

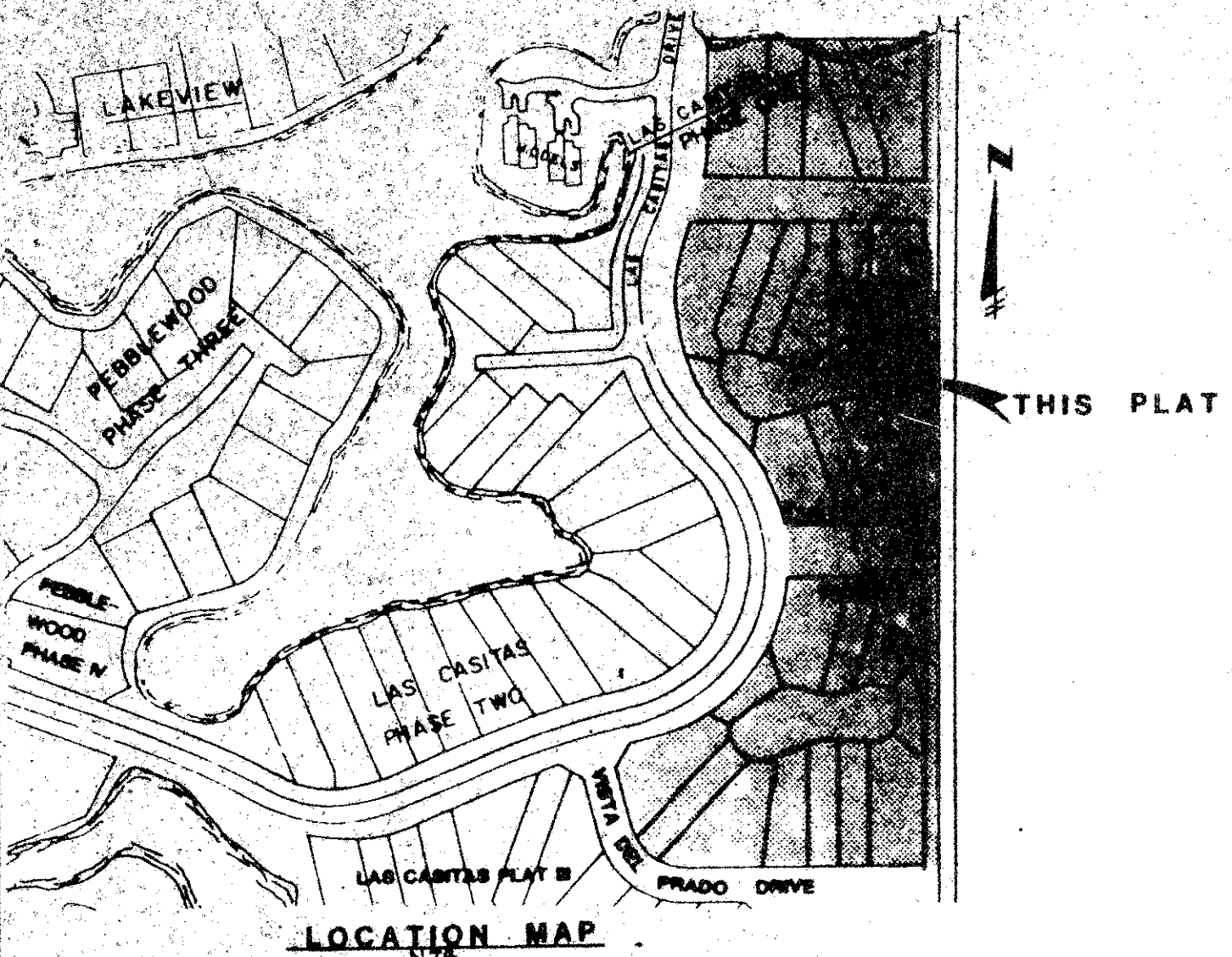
# LAS CASITAS - PLAT NO. 4 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D.

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

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MAY 1986

17/44/41  
SUBDIVISION \* Las Casitas Plat 4  
BOOK 54 PAGE 110-111  
FLOOD ZONE A-1 FLOOD MAP #1003  
QUAD # 62 ZONING  
SS ZIP CODE 33414  
PUD NAME

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 10:43 AM, this 25 day of September, 1986, and duly recorded in Plat Book No. 54 on Page 110 & 111.  
JOHN B. DUNKLE  
Clerk Circuit Court  
By: *[Signature]*



### DESCRIPTION

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

Commencing at the Northeast Corner of said Section 14; thence South 00°53'14" West, along the East line of said Section 14, a distance of 1304.90 feet; thence North 89°06'46" West, a distance of 465.00 feet to the POINT OF BEGINNING; thence South 00°53'14" West, along the West Right-of-Way line of Fairlane Farms Road, as recorded in the Official Record Book 3631, Pages 852 to 857 Inclusive, of the Public Records, a distance of 1001.00 feet; thence North 89°06'46" West, along the North Line of Las Casitas Plat No. 3, as recorded in Plat Book 52, Pages 23 & 24, of the said Public Records, a distance of 185.99 feet; thence continue North 89°06'46" West, along the North Right-of-Way Line of Vista Del Prado Drive, as shown on last mentioned Plat, a distance of 108.39 feet, to the beginning of a curve also the said North Right-of-Way Line; thence West and Northwest, along the arc of said curve, concave to the Northeast, having a radius of 69.52 feet and a central angle of 74°06'17", a distance of 89.92 feet; thence North 15°00'29" West, along the tangent of said curve and said North Right-of-Way line, a distance of 73.82 feet; thence North 31°27'24" East, along said North Right-of-Way Line, a distance of 36.25 feet, to a point on the arc of a curve, the tangent bears North 77°55'18" East at this point; thence the next three courses along the Easterly Right-of-Way Line of Las Casitas Drive, as shown on plat of Las Casitas - Phase Two, recorded in Plat Book 49, Pages 54 & 55, of said Public Records, Northeast, along the arc of said curve, concave to the South having a radius of 925.00 feet and a central angle of 01°24'22", a distance of 22.70 feet, to the beginning of a reverse curve; thence Northeast, North and Northwest, along the arc of said curve, concave to the West, having a radius of 215.00 feet and a central angle of 125°52'40", a distance of 472.35 feet, to the beginning of a reverse curve; thence Northwest and North, along the arc of said curve, concave to the East, having a radius of 220.00 feet and a central angle of 65°04'20", a distance of 249.86 feet, to the Northeast Corner of said Phase Two; thence the next five courses along the Easterly Right-of-Way Line of Las Casitas Drive as shown on Plat of Las Casitas-Phase One, recorded in Plat Book 45, Page 51, of said Public Records, North 18°31'20" East, a distance of 68.50 feet, to the beginning of a curve; thence North, along the arc of said curve, concave to the West, having a radius of 147.33 feet and a central angle of 17°38'06", a distance of 45.34 feet; thence North 00°53'14" East, along the tangent of said curve, a distance of 187.16 feet, to the beginning of a curve; thence Northeast, along the arc of said curve, concave to the East, having a radius of 229.53 feet and a central angle of 09°41'26", a distance of 38.82 feet; thence North 10°34'40" East, along the tangent of said curve, a distance of 10.24 feet; thence South 89°06'46" East, along the South Line of the Golf & Tennis Village Phase 2A, Palm Beach Polo & Country Club, Wellington - P.U.D., recorded in Plat Book 41, Pages 130, 131 & 132, of said Public Records, a distance of 266.68 feet; thence South 00°53'14" West, along the West Right-of-Way Line of said Fairlane Farms Road, a distance of 100.00 feet, to the POINT OF BEGINNING.

### 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: *Sept. 26, 1986*

### LAND USE

TOWNHOUSE LOTS (24)	4.98 ACRES
DRAINAGE (PARCELS A, B & G)	1.07 ACRES
ACCESS (PARCELS C & D)	0.58 ACRES
OPEN SPACE (PARCELS E & F)	0.12 ACRES
<b>TOTAL</b>	<b>6.75 ACRES</b>
<b>DENSITY</b>	<b>3.56 UNITS/ACRE</b>

### 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 East Line of Section 14-44-41 is assumed to bear South 00°53'14" 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 in the Maintenance Easements or Drainage Easements.
- Landscaping on Utility Easements 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 23 day of Sept, 1986.  
By: *[Signature]*  
Karen T. Marcus, Chair  
Attest: JOHN B. DUNKLE, Clerk  
By: *[Signature]*  
Deputy Clerk  
COUNTY ENGINEER  
This plat is hereby approved for record this 23 day of Sept, 1986.  
By: *[Signature]*  
H.F. Kahler, P.E., 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, the owner of the land shown hereon as LAS CASITAS - PLAT NO. 4, of PALM BEACH POLO AND COUNTRY CLUB, 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:  
PARCELS A, B and G are Water Management Tracts and are hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.  
The Maintenance Easements are for the maintenance of Parcels A, B and G and are hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.  
PARCELS C and D are Tracts for Access, utilities, drainage and water and sewer by Acme Improvement District and are hereby dedicated to the LAS CASITAS HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.  
PARCELS E and F are for open space and for the maintenance of Parcels A and B; and are hereby dedicated to the LAS CASITAS HOMEOWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.  
The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.  
The Limited Access Easement is hereby dedicated to the Palm Beach County Board of County Commissioners for the purpose of control and jurisdiction over access rights.  
The Drainage Easements as shown are hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.  
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed its Vice-President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 23 day of Sept, 1986.  
GOULD FLORIDA INC., a Delaware Corporation  
Attest: *[Signature]* Diana C. LaPierre, Assistant Secretary  
By: *[Signature]* David E. Plymire, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared DAVID E. PLYMIRE and DIANA C. LAPIERRE, as Vice President and Assistant Secretary, respectively of GOULD FLORIDA INC, a Delaware Corporation licensed to do business in State of Florida, 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 severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 23 day of August, 1986.  
My commission expires: Nov. 12, 1991  
*[Signature]*  
Notary Public State of Florida at large

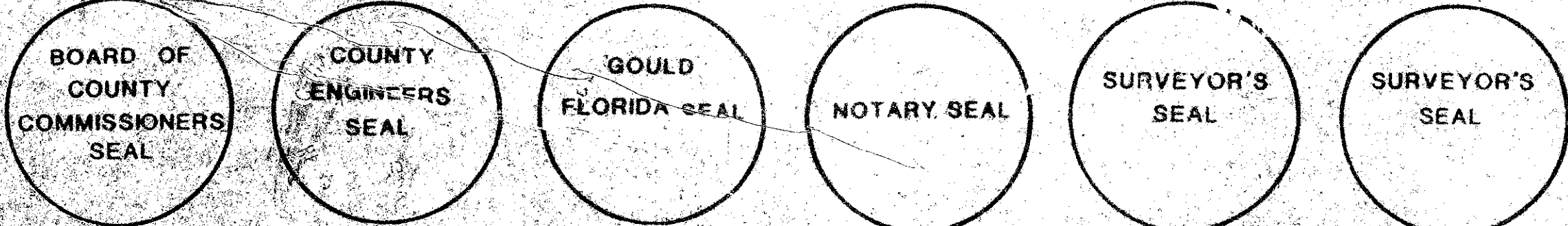
### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 28 AUG., 1986, 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.  
DAILEY - FOTORNY, INC.  
*[Signature]*  
Paul J. Fotorny, Professional Land Surveyor  
Florida Registration No. 2297 Date: 8-28-86

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 8/29, 1986, 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  
Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 2896 Date: 8/29/86  
**LAS CASITAS - PLAT No. 4 P.B. P. AND C.C. OF WELL.**



DRAWING NUMBER  
54/110

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER