

# PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 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

JUNE 1988

### 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, AS OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 3 - 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:

PARCELS C, D AND E ARE RESERVED TO LANDMARK LAND COMPANY OF FLORIDA, INC. FOR PROVIDING EQUESTRIAN FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LANDMARK LAND COMPANY OF FLORIDA, INC., 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, 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.

EQUESTRIAN CLUB ROAD IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, 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, FLORIDA.

THE LIFT STATION EASEMENT, AS SHOWN, IS FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES 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.

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 EASEMENT AS SHOWN IS FOR THE PURPOSE OF INGRESS AND EGRESS 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, FLORIDA.

THE MAINTENANCE EASEMENTS AND WATER MANAGEMENT TRACTS "A" AND "B" ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, 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 20.0 FEET MAINTENANCE EASEMENT ALONG THE WEST RIGHT OF WAY OF ACME IMPROVEMENT DISTRICT CANAL C-4 IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY ITS VICE-PRESIDENT AND ASSISTANT SECRETARY, AND HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF October, 1988.

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

ATTEST: *Diana C. La Pierre*  
DIANA C. LA PIERRE, ASSISTANT SECRETARY  
BY: *John McClure*  
JOHN MCCLURE, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

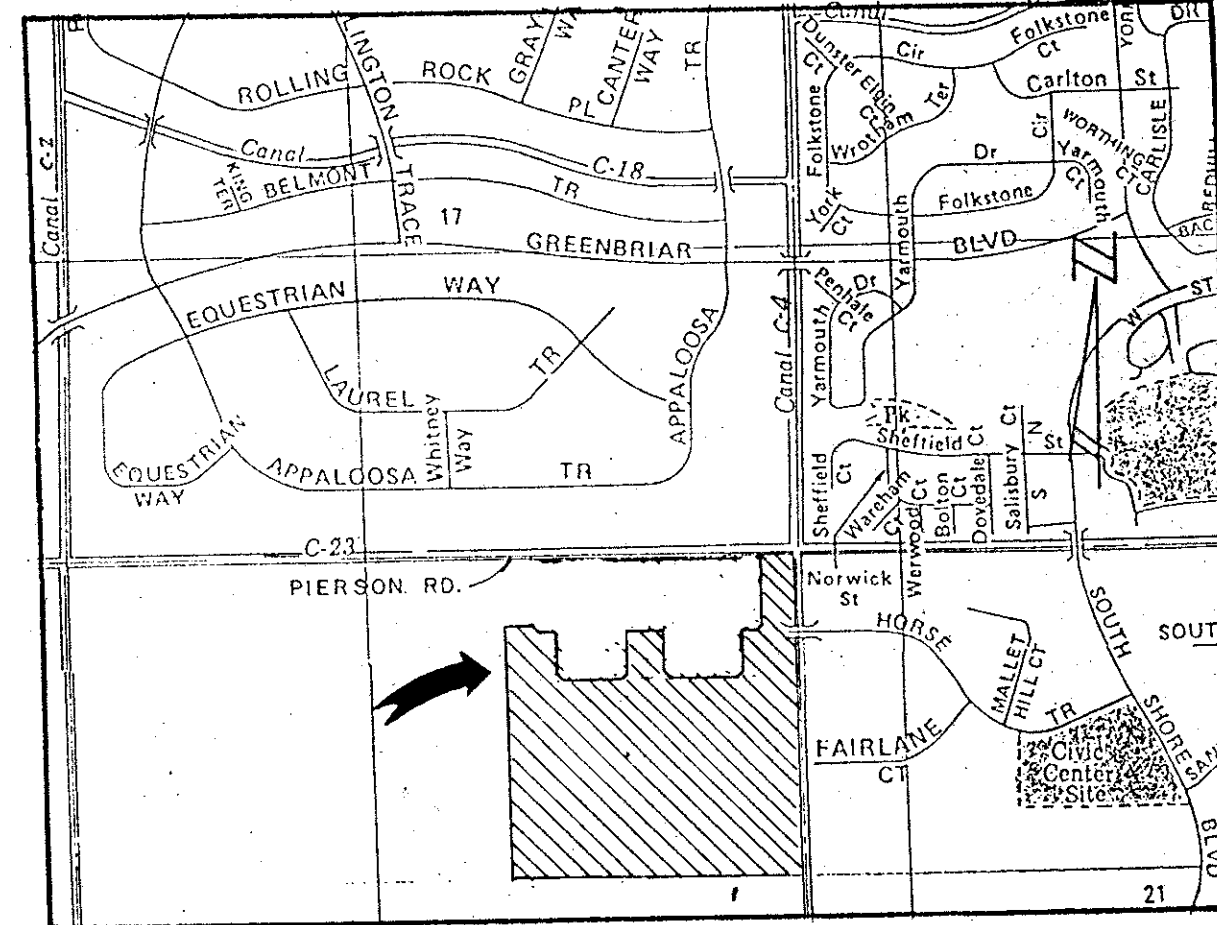
BEFORE ME PERSONALLY APPEARED JOHN MCCLURE AND DIANA C. LA PIERRE, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED 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 THE FOREGOING INSTRUMENT IS THE RESPECTIVE 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 17th DAY OF October, 1988.

*Nancy Ann Lancaster*  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXP. JAN. 1, 1992  
DORCELD THRU GENERAL TRS. LDB.

MY COMMISSION EXPIRES:



LOCATION MAP

### 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, 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. Ciklin*  
ALAN J. CIKLIN, ATTORNEY AT LAW  
LICENSED IN FLORIDA - DATE: Oct 19, 1988

### SURVEYOR'S NOTES

- - DENOTES PERMANENT REFERENCE MONUMENT
- - DENOTES PERMANENT CONTROL POINT
- U.E. - DENOTES UTILITY EASEMENT
- L.A.E. - DENOTES LIMITED ACCESS 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 AS 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 UTILITIES 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.

### LAND USE

WATER MANAGEMENT TRACT "A"	8.22 Acres
WATER MANAGEMENT TRACT "B"	3.32 Acres
TRACT "C"	38.71 Acres
TRACT "D"	9.99 Acres
TRACT "E"	0.76 Acres
EQUESTRIAN CLUB ROAD	3.07 Acres
TOTAL	64.07 Acres

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF DECEMBER 1988

*Carol Elquist*  
CAROL ELQUIST, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

*John B. Dunkle*  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF DECEMBER 1988

*Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### 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.R.M.'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 GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS OF AND FURTHER 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 (CHAPTER 21H-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10-20-88 BY: *Nick Miller*  
NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3888

### DESCRIPTION

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

COMMENCING AT THE NORTHEAST CORNER OF PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1 AS RECORDED IN PLAT BOOK 60 PAGES 143 AND 144 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'49" WEST ALONG THE NORTH LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1 AND SECTION 20, A DISTANCE OF 1930.43 FEET TO THE NORTHWEST CORNER OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1;

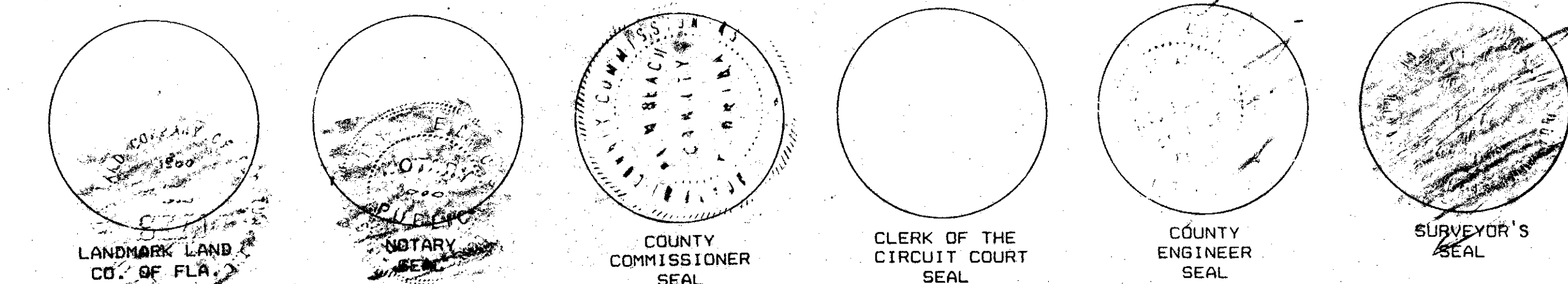
THENCE SOUTH 00°22'11" WEST ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 20, AND COMMON TO SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°37'49" EAST, ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 105.00 FEET, THENCE SOUTH 00°22'11" WEST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 345.00 FEET, THENCE SOUTH 44°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 500.00 FEET, THENCE NORTH 45°22'11" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE NORTH 00°22'11" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 105.00 FEET, THENCE SOUTH 89°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 345.00 FEET, THENCE SOUTH 00°22'11" WEST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 345.00 FEET, THENCE SOUTH 44°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE NORTH 45°22'11" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 475.00 FEET, THENCE NORTH 00°22'11" EAST, ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 345.00 FEET, THENCE SOUTH 89°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 105.00 FEET, THENCE NORTH 45°22'11" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE NORTH 00°22'11" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1, A DISTANCE OF 21.21 FEET, THENCE SOUTH 89°37'49" EAST ALONG THE BOUNDARY OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 1 AND A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 330.00 FEET, THENCE SOUTH 00°51'46" WEST ALONG THE WEST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-4, SAID WEST RIGHT OF WAY LINE BEING 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1980.07 FEET, THENCE NORTH 89°37'49" WEST ALONG A LINE 2030.0 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 20, A DISTANCE OF 2019.31 FEET TO THE SOUTHEAST CORNER OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT No. 2, THENCE NORTH 00°50'56" EAST,

A DISTANCE OF 1505.05 FEET, THENCE SOUTH 89°37'49" EAST, A DISTANCE OF 143.77 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 64.07 ACRES MORE OR LESS.

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

SUBDIVISION OF P.B. Polo Equestrian Club #3  
5030 61  
FLOODS 100' ADJ  
QUAD # 75  
RE 76-60  
93414  
5/9/88  
TAX-728

0333-005  
61/114  
Pet. 76-60  
Collect



SCALE:	NICK MILLER, INC. Land Surveying	DRAWN BY:
DATE: JUNE 1988		CHK
PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3, WELLINGTON COUNTRYPLACE - P.U.D.		
2560 R.C.A. Blvd. Suite 105 Palm Beach Gardens, Florida 33410 (305) 627-5200		
DRAWING NUMBER: 88-00036		