

OAK TREE VILLAS

OF PALM BEACH POLO AND COUNTRY CLUB

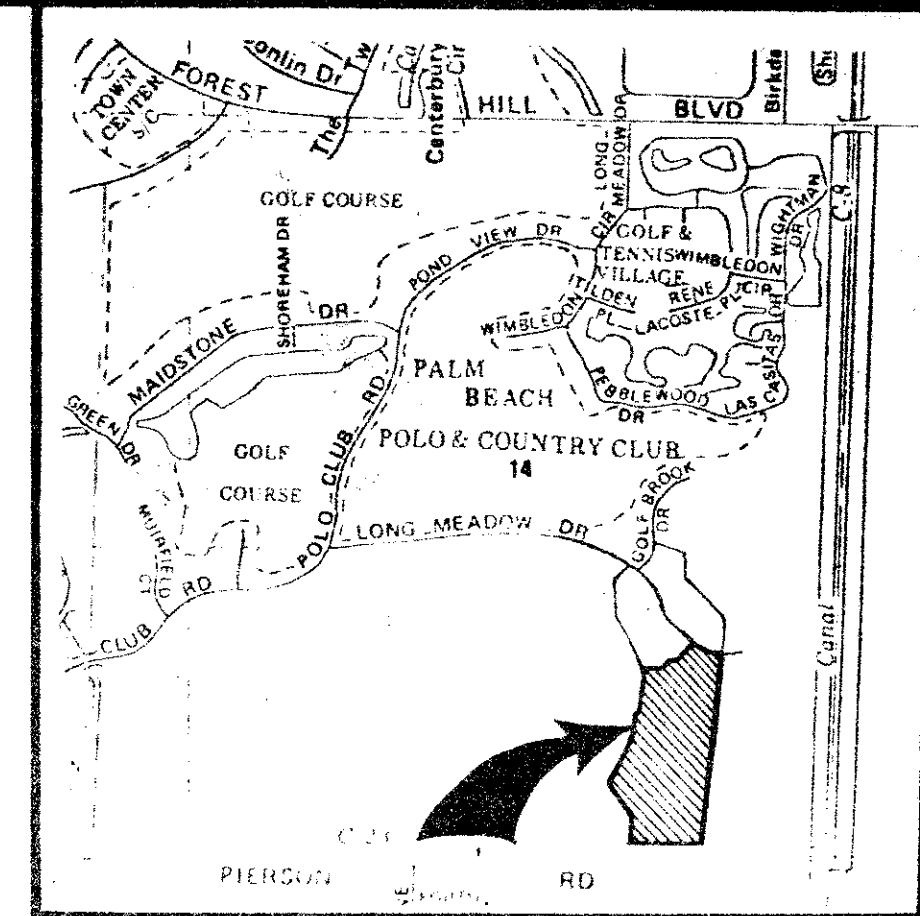
WELLINGTON P.U.D.

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

IN 2 SHEETS

APRIL, 1987

SHEET 1



112

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT OAK TREE VILLAS, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., SITUATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER AND SEWER.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES 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. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

ROAD TRACT "K", FOR PRIVATE ROAD PURPOSES AS SHOWN HEREON, IS HEREBY DEDICATED TO 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, FLORIDA.

ACCESS TRACTS "L" AND "M", FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, WATER, AND SEWER AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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.

WATER MANAGEMENT TRACTS "H" AND "I", TOGETHER WITH THEIR MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

RECREATION TRACT PARCEL "J", IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, DRAINAGE, UTILITY, WATER, AND SEWER PURPOSES.

THE MAINTENANCE EASEMENT AS SHOWN HEREON, LYING ADJACENT TO THE ACME IMPROVEMENT DISTRICT C-23 CANAL, IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ATTESTED TO BY ITS GENERAL PARTNER'S VICE-PRESIDENT AND WITH THE AUTHORITY OF ITS PARTNERSHIP AGREEMENT THIS 6th DAY OF July, 1987.

OAK TREE VILLAS, LTD.
A Florida Limited Partnership
By: DESIGN HOMES OF BOCA RATON, INC.,
A Florida Corporation, its General Partner

By: *Anthony J. Butte*
ANTHONY J. BUTTE, PRESIDENT

ATTEST: *John T. Butte*
JOHN T. BUTTE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY J. BUTTE AND JOHN T. BUTTE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF DESIGN HOMES OF BOCA RATON, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF OAK TREE VILLAS, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 AND SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF July, 1987.

MY COMMISSION EXPIRES: _____

Laura M. Swartz
NOTARY PUBLIC, STATE OF FLORIDA

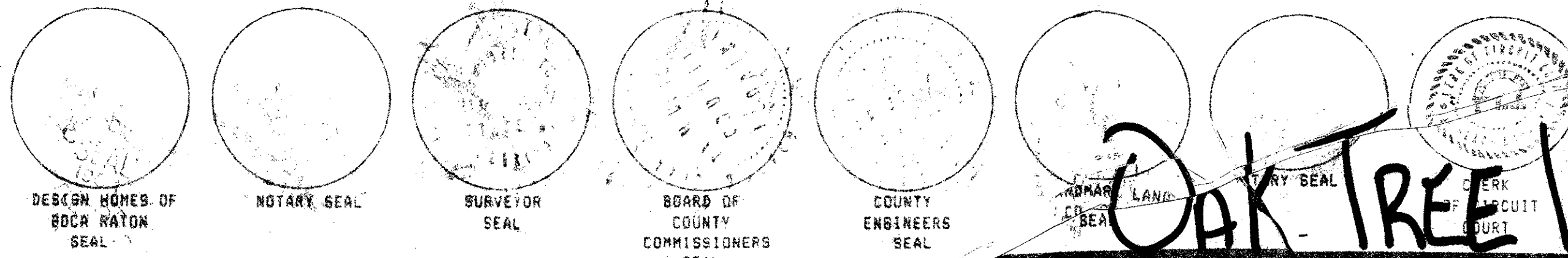
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.S.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS. AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 210, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6 JULY 1987

Paul J. Fotorny
PAUL J. FOTORNY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2297



THIS INSTRUMENT PREPARED BY:
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.
5050 10TH AVENUE NORTH, SUITE B
LAKE WORTH, FLORIDA 33463

LAND USE

PARCEL J (RECREATION).....	0.646 ACRES
PARCELS A THROUGH F (HOUSING TRACTS).....	12.749 ACRES
ACCESS TRACTS (24' PRIVATE).....	0.290 ACRES
ROAD TRACTS (50' & 80' PRIVATE).....	1.197 ACRES
WATER MANAGEMENT TRACTS.....	1.982 ACRES

TOTAL..... 18.864 ACRES

DENSITY (100 UNITS)..... 5.93 UNITS/ACRE

SURVEYOR'S NOTES

● DENOTES PERMANENT REFERENCE MONUMENT
○ DENOTES PERMANENT CONTROL POINT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE POINT LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 00°53'14" EAST.

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 OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE UTILITY AND MAINTENANCE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS, ROAD TRACTS, AND ACCESS TRACTS AS SHOWN HEREON.

PARCELS A THROUGH F ARE FOR CONDOMINIUM USE UNLESS REPLATTED.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY

PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF August, 1987.

By: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

By: *Kathryn L. Diller*
KATHRYN L. DILLER, CLERK

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF August, 1987.

By: *H. F. Kahler*
H. F. KAHLERT, P.E., COUNTY ENGINEER

DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT (P.R.M.) MARKING THE SOUTHWEST CORNER OF LOT 8, BROOKSIDE - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 175 AND 176, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; SAID PERMANENT REFERENCE MONUMENT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE AS SHOWN ON SAID PLAT; THENCE BEAR SOUTH 14°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 234.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°41'04", A DISTANCE OF 31.43 FEET; THENCE BEAR SOUTH 73°27'00" EAST, A DISTANCE OF 202.26 FEET; THENCE SOUTH 01°21'49" EAST, A DISTANCE OF 109.84 FEET; THENCE SOUTH 32°17'15" EAST, A DISTANCE OF 377.29 FEET; THENCE SOUTH 28°23'45" EAST, A DISTANCE OF 85.69 FEET; THENCE SOUTH 05°13'24" EAST, A DISTANCE OF 171.59 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, AS SHOWN ON THE PLAT OF BROOKSIDE - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 75 THROUGH 77, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE CONTINUE SOUTH 05°13'24" EAST, A DISTANCE OF 80.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG MEADOW DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°13'24" EAST, A DISTANCE OF 103.71 FEET; THENCE SOUTH 05°47'29" WEST, A DISTANCE OF 241.02 FEET; THENCE SOUTH 18°01'12" WEST, A DISTANCE OF 186.88 FEET; THENCE SOUTH 00°56'02" WEST, A DISTANCE OF 404.73 FEET; THENCE SOUTH 08°47'27" WEST, A DISTANCE OF 361.13 FEET TO AN INTERSECTION WITH A LINE 50.00 FEET NORTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14; THENCE NORTH 89°36'02" WEST, ALONG SAID PARALLEL LINE, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23, A DISTANCE OF 500.90 FEET; THENCE NORTH 00°37'53" WEST, A DISTANCE OF 252.00 FEET; THENCE NORTH 38°30'28" WEST, A DISTANCE OF 186.00 FEET; THENCE NORTH 16°17'16" EAST, A DISTANCE OF 225.00 FEET; THENCE NORTH 07°59'00" EAST, A DISTANCE OF 14.92 FEET; THENCE NORTH 12°40'00" EAST, A DISTANCE OF 81.14 FEET; THENCE NORTH 07°59'00" EAST, A DISTANCE OF 280.00 FEET; THENCE NORTH 10°56'33" WEST, A DISTANCE OF 103.16 FEET; THENCE NORTH 79°01'28" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 39°22'27" EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 45°45'45" EAST, A DISTANCE OF 33.00 FEET; THENCE NORTH 33°28'50" EAST, A DISTANCE OF 140.00 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 226.59 FEET AND BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG MEADOW DRIVE; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 42°17'43", A DISTANCE OF 162.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 86°00'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 162.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.86 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

AND RIGHT OF FIRST REFUSAL
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5223, PAGE 127, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON. AND ITS RIGHT OF FIRST REFUSAL WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5223, PAGE 1310

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF July, 1987.

ATTEST:

LANDMARK LAND COMPANY OF FLORIDA, INC.

Diana C. La Pierre
DIANA C. LA PIERRE, ASSISTANT SECRETARY

By: *John McClure*
JOHN MCCLURE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN MCCLURE AND DIANA C. LA PIERRE, 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 OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, AND 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 7th DAY OF July, 1987.

Laura M. Swartz
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

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 OAK TREE VILLAS, LTD., A FLORIDA LIMITED PARTNERSHIP; 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; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Larry B. Alexander
LARRY B. ALEXANDER, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: 3/4/76, 1987

0332-033

14/04/87
SECTION 57
FLOOD MAP 100B
ZONING 33414
PAGE 112
DESIGN HOMES OF BOCA RATON

Dailey-Fotorny, Inc.
Professional Surveyors, Planners, Engineers
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