

LOCATION MAP

# REPLAT OF TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D.

BEING A REPLAT OF ALL OF TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 114-115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 2 SHEETS

OCTOBER 1991

**LAND USE**

TRACT 1	36.64 ACRES
TRACT 2	2.07 ACRES
<b>TOTAL</b>	<b>38.71 ACRES</b>

0333-012

**156**

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 12/27/91  
the 27 day of March  
1992, and duly recorded in Plat Book No.  
68 on page 156-157  
Clerk Circuit Court  
Barbara A. Platt D.C.



**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 REPLAT OF TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 - WELLINGTON COUNTRYPLACE - P.U.D., BEING A REPLAT OF ALL OF TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 114 THROUGH 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE, P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 114 THROUGH 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS 1 AND 2 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.

IN WITNESS THEREOF, 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 26th DAY OF December, 1991.

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

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. B. WARREN 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 26th DAY OF December, 1991.

Barbara A. Platt  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: October 17 1994

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALAN J. CIRKIN, 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, 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. Cirkin  
ALAN J. CIRKIN, ATTORNEY AT LAW  
LICENSED IN FLORIDA - DATE: 1-3-92

**APPROVALS**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF March, 1992.

Karen Marcus  
KAREN MARCUS, CHAIR

ATTEST:  
MILTON T. BAUER, CLERK

BY: William Stewart  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF March, 1992.

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

**SURVEYOR'S NOTES**

- - DENOTES PERMANENT REFERENCE MONUMENT (R.L.S. No. 3888)
- - DENOTES PERMANENT CONTROL POINT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON COUNTRYPLACE - P.U.D. THE WEST LINE OF THE REPLAT OF TRACT "C" IS ASSUMED TO BEAR NORTH 00°50'56" EAST.

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

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

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON 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 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.

ALL EASEMENTS SHOWN HEREON ARE AS SHOWN ON PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3, WELLINGTON COUNTRYPLACE - P.U.D.

**SURVEYORS 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 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.

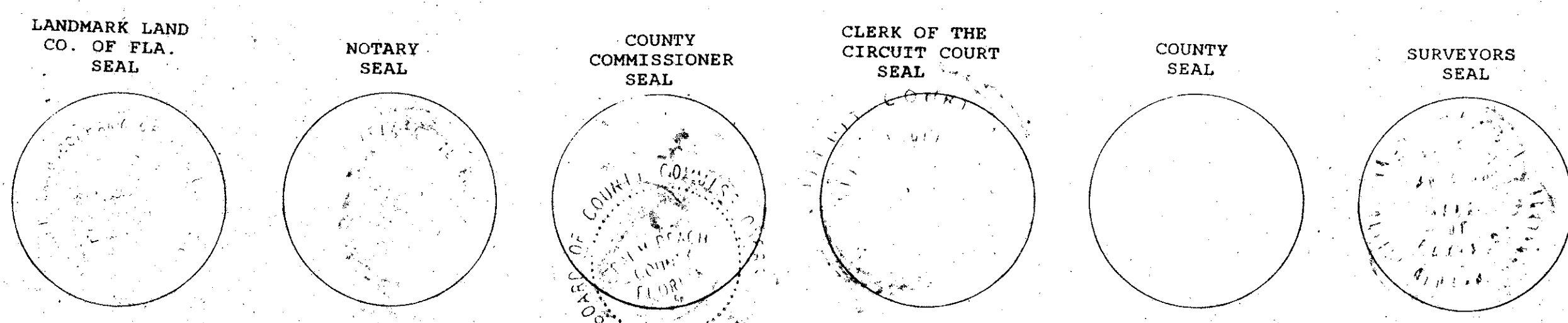
DATE: 1-3-91 BY: Nick Miller  
NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3888

PET. 76-60  
COLLECT

0333-012

68/156

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 RCA BLVD., PALM BEACH GARDENS, FL 33410.



SCALE: 1" = 80'	NICK MILLER, INC. Land Surveying Planning & Development Consultants	DRAWN BY: CHK
DATE: OCT. 1991		
<b>REPLAT OF TRACT "C" OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3</b>		
2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (407) 627-5200		DRAWING NUMBER: <b>88003P</b>

BOOK 68  
PAGE 156  
FLOOD ZONE AO-1  
QUAD # 78  
SE 76-60  
ZIP CODE 33411  
PFD NAME Wellington Countryplace

TAZ # 72B