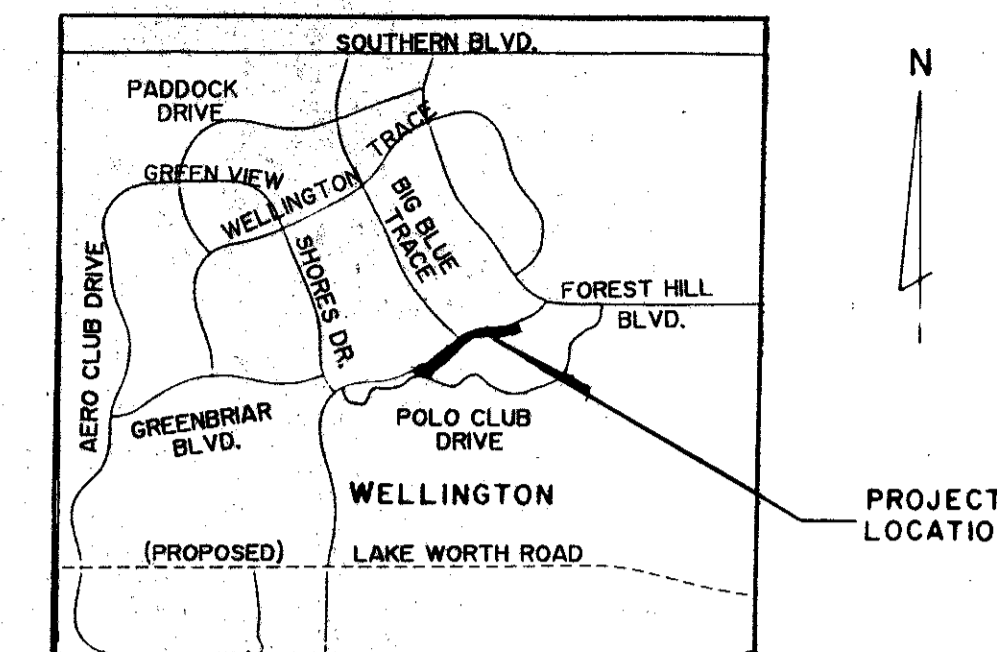
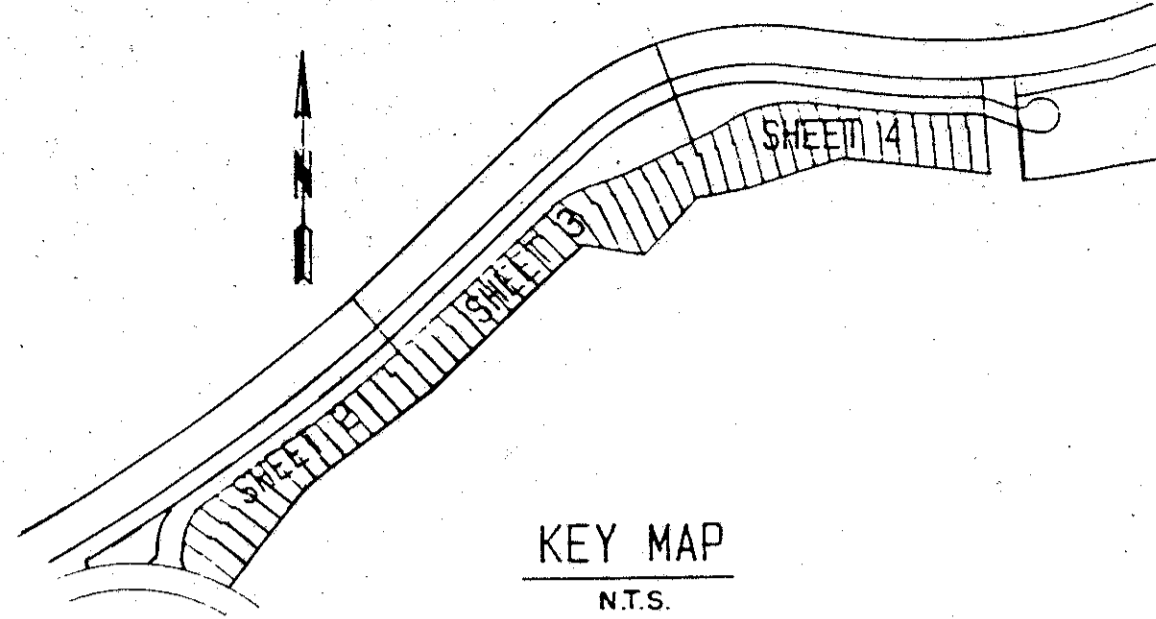


HUNTERS CHASE

OF PALM BEACH POLO & COUNTRY CLUB

WELLINGTON P. O. D.
IN PART OF SEC. 15, TWP. 44S, RGE. 41E
PALM BEACH COUNTY, FLORIDA
IN FOUR SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1989



LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:17 AM, this 25 day of May, 1990, and duly recorded in Plat Book No. 62 on Pages 166 thru 168.
JOHN B. DUNKLE
Clerk Circuit Court
By: *Paula Ann D. Platt* D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Palm Beach Polo Development, L.P., a Delaware Limited Partnership, the owner of the land shown hereon as Hunter's Chase of Palm Beach Polo and Country Club, Wellington P.U.D., lying in Section 15, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at a permanent reference monument marking the Southwest corner of Mulfield - Plat No. 3 of Palm Beach Polo and Country Club, Wellington - P.U.D., as recorded in Plat Book 50, pages 18 through 20 inclusive, of the Public Records of Palm Beach County, Florida; thence North 16°41'35" East, along the Westerly Boundary of said plat of Mulfield - Plat No. 3, a distance of 80.00 feet to the radial intersection with a curve concave to the Northeast having a radial bearing at said intersection of North 16°41'35" East and a radius of 560.00 feet; thence Northwesterly along the arc of said curve through a central angle of 27°23'33" a distance of 267.73 feet to the point of tangency; thence North 45°54'52" West, a distance of 930.72 feet to the point of curvature of a curve concave to the Southwest having a radius of 490.00 feet; thence Northwesterly along the arc of said curve through a central angle of 61°40'40", a distance of 527.47 feet to the point of tangency; thence South 72°24'28" West, a distance of 661.33 feet to the point of curvature of a curve concave to the Northeast having a radius of 560.00 feet; thence Northwesterly along the arc of said curve through a central angle of 66°44'50", a distance of 652.38 feet to the point of tangency; thence North 40°50'42" West, a distance of 192.92 feet to the point of curvature of a curve concave to the Southwest having a radius of 640.00 feet; thence Northwesterly along the arc of said curve through a central angle of 10°09'18" a distance of 113.43 feet to the point of tangency; thence North 51°00'00" West, a distance of 251.91 feet to the point of curvature of a curve concave to the Southwest having a radius of 640.00 feet; thence Northwesterly along the arc of said curve through a central angle of 10°25'55", a distance of 116.53 feet to the POINT OF BEGINNING of the herein described parcel; thence continue Northwesterly along the arc of said curve through a central angle of 41°00'57", a distance of 458.15 feet; thence North 12°26'52" West, a distance of 26.97 feet to the non radial intersection with a curve concave to the Northwest having a radial bearing at said intersection of North 29°16'22" West, and having a radius of 5843.58 feet; said curve being 54.00 feet Southerly from (as measured radially to and parallel with) the Southerly Right-Of-Way line of South Shore Boulevard as shown on the plat of Greenview Shores No. 2 of Wellington - P.U.D., as recorded in plat book 31, pages 120 through 136 inclusive, said Public Records; thence Northeastly along the arc of said curve and said parallel line through a central angle of 13°27'56", a distance of 1373.36 feet to the point of tangency; thence North 47°15'42" East, along said parallel line, a distance of 630.61 feet to the point of curvature of a curve concave to the Southeast having a radius of 741.33 feet; thence Northeastly along the arc of said curve and said parallel line, through a central angle of 50°07'37", a distance of 648.57 feet to the point of tangency; thence South 82°36'41" East along said parallel line, a distance of 265.19 feet to the point of curvature of a curve concave to the Northeast having a radius of 1977.81 feet; thence Southeastly along the arc of said curve and said parallel line through a central angle of 10°03'19", a distance of 347.10 feet to the intersection with the Westerly Right-Of-Way line of Acme Improvement District Canal C-7, as recorded in Official Record Book 4713, page 1346, said Public Records; thence South 04°06'54" East, along said Westerly Right-Of-Way line of Canal C-7, a distance of 234.96 feet; thence North 63°15'04" West, a distance of 460.02 feet; thence South 73°17'40" West, a distance of 300.15 feet; thence South 80°06'31" West, a distance of 170.27 feet; thence South 43°19'22" West, a distance of 229.80 feet; thence North 80°14'50" West, a distance of 189.96 feet; thence South 46°30'53" West, a distance of 630.44 feet; thence South 53°04'17" West, a distance of 480.07 feet; thence South 36°31'45" West, a distance of 398.65 feet to the point of beginning.

Has caused the same to be surveyed and platted as shown and do hereby dedicate as follows:

- The Utility Easements as shown are hereby dedicated in perpetuity for the construction, installation, operation and maintenance of utilities including, but not limited to, cable television systems; provided, however, no such construction, installation, maintenance, or operation of cable television systems shall interfere with the facilities and services of an electric, telephone, gas, or other public or private utility.
- The Drainage Easements as shown are for the construction, operation and maintenance of drainage facilities and are hereby dedicated in perpetuity to HUNTERS CHASE HOMEOWNERS 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 those portions of the drainage systems encompassed by the plat which are associated with the drainage of public roads.
- The Water and Sewer Easements as shown are for the construction, operation and maintenance of water and sewer facilities and are hereby dedicated in perpetuity to the ACME IMPROVEMENT DISTRICT and are the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
- Lift Station as shown are for the construction, operation and maintenance of water and sewer facilities and is hereby dedicated in perpetuity 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.
- Roadway Tract "A" is for private road purposes, utilities and drainage, and is hereby dedicated in perpetuity to HUNTERS CHASE HOMEOWNERS ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
- Parcels "B", "C", and "D" as shown are for open space and are hereby dedicated in perpetuity to the HUNTERS CHASE HOMEOWNERS 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, Palm Beach Polo Development, L.P., has caused these presents to be signed by the Vice President and attested by the Vice President of Arvida/JMB Managers - II, Inc., general partner and the corporate seal of said corporation to be affixed hereto by and with the authority of their Board of Directors, this 25th day of August, 1989.

PALM BEACH POLO DEVELOPMENT, L.P. a Delaware Limited Partnership
By: Arvida/JMB Managers - II, Inc. an Illinois Corporation, General Partner

ATTEST: *James Motta* James Motta, Vice President
BY: *Christopher J. Cleary* Christopher J. Cleary, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Christopher J. Cleary and James Motta, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of ARVIDA/JMB Managers - II, Inc., an Illinois Corporation, licensed to do business in the State of Florida, General Partner of Palm Beach Polo Development, L.P. 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 25th day of October, 1989.

My commission expires: *August 28, 1991*
Carlyne Martineau
Notary Public

LAND USE

(ZONING PETITION NUMBER 86-32G)
SINGLE FAMILY LOTS (50 UNITS)----- 11.12 ACRES
ROADWAY TRACT----- 4.71 ACRES
OPEN SPACE----- .66 ACRES
DENSITY: 3.03 DU/ACRE TOTAL 16.49 ACRES

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian, with the East line of the S.E. 1/4 of Section 15, is assumed to bear North 01°03'05" East.
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon any maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County.
- There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage easements cross, Drainage easements take Precedence.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 25th day of August, 1989.
Carol J. Elmquist
Carol J. Elmquist, Chairman

Attest: JOHN B. DUNKLE, Clerk
Deputy Clerk
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 25th day of August, 1989.
H.F. Kahler
H.F. Kahler, P.E., County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We, GOLD COAST TITLE COMPANY, a title insurance company, duly licensed in the State of Florida do hereby certify that we have examined the title to the herein described property; that we find the title to the property is vested in Palm Beach Polo Development, L.P., a Delaware Limited Partnership; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find all mortgages are shown and are true and correct and there are no other encumbrances of record.

GOLD COAST TITLE COMPANY

BY: *J. Herwig Dance*
J. Herwig Dance, President
Date: 8-25-89

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 responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with 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 Administrative Code and Ordinances of Palm Beach County, Florida.

THIS INSTRUMENT PREPARED BY PETER J. MOSCHETTO
One Harvard Circle
West Palm Beach, Florida

GEE & JENSON - Engineers, Architects, Planners, Inc.
Peter J. Moschetto
Peter J. Moschetto, Professional Land Surveyor
Florida Registration No. 4110, Date: 12-12-89

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that 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 which is recorded in Official Record Book 5882 at page 610 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of December, 1989.

LANDMARK LAND COMPANY OF FLORIDA, INC., a corporation of the State of Delaware
ATTEST: *H.B. Warren* H.B. Warren, Vice President
BY: *Steve D. Braley* Steve D. Braley, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared H.B. Warren and Steve D. Braley, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of LANDMARK LAND COMPANY OF 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 11th day of December, 1989.
My commission expires August 28, 1991
Steve D. Braley
Notary Public

SUBDIVISION: HUNTERS CHASE OF P.B. POLO & COUNTRY CLUB
 BOOK: 65
 FLOOD ZONE: B
 CHUBB: 62
 SE: 86-32
 FUD NAME: WELLINGTON P.U.D.
 PAGE: 165
 FLOOD MAP: KCB
 ZONING: AR
 ZIP CODE: 33414

TAE 728

0332-087
Pet. 86-32



HUNTERS CHASE OFF P.B. POLO & C.C.

65/165

COMPUTED: J.H.D.
DRAWN: W.R. JONES
CHECKED: O.S.
APPROVED: *[Signature]*
REVISION: