

DUNES PLAT NO. 1 HOLES 14 AND 16

OF PALM BEACH POLO AND COUNTRY CLUB

WELLINGTON - P. U. D.

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

SHEET 1 OF 4 SHEETS
JUNE 1991

LAND USE:

GOLF COURSE PARCELS 1 AND 2.....	15.240 ACRES ±
LAKE PARCELS 26, 27 AND 45A.....	2.628 ACRES ±
TOTAL.....	17.868 ACRES

NOTES:

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

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.

BOUNDARY LINES INTERSECTING CURVES ARE 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.

APPROVALS:

PALM BEACH COUNTY BOARD OF COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF July, 1991.

BY: [Signature]
MAREN T. MARCUS, CHAIR

ATTEST:
MILTON T. BAKER, CLERK
BY: [Signature]
DEPUTY CLERK

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

BY: [Signature]
GEORGE T. WEBB, P.E. COUNTY ENGINEER

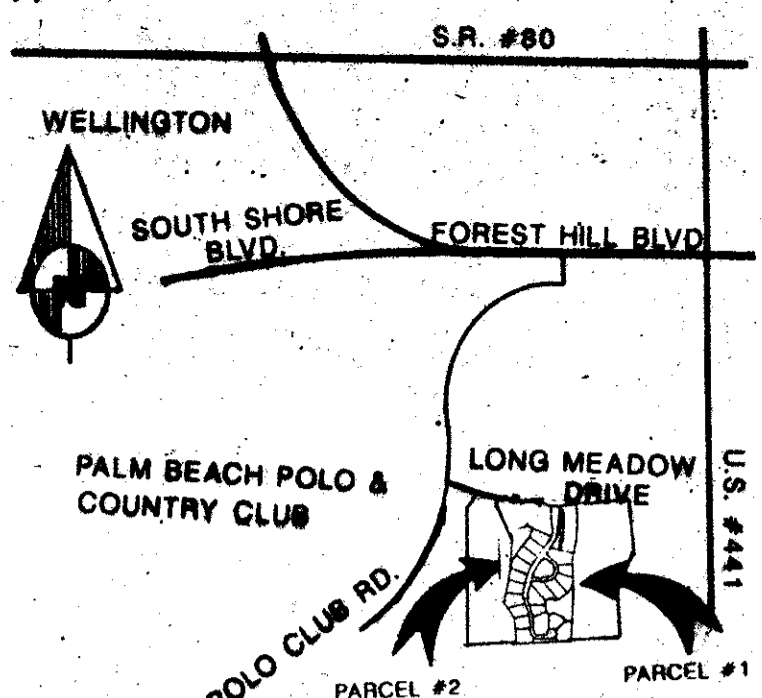
SURVEYOR'S CERTIFICATION:

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: Oct 7 1991
[Signature]
PATRICK B. MEEDS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4728

- 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
 - ⊙ = CENTERLINE
 - D.U. = DWELLING 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



DESCRIPTION:

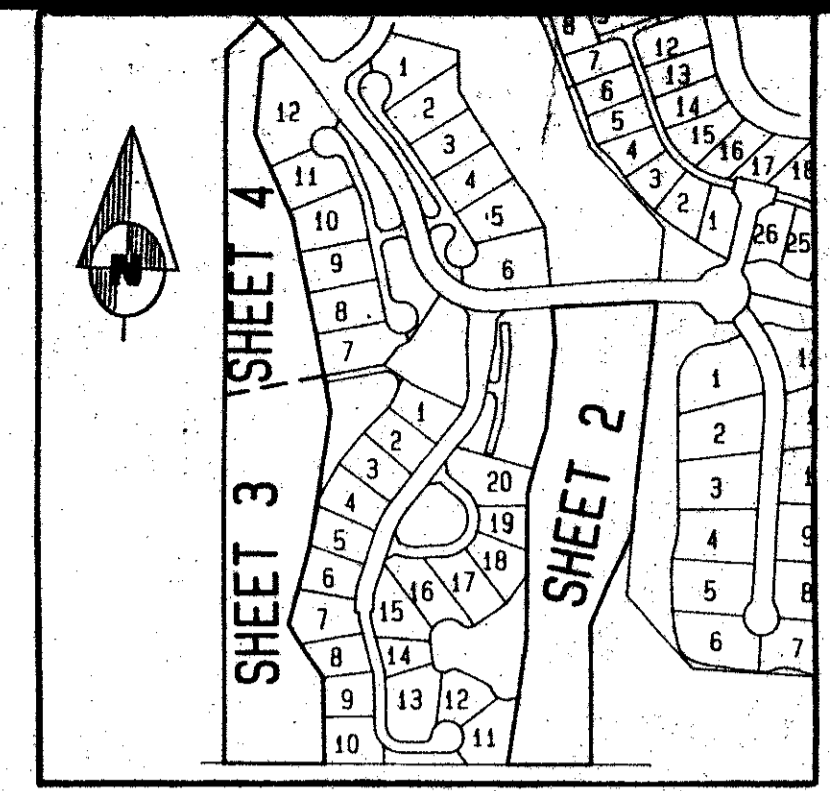
PARCEL #1
A PARCEL OF LAND LYING IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHEAST CORNER OF WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 68, PAGES 145 THROUGH 149, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 08 DEGREES 47 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., A DISTANCE OF 195.65 FEET TO THE SOUTHEAST CORNER OF WATER MANAGEMENT TRACT "H" AS SHOWN ON THE PLAT 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, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE NORTH 08 DEGREES 47 MINUTES NORTH 00 DEGREES 56 MINUTES 02 SECONDS EAST OF SAID WATER MANAGEMENT TRACT "H", A DISTANCE OF 165.50 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 02 SECONDS EAST ALONG SAID EAST LINE OF SAID PLAT OF WINDING OAKS, A DISTANCE OF 226.73 FEET; THENCE NORTH 16 DEGREES 01 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID EAST LINE OF WINDING OAKS, A DISTANCE OF 65.60 FEET TO THE SOUTHEAST CORNER OF PARCEL "B" AS SHOWN ON SAID PLAT OF OAK TREE VILLAS; THENCE CONTINUE NORTH 16 DEGREES 01 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 121.28 FEET; THENCE NORTH 05 DEGREES 47 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID EAST LINE OF PARCEL "B", A DISTANCE OF 241.02 FEET; THENCE NORTH 05 DEGREES 13 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE OF PARCEL "B", A DISTANCE OF 103.71 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, AS SHOWN ON THE PLAT OF BROOKSIDE PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 54, PAGES 75 THROUGH 77, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 86 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 152.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1554.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 03 MINUTES 33 SECONDS, A DISTANCE OF 137.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 56 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.79 FEET TO THE NORTHWEST CORNER OF BROOKSIDE PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 58, PAGES 45 AND 46 OF SAID PUBLIC RECORDS; THENCE SOUTH 05 DEGREES 57 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SAID PLAT OF BROOKSIDE PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON - P.U.D., A DISTANCE OF 649.75 FEET TO THE NORTHWESTERLY MOST CORNER OF LAKE #25 AS RECORDED IN OFFICIAL RECORD BOOK 6599, PAGE 368 OF SAID PUBLIC RECORDS; THENCE SOUTH 25 DEGREES 21 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID LAKE NO. 25, A DISTANCE OF 97.11 FEET; THENCE CONTINUE SOUTH 25 DEGREES 21 MINUTES 54 SECONDS WEST, A DISTANCE OF 183.06 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 58 SECONDS WEST, A DISTANCE OF 400.50 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23 AS RECORDED IN DEED BOOK 1037, PAGE 689, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE NORTH 89 DEGREES 36 MINUTES 02 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 234.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL #2

A PARCEL OF LAND LYING IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWEST CORNER OF WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 68, PAGES 145 THROUGH 149, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 07 DEGREES 53 SECONDS WEST ALONG THE WEST LINE OF SAID WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., A DISTANCE OF 245.07 FEET; THENCE NORTH 32 DEGREES 11 MINUTES 10 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 180.00 FEET; THENCE NORTH 16 DEGREES 17 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 225.00 FEET; THENCE NORTH 07 DEGREES 59 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 16.92 FEET; THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 81.14 FEET; THENCE NORTH 07 DEGREES 59 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 43.50 FEET TO THE SOUTHWEST CORNER OF WATER MANAGEMENT TRACT "I" AS SHOWN ON THE PLAT 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, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE CONTINUE NORTH 07 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID WATER MANAGEMENT TRACT "I", A DISTANCE OF 236.50 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 33 SECONDS WEST, CONTINUING ALONG SAID WEST LINE OF SAID WATER MANAGEMENT TRACT "I", A DISTANCE OF 103.16 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF OAK TREE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 121 AND 122, OF SAID PUBLIC RECORDS; THENCE NORTH 10 DEGREES 58 MINUTES 32 SECONDS WEST ALONG THE WEST LINE OF SAID PLAT OF OAK TREE ESTATES, A DISTANCE OF 360.28 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID PLAT OF OAK TREE ESTATES; THENCE NORTH 13 DEGREES 22 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE PARCEL OF LAND ACQUIRED IN OFFICIAL RECORD BOOK 5876, PAGES 1353 THROUGH 1355, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 119.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 22 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID PLAT OF OAK TREE ESTATES, A DISTANCE OF 251.53 FEET; THENCE NORTH 05 DEGREES 18 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 205.09 FEET; THENCE NORTH 51 DEGREES 59 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 69.15 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF OAK TREE ESTATES AND SOUTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 699.03 FEET AND WHOSE RADIUS POINT BEARS SOUTH 51 DEGREES 59 MINUTES 19 SECONDS WEST, AS SHOWN ON THE PLAT OF BROOKSIDE PLAT NO. 1, AS RECORDED IN PLAT BOOK 50, PAGES 175 AND 176 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 47 SECONDS, A DISTANCE OF 100.00 FEET TO THE END OF SAID CURVE; THENCE SOUTH 43 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 127.72 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 58 SECONDS WEST, A DISTANCE OF 2017.18 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23, AS RECORDED IN DEED BOOK 1037, PAGE 689 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 36 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID ACME IMPROVEMENT DISTRICT CANAL C-23, A DISTANCE OF 284.37 FEET TO THE POINT OF BEGINNING.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED IN FLORIDA, AND OWNER OF A PORTION OF THE LAND SHOWN HEREON, JOINED BY ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND OWNER OF A PORTION OF THE LAND SHOWN HEREON AS DUNES PLAT NO. 1 HOLES 14 AND 16 OF PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., 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:

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, FOR GOLF COURSE PURPOSES.

THE LAKE PARCELS "26", "27" AND "45A", AS SHOWN HEREON, ARE RESERVED BY THE ACME IMPROVEMENT DISTRICT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE FOR DRAINAGE PURPOSES AND ARE HEREBY DEDICATED TO THE WINDING OAKS HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION LICENSED IN FLORIDA, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, 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 OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED IN THE STATE OF FLORIDA, AND ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS OWNERS, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR VICE PRESIDENT AND PRESIDENT, RESPECTIVELY, AND ATTESTED TO BY THEIR ASSISTANT SECRETARY AND SECRETARY, RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF December, 1991.

ATTEST:
[Signature]
DIANA LA PIERRE, ASSISTANT SECRETARY

ATTEST:
[Signature]
MARY M. VIATOR, SECRETARY

ACKNOWLEDGEMENT:

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.
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: July 20, 1995

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED REVEREND JOHN MANGRUM AND MARY M. VIATOR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF 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 DISTRICT, 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 DISTRICT.

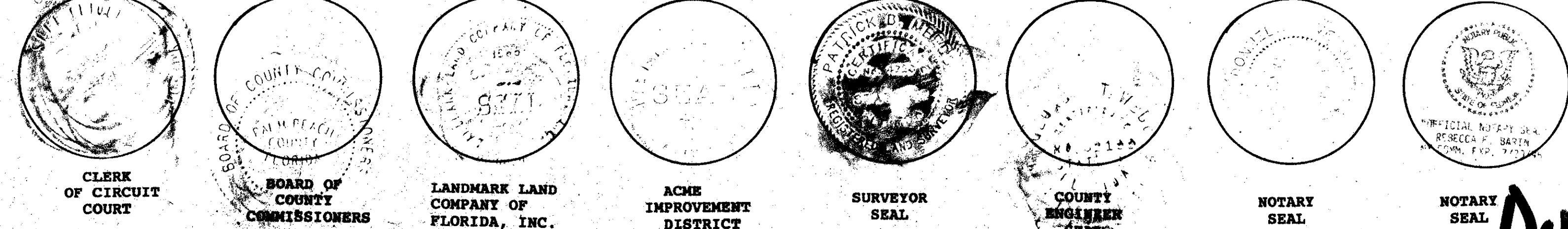
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF December, 1991.
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: March 26, 1995

TITLE CERTIFICATION:

I, ALAN CIRKIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND I FIND THE RECORD TITLE HOLDER OF THE LANDS DESIGNATED AS LAKES NO. 25, 26 AND 47A IS ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT I FIND THE RECORD TITLE HOLDERS OF THE BALANCE OF THE LANDS PLATTED HEREUNDER IS 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.

[Signature]
ALAN CIRKIN, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: 12-20-91



THIS INSTRUMENT WAS PREPARED BY:
PATRICK B. MEEDS OF DAILEY-FOTORNY, INC.
5050 TENTH AVENUE NORTH
LAKE WORTH, FLORIDA 33463

0332-099
PET 86-32(H) 68/158

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

DUNES PLAT No. 1, HOLES 14 + 16

TAZ # 7320
BOOK 68 FLOOD ZONE # 1 COB
PAGE 158
FLOOD ZONE # 1
ZONING
CLAS # 62
SE
SUB NAME Wellington, P.U.D.
4141414