

# PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE, P.U.D.

LYING IN LANDS FORMERLY PLATTED AS CHUKKER HILL OF WELLINGTON COUNTRYPLACE - P.U.D.  
IN PLAT BOOK 40, PAGES 44 - 46 AND ABANDONED PER O.R.B. 5247, PAGE 393

PUBLIC RECORDS OF PALM BEACH COUNTY  
IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET NO. 1 OF 2 SHEETS

MARCH 1988

# 143

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 1/17/88  
on 2/27/88 by J. A. HARRIS  
10:22 and duly recorded in the Book No.  
40 on page 143 & 144  
JOHN B. DUNKLE, Clerk, County Court  
John B. Dunkle



**DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT LANDMARK LAND COMPANY OF FLORIDA, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, JOINED BY ACME IMPROVEMENT DISTRICT, AS OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 - WELLINGTON COUNTRYPLACE - P.U.D., BEING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA LYING IN LANDS FORMERLY PLATTED AS CHUKKER HILL OF WELLINGTON COUNTRYPLACE - P.U.D., IN PLAT BOOK 40, PAGES 44 THROUGH 46 AND ABANDONED PER O.R.B. 5247, PAGE 393 PUBLIC RECORDS OF PALM BEACH COUNTY, AND MORE PARTICULARLY DESCRIBED 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, INCLUDING CABLE TELEVISION SYSTEMS.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., 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.

HICKSTEAD PLACE AND AACHEN LANE ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, AND ARE HEREBY DEDICATED TO THE EQUESTRIAN 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 WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE BRIDLE EASEMENTS AS SHOWN ARE FOR THE PURPOSE OF INGRESS AND EGRESS AND ARE HEREBY DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE BRIDLE PATH EASEMENT AS SHOWN IS FOR THE PURPOSE OF INGRESS AND EGRESS AND IS HEREBY DEDICATED TO THE EQUESTRIAN CLUB PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LOT OWNER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE BUFFER EASEMENT AS SHOWN IS FOR OPEN SPACE PURPOSES AND IS HEREBY DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

ACME IMPROVEMENT DISTRICT RIGHT OF WAY (PIERSON ROAD) AS SHOWN HEREON IS FOR PUBLIC ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION AND DISTRICT HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THEIR RESPECTIVE OFFICERS, AND HAVE CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HEREON. BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 19th DAY OF JULY, 1988.

LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

ATTEST:  
Diana C. LaPierre  
DIANA C. LA PIERRE,  
ASSISTANT SECRETARY

ATTEST:  
Mary M. Viator  
MARY M. VIATOR  
ASSISTANT SECRETARY

ACME IMPROVEMENT DISTRICT  
By: *Ralph D. McCormack*  
RALPH D. MCCORMACK, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN McCLURE, DIANA C. LA PIERRE, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, JOINED BY MARY M. VIATOR AND RALPH D. MCCORMACK, ASSISTANT SECRETARY AND PRESIDENT, 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 THE FOREGOING INSTRUMENT ARE THE RESPECTIVE 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 19th DAY OF JULY, 1988.

*Richard S. Addison*  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: May 17, 1991

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, 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 LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION AND ACME IMPROVEMENT DISTRICT, 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 THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*Alan J. Cikin*  
ALAN J. CIKLIN, ATTORNEY AT LAW  
LICENSED IN FLORIDA - DATE: 7-12-1988

**SURVEYOR'S NOTES**

- - DENOTES PERMANENT REFERENCE MONUMENT
- - DENOTES PERMANENT CONTROL POINT
- U.E. - DENOTES UTILITY EASEMENT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON COUNTRYPLACE - P.U.D. THE NORTH LINE OF SECTION 20/44/41 IS ASSUMED TO BEAR NORTH 89°37'49" WEST.

BUILDING SETBACK LINES SHALL BE REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE, WATER, OR SEWER EASEMENTS.

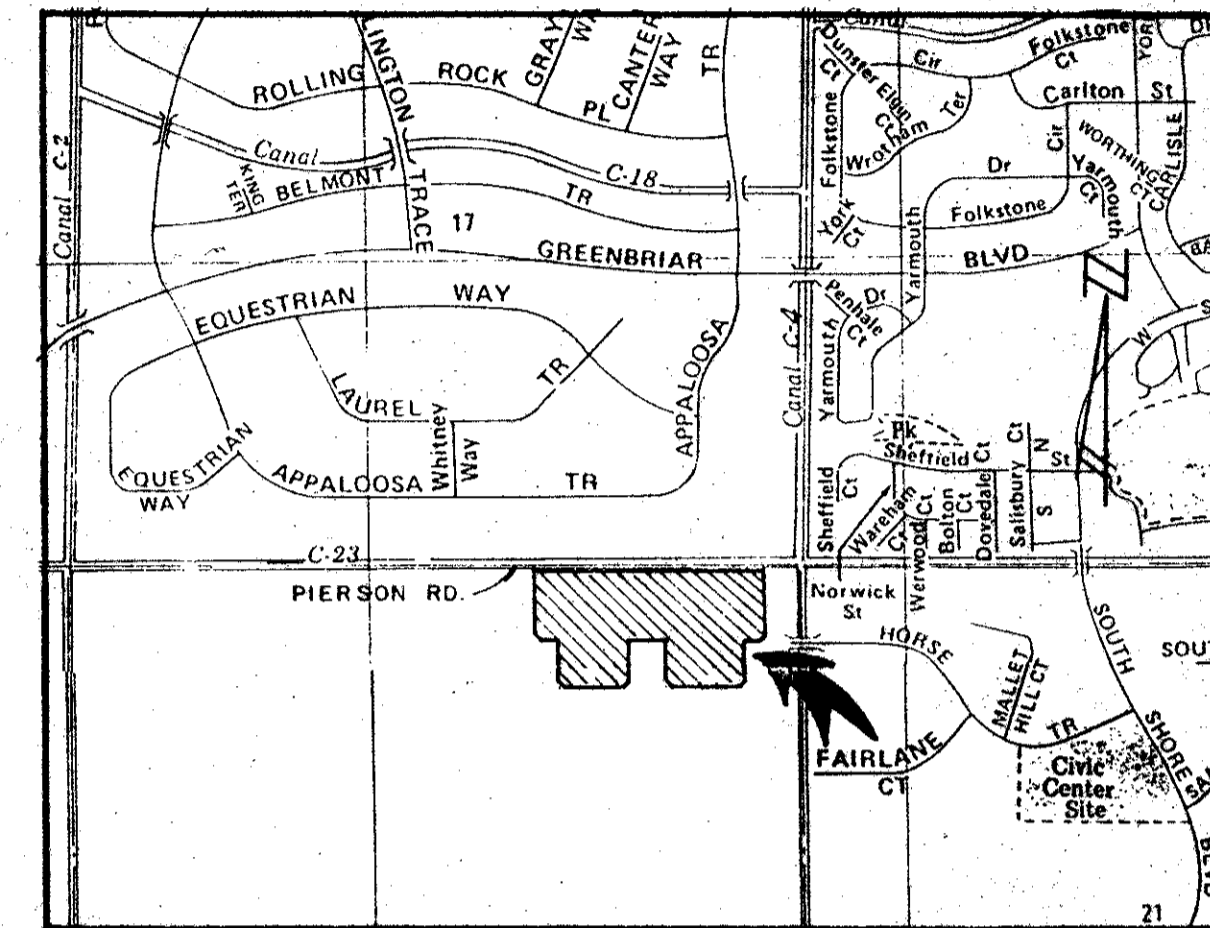
NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE, WATER AND SEWER OR UTILITY EASEMENTS FOR WATER OR SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER 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 AND ROAD TRACTS, AS SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION MAP

**LAND USE**

ACME IMPROVEMENT DISTRICT R/W	2.216 Acres
PRIVATE ROADS	1.542 Acres
RESIDENTIAL LOTS (12)	24.638 Acres
<b>TOTAL</b>	<b>28.396 Acres</b>

DENSITY = 0.42 D.U. PER ACRE

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST, 1988.

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

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: *John B. Dunkle*  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF August, 1988.

BY: *Herbert F. Kahler*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

**DESCRIPTION**

1 PARCEL OF LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 89°37'49" WEST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1930.43 FEET, THENCE SOUTH 00°22'11" WEST ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, A DISTANCE OF 525.00 FEET, THENCE SOUTH 44°37'49" EAST A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG A LINE 540.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 105.00 FEET, THENCE SOUTH 00°22'11" WEST ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, A DISTANCE OF 345.00 FEET, THENCE SOUTH 44°37'49" EAST, A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG A LINE 900.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 500.00 FEET, THENCE NORTH 45°22'11" EAST, A DISTANCE OF 21.21 FEET, THENCE NORTH 00°22'11" EAST, ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, A DISTANCE OF 345.00 FEET, THENCE SOUTH 89°37'49" EAST, ALONG A LINE 340.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 250.00 FEET, THENCE SOUTH 00°22'11" WEST, ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, A DISTANCE OF 345.00 FEET, THENCE SOUTH 44°37'49" EAST, A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG A LINE 900.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 500.00 FEET, THENCE NORTH 45°22'11" EAST, A DISTANCE OF 21.21 FEET, THENCE NORTH 00°22'11" EAST, ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, A DISTANCE OF 345.00 FEET, THENCE SOUTH 89°37'49" EAST, ALONG A LINE 540.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 105.00 FEET, THENCE NORTH 45°22'11" EAST, A DISTANCE OF 21.21 FEET, THENCE NORTH 00°22'11" EAST, ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, A DISTANCE OF 475.00 FEET, THENCE SOUTH 89°37'49" EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 380.00 FEET TO THE EAST LINE OF SAID SECTION 20, THENCE NORTH 00°51'46" EAST, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 28.396 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

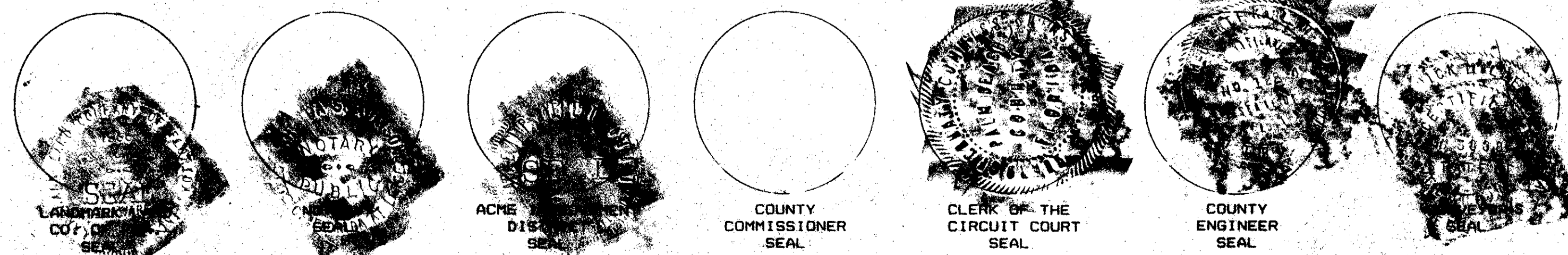
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.C.P.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS 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 PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-21-88 BY: *Nick Miller*  
NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3888

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410

60/143 0333-003

SCALE:	NICK MILLER, INC. Land Surveying	DRAWN BY:	
DATE: MARCH 1988	Planning & Development Consulting	CHK:	
PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1, WELLINGTON COUNTRYPLACE - P.U.D.			
2560 R.C.A. Blvd., Suite 105 Palm Beach Gardens, Florida 33410 (305) 627-5200			
			DRAWING NO.: 00-0003A



SUBSTITUTION OF P.C.P.'s by  
BOOK 66 PAGE 143  
FLOOD ZONE 40' FLOOD MAP #106  
QUAD #78 ZONING  
IP CODE 28914  
SEE MAPS Wellington Countryplace P.U.D.

TAZ 726