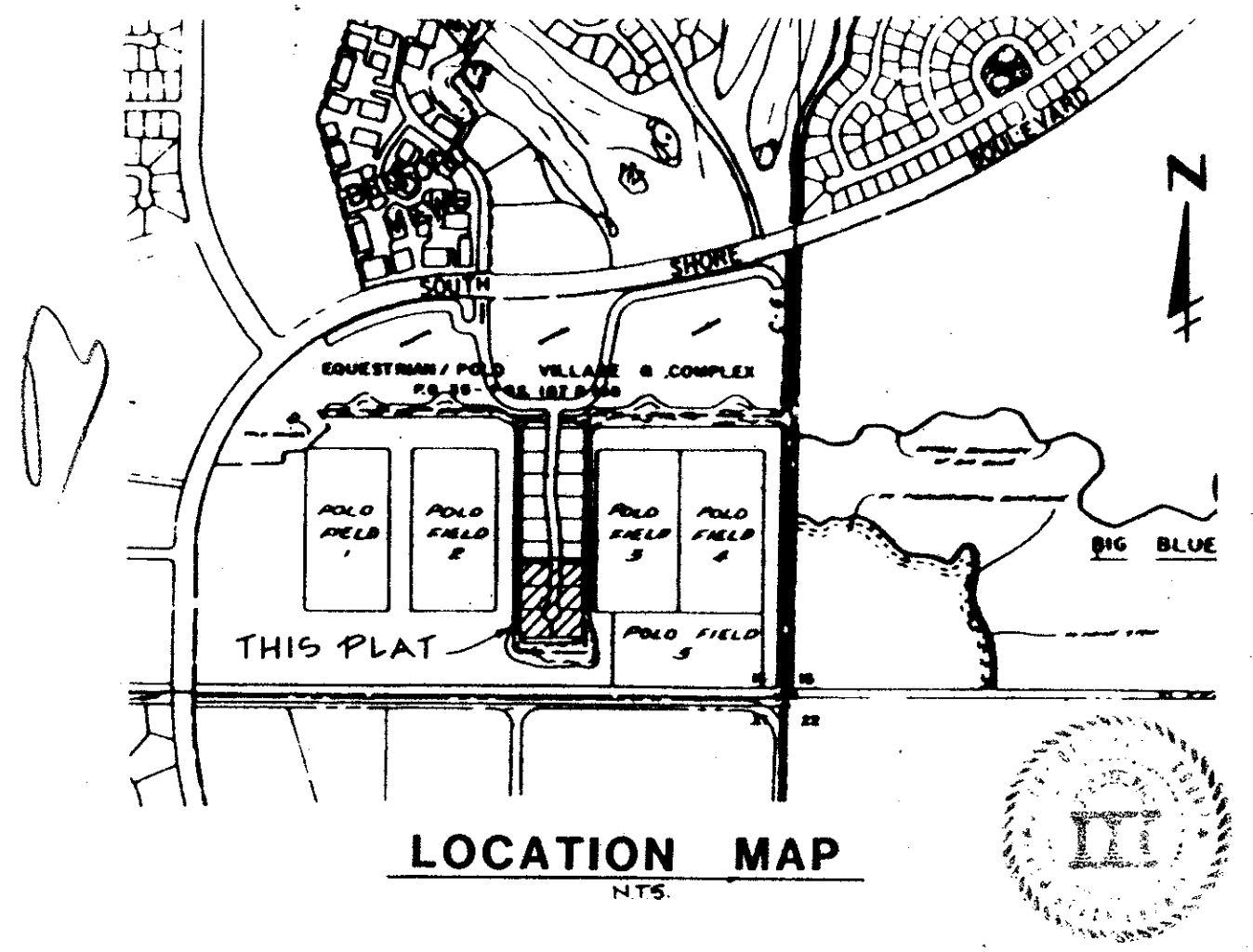


# POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

## A REPLAT OF LOTS 7, 8, 9, 10, 11, 12 AND PART OF 13 EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. TP 30 IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, 41 EAST PALM BEACH COUNTY, FLORIDA IN TWO SHEETS SHEET NO. 1



**155**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:00 AM this 14th day of March, 1985, and duly recorded in Plat Book No. 50 on Page 1554-156.

JOHN B. DUNKLE  
Clerk Circuit Court  
By: *[Signature]*

### DESCRIPTION

A Parcel of land lying in part of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, being a REPLAT OF LOTS 7, 8, 9, 10, 11, 12 and PART OF 13, EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D. as recorded in Plat Book 35, Pages 187 and 188, inclusive, Public Records of Palm Beach County, Florida and being more particularly described as follows:

Commencing at an EXISTING P.R.M. lying on the Southerly Line of Lot 8 as shown on said EQUESTRIAN / POLO VILLAGE; thence North 89° 37' 54" West along said Southerly Line, a distance of 40.00 feet, to the Westerly Line of said EQUESTRIAN / POLO VILLAGE; thence North 00° 22' 06" East, along said Westerly Line, a distance of 250.00 feet to the POINT OF BEGINNING of this description, also being the Northwesterly corner of said Lot 7; thence South 89° 37' 54" East, along the Northerly Line of said Lot 8, a distance of 184.73 feet to a point on an arc of a curve, said point being the Northeasterly corner of said Lot 7, said point also being the Westerly Right-of-Way line of Polo Island Drive as shown on said EQUESTRIAN / POLO VILLAGE; the tangent at this point bears South 00° 40' 05" West, thence Southerly along said Right-of-Way line and along the arc of said curve, concave to northwest having a radius of 1044.74 feet and a central angle of 04° 28' 52", a distance of 81.71 feet; thence South 05° 08' 57" West, along the tangent of last described curve, a distance of 141.07 feet to the beginning of a curve; thence Southwesterly, along the arc of said curve and said Right-of-Way Line, concave to the northwest, having radius of 25.00 feet and a central angle of 42° 50' 00", a distance of 18.69 feet to the beginning of a reverse curve; thence Southerly, Easterly, and Northerly along the arc of said Right-of-Way Line, concave to the north, having a radius of 50.00 feet and a central angle of 265° 40' 00", a distance of 231.84 feet, to the beginning of a reverse curve; thence, along the Easterly Right-of-Way Line of said Polo Island Drive, Northwesterly and Northerly, also the arc of said curve, concave to the northeast having a radius of 25.00 feet and a central angle of 42° 50' 00", a distance of 18.69 feet; thence North 05° 08' 57" East, along the tangent of described curve, a distance of 141.07 feet to the northwest, having a radius of 1104.74 feet and a central angle of 05° 00' 58", a distance of 96.72 feet to a point, the tangent at this point bears North 00° 07' 59" East; thence South 89° 37' 54" East along a line, said line being parallel to, and 10 feet north by rectangular measurement from the South line of Lot 13, as shown on said EQUESTRIAN / POLO VILLAGE, a distance of 145.26 feet, to the Easterly Line of said EQUESTRIAN / POLO VILLAGE; thence South 00° 22' 06" West along said Easterly Line, a distance of 507.50 feet, to the Southeasterly Corner of said EQUESTRIAN / POLO VILLAGE; thence North 89° 37' 54" West along the Southerly Line of said EQUESTRIAN / POLO VILLAGE, a distance of 390.00 feet, to the Southwesterly Corner of said EQUESTRIAN / POLO VILLAGE; thence North 00° 22' 06" East along the Westerly Line of said EQUESTRIAN / POLO VILLAGE, a distance of 497.50 feet to the POINT OF BEGINNING.

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER 1984

### LAND USE

PATIO HOME LOTS (12) ----- 3.99 ACRES  
DENSITY (12 UNITS) ----- 3.01 UNITS/ACRE

### NOTES

- denotes permanent Reference Monument.
  - o denotes permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian used throughout WELLINGTON - P.U.D. the North Line of Section 14-44-41 is assumed to bear North 89° 48' 25" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements.

Landscaping or Utility Easements other than required landscaping shall be only with approval of all utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

### APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 5 day of March, 1985.

By: *[Signature]*  
Kenneth M. Adams Chairman

Attest: JOHN B. DUNKLE, Clerk  
By: *[Signature]*  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of March, 1985.

By: *[Signature]*  
H.F. Kahler, County Engineer

### MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certify that they, as such Officers of P. B. MORTGAGE CORPORATION, a New Jersey Corporation, licensed to do business in the State of Florida, are holders of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that their mortgage which is recorded in Official Record Book 4552, Page 1323, Public Records of Palm Beach County, Florida shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Asst. Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 11th day of JANUARY, 1985.

P.B. MORTGAGE CORPORATION, a New Jersey Corporation

By: *[Signature]*  
Asst. Vice President

Attest: *[Signature]*  
Asst. Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Robert C. Stone and Diane Petrie, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as ASSISTANT VICE PRESIDENT and ASSISTANT SECRETARY of P. B. MORTGAGE CORPORATION, a New Jersey 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 22nd day of JANUARY, 1985

My commission expires: 8-12-85  
*[Signature]*  
Notary Public - State of Florida

### 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 property is vested in PALM BEACH ASSOCIATES, INC., a Florida Corporation, and STEVENSON BUILDING AND DESIGN, INC.; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon and that 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 the subdivision of the property.

*[Signature]*  
Larry B. Alexander, Attorney at Law  
Licensed in Florida, Date: March 6, 1985

SEE SHEET NO. 2 FOR ADDITIONAL  
MORTGAGE CONSENT AND ACKNOWLEDGEMENT.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that PALM BEACH ASSOCIATES, INC. a Florida Corporation, licensed to do business in the State of Florida, joined by STEVENSON BUILDING AND DESIGN, INC., a Florida Corporation, owners of the land shown hereon as POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D., being in part of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: The Existing Easements as shown were previously dedicated on the original plat.

IN WITNESS WHEREOF, the above named Corporations have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 8th day of JANUARY, 1985

PALM BEACH ASSOCIATES, a Florida Corporation

Attest: *[Signature]*  
Diana L. Curren, Assistant Secretary

By: *[Signature]*  
Jesse R. Gift, President

STEVENSON BUILDING AND DESIGN, INC., a Florida Corporation

Attest: *[Signature]*  
JoAnn Edstrom, Assistant Secretary

By: *[Signature]*  
Craig G. Robelen, Executive Vice-President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared JESS R. GIFT and DIANA L. CURREN, President and Assistant Secretary, respectively of PALM BEACH ASSOCIATES, Inc., a Florida Corporation licensed to do business in Florida, joined by CRAIG G. J. ROBELEN and JOANN EDSTROM, Executive Vice President and Assistant Secretary, respectively, of STEVENSON BUILDING AND DESIGN, INC, to me well known to be the individuals described in and who executed the foregoing instrument as such officers of said Corporations, 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 Corporations, 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 Corporations.

WITNESS my hand and official seal this 8th day of JANUARY, 1985.

My commission expires: 1-21-86  
*[Signature]*  
Notary Public State of Florida at large

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on FEB. 12, 1985, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent monuments have been set 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 the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

DAILEY - FOTORNY, INC.  
*[Signature]*  
Nick Miller, Professional Land Surveyor  
Florida Registration No. 3888 Date: 2-12-85

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on FEB 11, 1985, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED  
BY STUART H. CUNNINGHAM  
2090 Palm Beach Lakes Boulevard  
West Palm Beach, Florida

*[Signature]*  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896. Date: 2-11-85

0332-320

50/155  
Polo Island of P.B. Polo + C.C. Well.

DRAWING NUMBER  
50/155

DRAWING NUMBER  
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
REORDER BY NUMBER 0754R

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