

KEY MAP

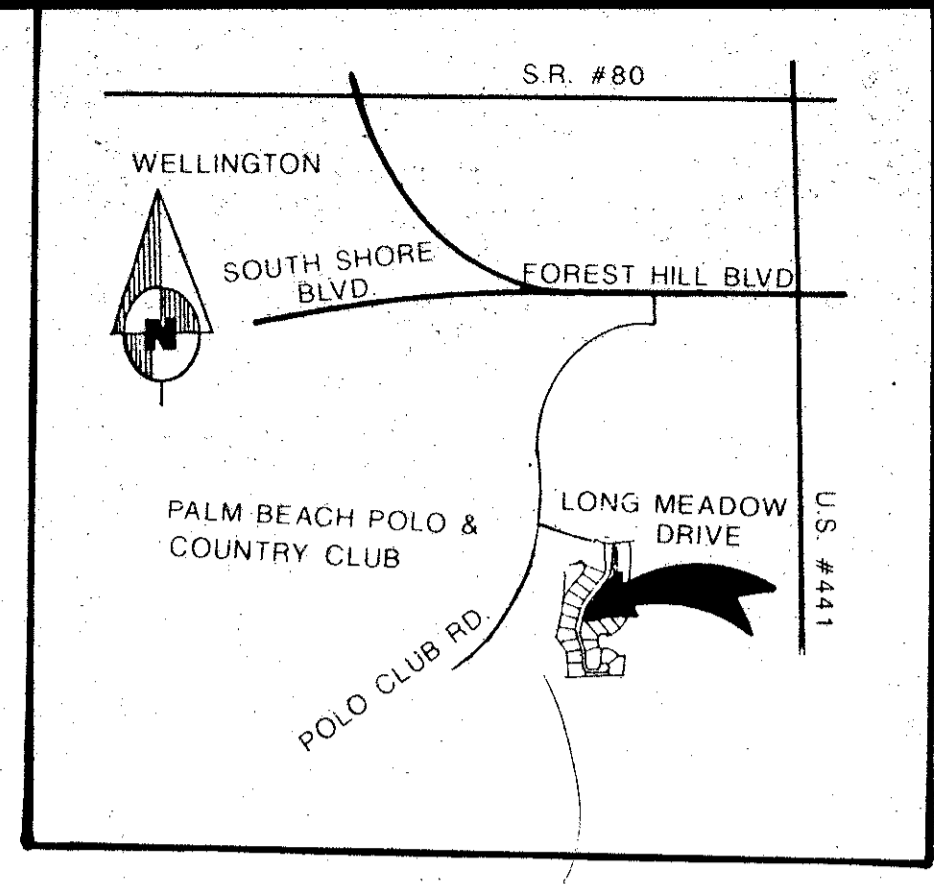
# WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P. U. D.

- LEGEND**
- P.B.C. = PALM BEACH COUNTY
  - NO. = NUMBER
  - P.U.D. = PLANNED UNIT DEVELOPMENT
  - + = MORE OR LESS
  - A = ARC LENGTH
  - Δ = CENTRAL ANGLE
  - R = RADIUS
  - C = CENTERLINE
  - D.U. = DMELLING UNIT
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.O.B. = POINT OF BEGINNING
  - SEC = SECTION
  - O.R.B. = OFFICIAL RECORD BOOK
  - A.I.D. = ACME IMPROVEMENT DISTRICT

BEING A REPLAT OF PARCELS C, D, E, F AND J OF OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 57, PAGES 112 AND 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND OTHER LANDS.

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

SHEET 1 OF 5 SHEETS  
MAY 1991



LOCATION MAP

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 11:35 AM  
this 31 day of January  
1991 and duly recorded in Plat Book No.  
68 on page 115-119  
Clerk Circuit Court  
Barbara G. Platt D.C.



## DESCRIPTION:

A PARCEL OF LAND LYING IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING PARCELS C, D, E, F AND J OF THE PLAT OF OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 57, PAGES 112 AND 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D.; THENCE BEAR NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 252.00 FEET; THENCE NORTH 38 DEGREES 30 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 186.00 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 10 SECONDS EAST, A DISTANCE OF 180.00 FEET TO AN INTERSECTION WITH A LINE 20.00 FEET WESTERLY FROM AND PARALLEL WITH THE WEST LINE OF SAID OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 245.07 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D. AND THEIR NORTH RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23 AS RECORDED IN OFFICIAL RECORD BOOK 1037, PAGE 689, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 36 MINUTES 02 SECONDS EAST, ALONG SAID WESTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

## 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 IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., BEING A REPLAT OF PARCELS C, D, E, F AND J OF OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 57, PAGES 112 AND 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND OTHER LANDS, 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:

PRIVATE ROAD TRACTS "A" AND "B", AS SHOWN HEREON, ARE FOR PRIVATE RESIDENTIAL ACCESS STREET PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER 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, ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN THE WATER AND SEWER UTILITIES WITHIN SAID PRIVATE ROAD TRACTS.

THE OPEN SPACE PARCELS "A", "B" AND "C", AS SHOWN HEREON, ARE FOR COMMON AREA, DRAINAGE, UTILITY, WATER, AND SEWER PURPOSES AND IS HEREBY DEDICATED TO THE WINDING OAKS HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE FOR THE CONSTRUCTION, LAKE ACCESS AND MAINTENANCE OF DRAINAGE AND WATER MANAGEMENT FACILITIES AND ARE HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. FOR PROPER PURPOSES 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 COUNTY MAINTAINED ROADS.

IN WITNESS WHEREOF, LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED IN THE STATE OF FLORIDA, AS OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF November, 1991.

LANDMARK LAND COMPANY OF FLORIDA, INC.  
A DELAWARE CORPORATION

ATTEST:  
Diana La Pierre  
DIANA LA PIERRE, ASSISTANT SECRETARY

BY: H. B. Warren  
H. B. WARREN, VICE PRESIDENT

## LAND USE:

PETITION NO. 86-32

OPEN SPACE PARCELS A, B AND C.....	0.863 ACRES ±
PRIVATE ROAD TRACTS A AND B.....	0.482 ACRES ±
SINGLE FAMILY LOTS (20).....	9.229 ACRES±
TOTAL.....	10.574 ACRES
DENSITY.....	0.529 UNIT/ACRE

## NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. 2297) (FOUND IN PARENT PLAT LOCATION)
- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. 4728)

\* DENOTES EXISTING EASEMENTS PER PARENT PLAT (PLAT BOOK 57, PAGES 112 & 113)

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST AS SHOWN ON SAID PLAT OF OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

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 OR WATER AND SEWER EASEMENTS. NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USES, WATER AND SEWER EASEMENTS OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

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

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY AND WATER AND SEWER EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

LOT LINES INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

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.

EXISTING EASEMENTS PER THE PARENT PLAT OF OAKTREE VILLAS, PLAT BOOK 57, PAGES 112 & 113, THAT ARE NOT SHOWN HEREON HAVE BEEN ABANDONED BY THE FOLLOWING DOCUMENT:  
O.R.B. 6963 PAGE 44-52

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALAN CIKLIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; AND THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO ENCUMBRANCES OF RECORD.

Alan Ciklin  
ALAN CIKLIN, ATTORNEY AT LAW  
LICENSED IN FLORIDA - DATE: 12-5-91

## 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES AS AMENDED, THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21HR-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: October 3, 1991

Patrick B. Meeds  
PATRICK B. MEEDS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4728

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. B. WARREN AND DIANA 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, RESPECTIVELY, OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED IN FLORIDA, AND WHO 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 CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO THE FOREGOING 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 27 DAY OF November 1991.

Abbecca F. Barin  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: July 29, 1995

PALM BEACH COUNTY BOARD OF COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF Jan, 1992.

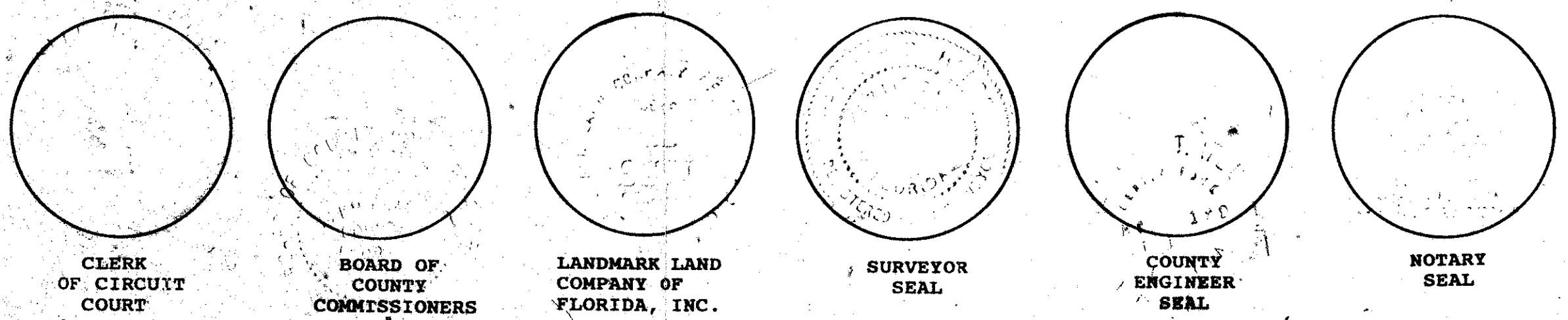
BY: Karen T. Marcus  
KAREN T. MARCUS - CHAIR

ATTEST:  
MILTON T. BAUER, CLERK  
BY: Debra Dawood  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF Jan, 1992.

BY: George T. Webb  
GEORGE T. WEBB, P.E. COUNTY ENGINEER



PET. 86-32H  
COLLECT

0332-098

TR. 57-D - OAKTREE VILLAS  
WELLINGTON PUD

68/145

**Dailey-Fotony, inc.**  
land surveyors, planners, engineers  
5050 10th Avenue North, Suite B - Lake Worth, Florida 33463 2602  
Phone 407/965-8787

WINDING OAKS

SUBDIVISION - WINDING OAKS  
 BOOK 65 PAGE 141X  
 FLOOD ZONE A0-1  
 QUAD # 62  
 SE  
 PUD NAME Wellington  
 ZIP CODE 33414

TAZ # 730