

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:57 A.M.
this 12th day of November 1994.
and duly recorded in Plat Book No. 73
on page 200-202
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

KENSINGTON REPLAT OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

BEING A REPLAT OF KENSINGTON OF PALM BEACH POLO AND COUNTRY CLUB,
WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 62,
PAGES 69 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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

SHEET 1 OF 3 SHEETS

JANUARY 1994

LAND USE (ZONING PETITION No. 86-321)
SHELTINGHAM DRIVE 2.46 ACRES
LOTS 12.42 ACRES
TOTAL 14.88 ACRES

*PET. 86-321
5/2/94/G*

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF
Nov, 19 94.
BY: *[Signature]*
MARY MCGAHEY, CHAIR
[Signature]
KIM FOSTER, VICE CHAIR
ATTEST:
DOROTHY H. WILKEN, CLERK
[Signature]
DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF
Nov, 19 94.
[Signature]
GEORGE T. WILSON, P.E. - COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS
("P.R.M.s") AND PERMANENT CONTROL POINTS ("P.C.P.s") HAVE BEEN
PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA
COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY,
FLORIDA.
1/25/94 *[Signature]*
GARY A. RAGER, P.L.S.
LICENSE No. 4828
STATE OF FLORIDA

SURVEYORS NOTES

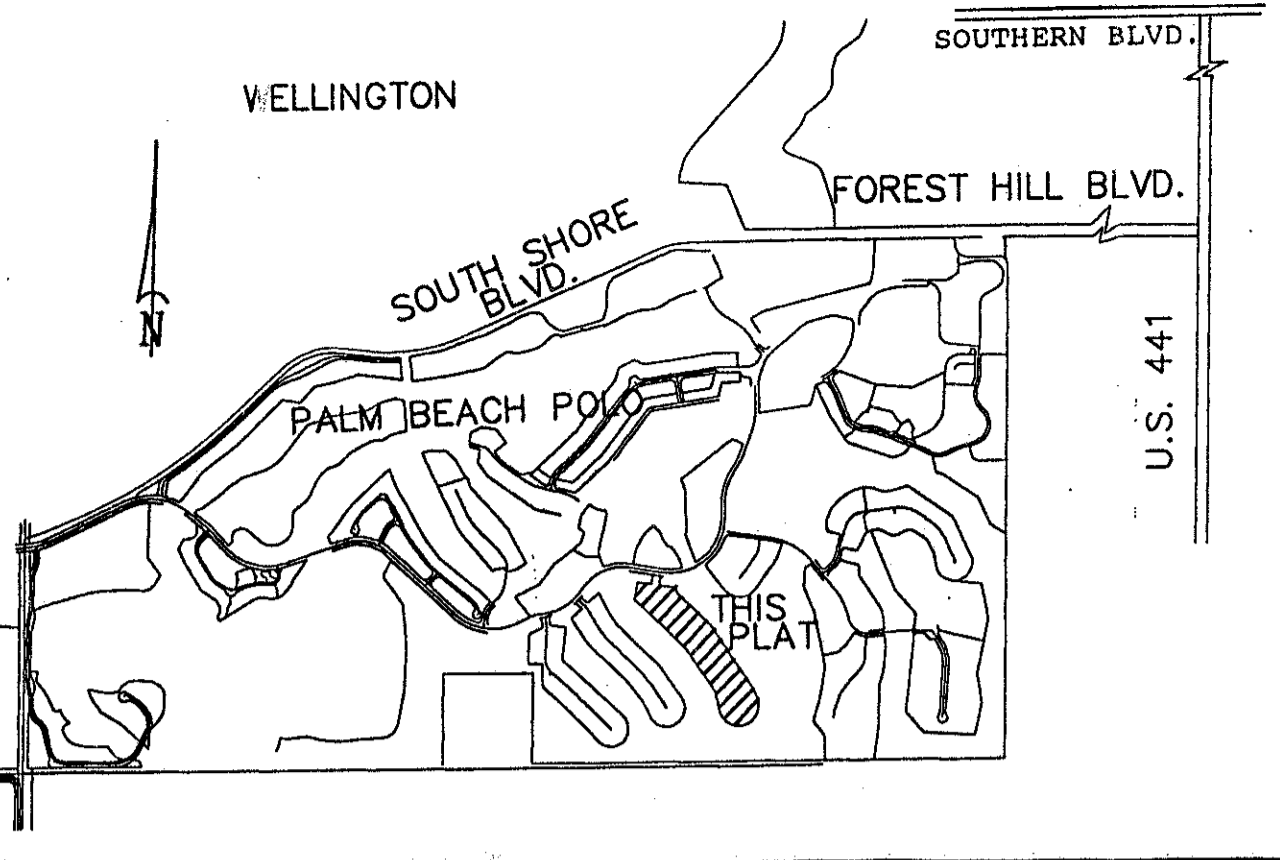
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "P.L.S. 4828"
- PERMANENT CONTROL POINTS ARE SHOWN THUS: "P.C.P. 4828"
- BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A BEARING OF NORTH 80°00'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF POLO CLUB ROAD, PLAT BOOK 49, PAGES 28 AND 29 AND AS SHOWN ON THE PLAT OF KENSINGTON, PLAT BOOK 62, PAGES 69 THROUGH 71.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 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.

0332-106

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.L.S. OF NICK MILLER, INC., 2560 RCA BOULEVARD, SUITE 105, PALM BEACH GARDENS, FL. 33410.

73/200

*PARCEL 71
WELLINGTON PUD*



LOCATION MAP
(NOT TO SCALE)

RELEASE

THE KENSINGTON HOMEOWNER'S ASSOCIATION, INC. HEREBY RELEASES ITS INTERESTS IN THE RESERVATIONS TO SAID ASSOCIATION OF PARCELS A THROUGH T AS SHOWN AND RESERVED ON THE PLAT OF KENSINGTON OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 62, PAGES 69 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DATED THIS 7th DAY OF JUNE, 1994.

KENSINGTON HOMEOWNER'S ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
ATTEST: *[Signature]* DONALD W. LANGDON VICE PRESIDENT
BY: *[Signature]* R.C. McLAUGHLIN VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED R.C. McLAUGHLIN AND DONALD W. LANGDON WHO ARE PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE KENSINGTON HOMEOWNER'S ASSOCIATION, INC. A 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 7th DAY OF JUNE, 19 94.

MY COMMISSION EXPIRES: 7th DAY OF JUNE, 19 94.
[Signature] NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS KENSINGTON REPLAT OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON, P.U.D., BEING A REPLAT OF KENSINGTON OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 62, PAGES 69 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

KENSINGTON OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON, P.U.D., AS RECORDED IN PLAT BOOK 62, PAGES 69 THROUGH 71 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:

SHELTINGHAM DRIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE KENSINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF JUNE, 19 94.

PALM BEACH POLO HOLDINGS, INC.
A FLORIDA CORPORATION
ATTEST: *[Signature]* DONALD W. LANGDON VICE PRESIDENT
BY: *[Signature]* R.C. McLAUGHLIN VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED R.C. McLAUGHLIN AND DONALD W. LANGDON WHO ARE PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF PALM BEACH POLO HOLDINGS, INC. A 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 7th DAY OF JUNE, 19 94.

MY COMMISSION EXPIRES: 7th DAY OF JUNE, 19 94.
[Signature] NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE KENSINGTON HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, AND ACKNOWLEDGES THAT THE ACCEPTANCE OF THE RESERVATION OF SHELTINGHAM DRIVE IS SUBJECT TO EASEMENTS WITHIN SHELTINGHAM DRIVE AS SHOWN HEREON, DATED THIS 7th DAY OF JUNE, 19 94.

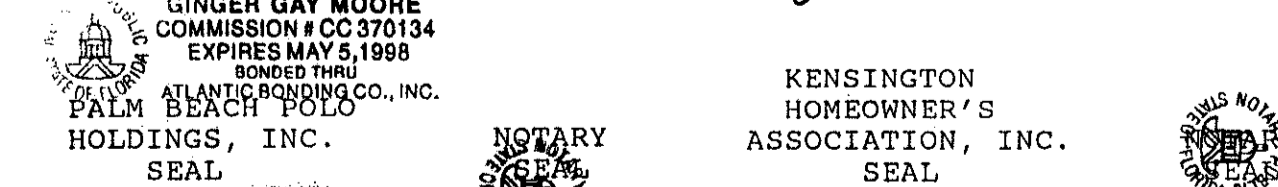
KENSINGTON HOMEOWNER'S ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
ATTEST: *[Signature]* DONALD W. LANGDON VICE PRESIDENT
BY: *[Signature]* R.C. McLAUGHLIN VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JUNE, 19 94.

MY COMMISSION EXPIRES: 7th DAY OF JUNE, 19 94.
[Signature] NOTARY PUBLIC



Seals of various entities: KENSINGTON HOMEOWNER'S ASSOCIATION, INC., PALM BEACH POLO HOLDINGS, INC., RESOLUTION TRUST CORPORATION, NOTARY SEAL, COUNTY COMMISSIONERS SEAL, CLERK OF THE CIRCUIT COURT SEAL, COUNTY ENGINEER SEAL, SURVEYOR'S SEAL.

Scale: NICK MILLER, INC. Surveying Planning & Development Consultants
DATE: JAN. '94
DRAWN BY: CHK
KENSINGTON REPLAT OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.
2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (407) 627-5200
DRAWING NUMBER 94001

SUBDIVISION *Kensington Replat
BOOK 73 PAGE 200
FLOOD ZONE A01
QUAD #62 ZONING AR
SE 86-32 ZIP CODE 33414
1994 Wellington

T&Z-730