

DRAWING NUMBER 50/157

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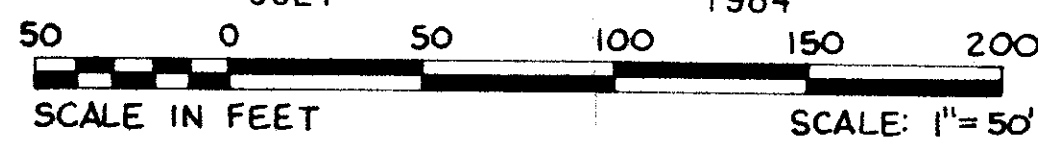
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FIRST FAIRWAY CONDOMINIUM PLAT NO. II PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D.

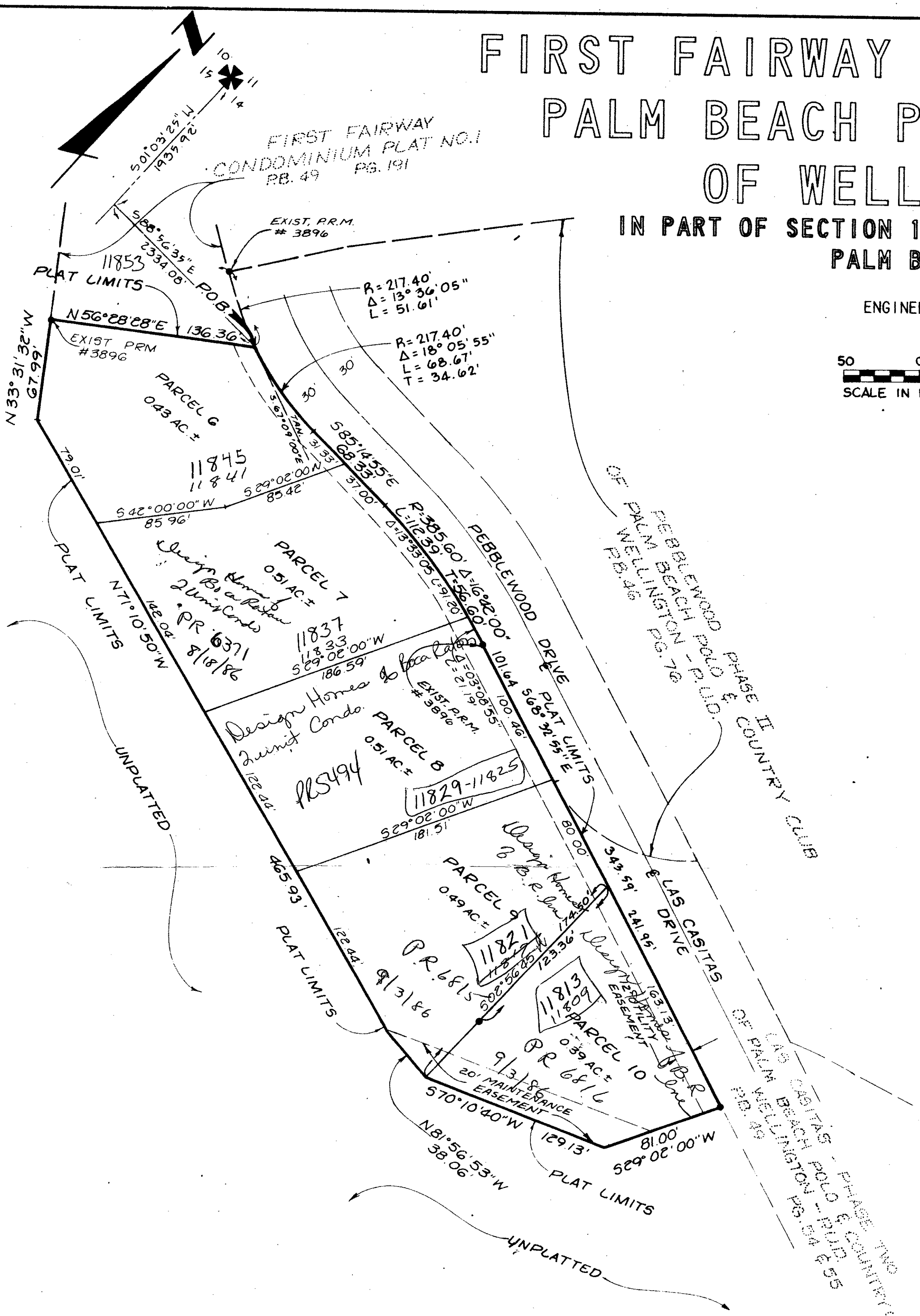
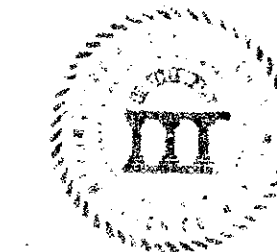
IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

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



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:29 AM, this 14th day of March, 1985, and duly recorded in Plat Book No. 50 on Page 157.

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



LAND USE
RESIDENTIAL (5 PARCELS) ----- 2.33 ACRES
DENSITY 4.29 D.U./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 West Line of Section 14-44-41 is assumed to bear South 01° 03' 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.

No structures, trees or shrubs shall be placed on Drainage, or Water and Sewer Easements.

Easements are for Public Utilities, unless otherwise noted.

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

APPROVALS
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 12th 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 12th day of March, 1985.

By: [Signature]
H.F. Kahlert, County Engineer

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 the State of Florida, owner of the land shown hereon as FIRST FAIRWAY CONDOMINIUM-PLAT NO. II PALM BEACH POLO AND COUNTRY CLUB, OF WELLINGTON - P.U.D., being in part of Section 14, 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 Maintenance Easement is for the Maintenance of an adjacent canal, and is hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.

The utility easement is hereby dedicated in perpetuity for the construction and maintenance of utilities.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed by and with the authority of its Board of Directors this 28th day of January, 1985.

GOULD FLORIDA, INC., a Delaware Corporation

Attest: Diana L. Curren
Diana L. Curren, Assistant Secretary

By: James J. Ogorek
James J. Ogorek, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared James J. Ogorek and Diana L. Curren to me well known and known to me to be the individuals described in and who executed the foregoing Instrument as Vice President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware 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 28th day of January, 1985.

My commission expires: June 27, 1991

[Signature]
Notary Public State of Florida at large

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY B. 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 GOULD FLORIDA INC., a Delaware Corporation; that the current taxes have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record.

[Signature]
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: FEB. 8, 1985

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on February 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 reference 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.

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

[Signature]
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896 Date: 2-14-85

DESCRIPTION

Being a parcel of land lying in Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northwest Corner of said Section 14, thence South 01° 03' 25" West, along the Westerly Line of said Section 14, a distance of 1935.92 feet; thence South 88° 56' 35" East, along a line, a distance of 2334.08 feet, to the POINT OF BEGINNING of this description; said point being on the Southerly Line of PEBBLEWOOD PHASE 2 OF PALM BEACH POLO AND COUNTRY CLUB, recorded in Plat Book 46, Page 76 in the Public Records of Palm Beach County, Florida, said point also lying on a curve concave to the Northeast having a radius of 217.40 and a central angle 18° 05' 55", the tangent to said curve bears South 67° 09' 00" East at this point; thence Southeast along the arc of said curve and Southwesterly Line of PEBBLEWOOD PHASE 2, a central angle of 18° 05' 55", a distance of 68.67 feet; thence continue Southeast along the Southwesterly Line of PEBBLEWOOD PHASE 2, the following three (3) courses; thence South 85° 14' 55" East, along the tangent of said curve, a distance of 112.39 feet; thence South 68° 32' 55" East along the tangent of said curve, a distance of 101.64 feet; thence departing said Southwesterly Line of PEBBLEWOOD PHASE 2 and continuing South 68° 32' 55" East, a distance of 241.95 feet; thence South 29° 02' 00" East, a distance of 81.00 feet; thence South 70° 10' 40" West, a distance of 129.13 feet; thence North 81° 56' 53" West, a distance of 38.06 feet; thence North 71° 10' 50" West, a distance of 465.93 feet; thence North 33° 31' 32" West, a distance of 67.99 feet; thence North 56° 28' 28" East, a distance of 136.36 feet to the POINT OF BEGINNING.

50/157
0332-355
FIRST FAIRWAY CONDO. PLAT II P.B. 50/157