

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 10:38 A.M.  
this 30 day of AUGUST 1996  
and duly recorded in Plat Book No. 77  
on page 191-195  
DOROTHY H. WILKEN, Clerk of Circuit Court  
D.C.



SHEET INDEX

Sheet No. 1 Cover Page  
Sheet No. 2 Lots 9 through 21  
Sheet No. 3 Lots 22 through 36

SHEET 1 OF 3

PET. 86-32  
5/2/4/G

P.U.D. TABULATION

Zoning Petition Number.....86-32(M)  
Single Family Lots (28 Units).....9.146 Acres Total  
Density.....3.06 DU/ACRE

ABBREVIATIONS & SYMBOLS

- 1. [Symbol] = Denotes set Permanent Reference Monuments (P.R.M.'s) stamped P.R.M. P.L.S. # 3357.
- 2. [Symbol] = Denotes found Permanent Reference Monuments (P.R.M.'s) stamped P.R.M. P.L.S. # 4110.
- 3. [Symbol] = Denotes Centerline.
- 4. P.B. = Denotes Plat Book.
- 5. PG. = Denotes Page.
- 6. O.R.B. = Denotes Official Record Book.
- 7. Δ = Denotes Central Angle.
- 8. R = Denotes Radius.
- 9. A = Denotes Arc Length.
- 10. O.A. = Denotes Overall.
- 11. U.E. = Denotes Utility Easement.
- 12. D.E. = Denotes Drainage Easement.
- 13. (R) = Denotes Radial Line.

NOTES

- 1. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 2. Coordinates shown are grid.
- 3. Datum = NAD 83, 1990 adjustment.
- 4. Zone = Florida East
- 5. Linear unit = US foot
- 6. Coordinate system 1983 State Plane Transverse Mercator Projection
- 7. All distances are ground.
- 8. Scale factor = 1.0000121.
- 9. Ground distance x scale factor = grid distance.
- 10. Bearings shown hereon are based on the South line of Lot 8, Hunter's Chase of Palm Beach Polo & Country Club (P.B. 65, PG. 165) which bears S53° 04' 17" W, S53° 04' 17" W (Plat Bearing) S54° 04' 55" W (Grid Bearing) 01° 00' 38" = "clockwise" bearing rotation (plat to grid)
- 11. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Village approvals or permits as required for such encroachments.
- 12. This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
407/640-4551

0332-122

Hunter's Chase of Palm Beach Polo and Country Club Section 2, Wellington P.U.D.



FIELD:	JOB NO: 95-1228	F.B.	PG.
OFFICE:	R.C.	DATE:	JAN, 1996
C/K/D:	REF:	SHEET:	1 OF 3

# Hunter's Chase of Palm Beach Polo and Country Club Section 2, Wellington P.U.D.

BEING A REPLAT OF LOTS 9 THROUGH 50, HUNTER'S CHASE OF PALM BEACH POLO & COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 65, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
JANUARY, 1996

ACKNOWLEDGEMENT

State of Missouri  
County of Jackson

Before me personally appeared Scott Gauldin, who is personally known to me or have produced \_\_\_\_\_ as identification and who executed the foregoing instrument as Vice-President of Bank Midwest, N.A., a national banking assoc., and severally acknowledged to and before me that he executed such instrument as such officer 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 23<sup>rd</sup> day of July, 1996.

My Commission Expires: August 9, 1999  
Notary Public

Approval of Plat and Acceptance of Dedication Village of Wellington

State of Florida  
County of Palm Beach  
The Village of Wellington its successors and assigns, hereby approves the plat and accepts the dedication to said Village of Wellington as stated and shown hereon, dated this 29<sup>th</sup> day of August, 1996.

Village of Wellington,  
A Political Subdivision of the State of Florida  
By: Mary K. Foster  
Print name: Mary K. Foster  
Mayor

By: Anilda Rodriguez  
Print name: Anilda Rodriguez  
Village Clerk

Acknowledgement

State of Florida  
County of Palm Beach  
Before me personally appeared Mary K. Foster and Anilda Rodriguez who are personally known to me and who executed the foregoing instrument as Mayor and Village Clerk of the Village of Wellington, a Florida Political Subdivision of the State of Florida, and severally acknowledged to and before me that they executed such instrument as such officer of said district, and that the seal affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Village.

Witness my hand and official seal this 29<sup>th</sup> day of August, 1996.

My commission expires: 4/12/99

Notary Public State of Florida  
Commission No. 00462048

TITLE CERTIFICATION

State of Florida  
County of Palm Beach

We, Phoenix Title Insurance Company, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Palm Beach Polo Holdings, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 7/26/96

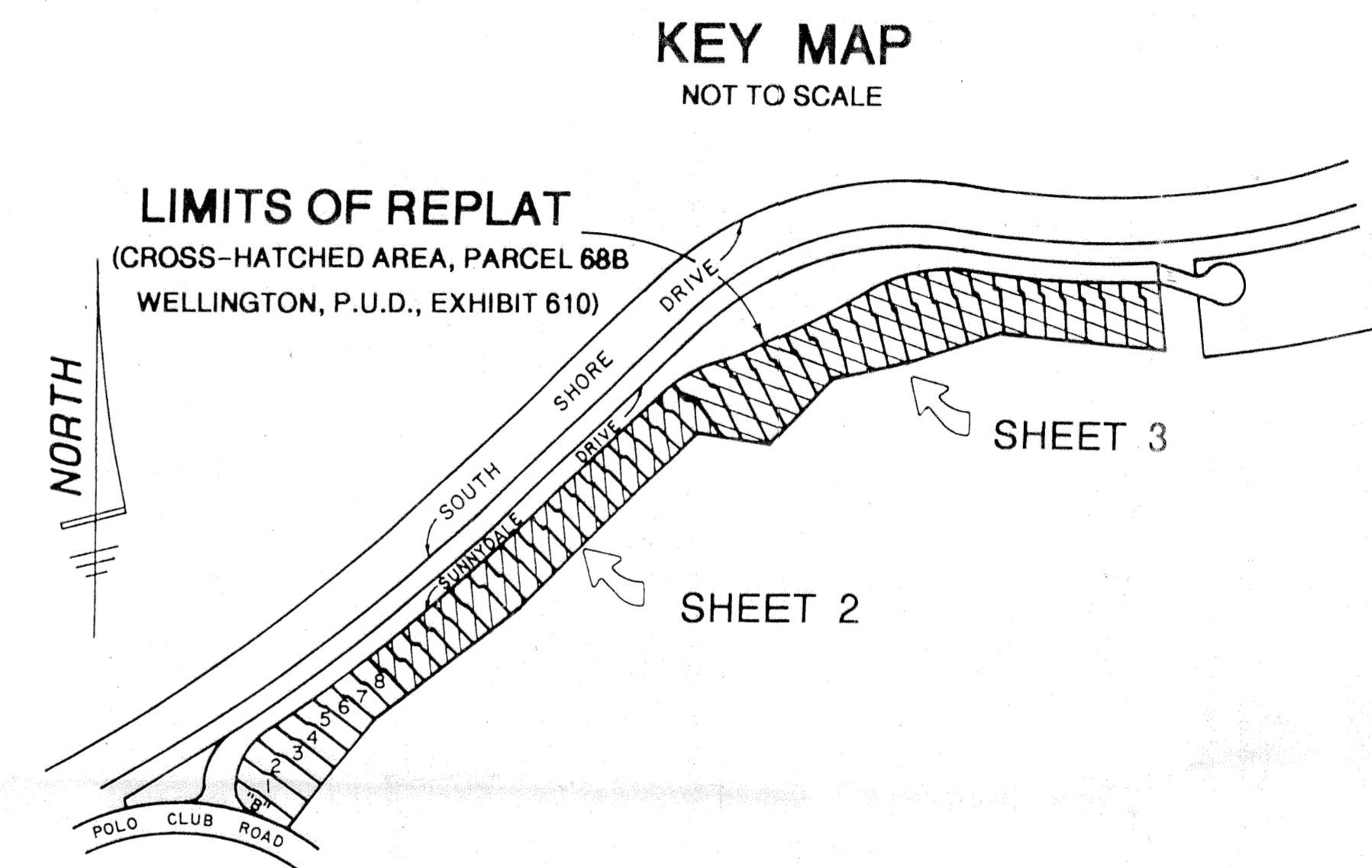
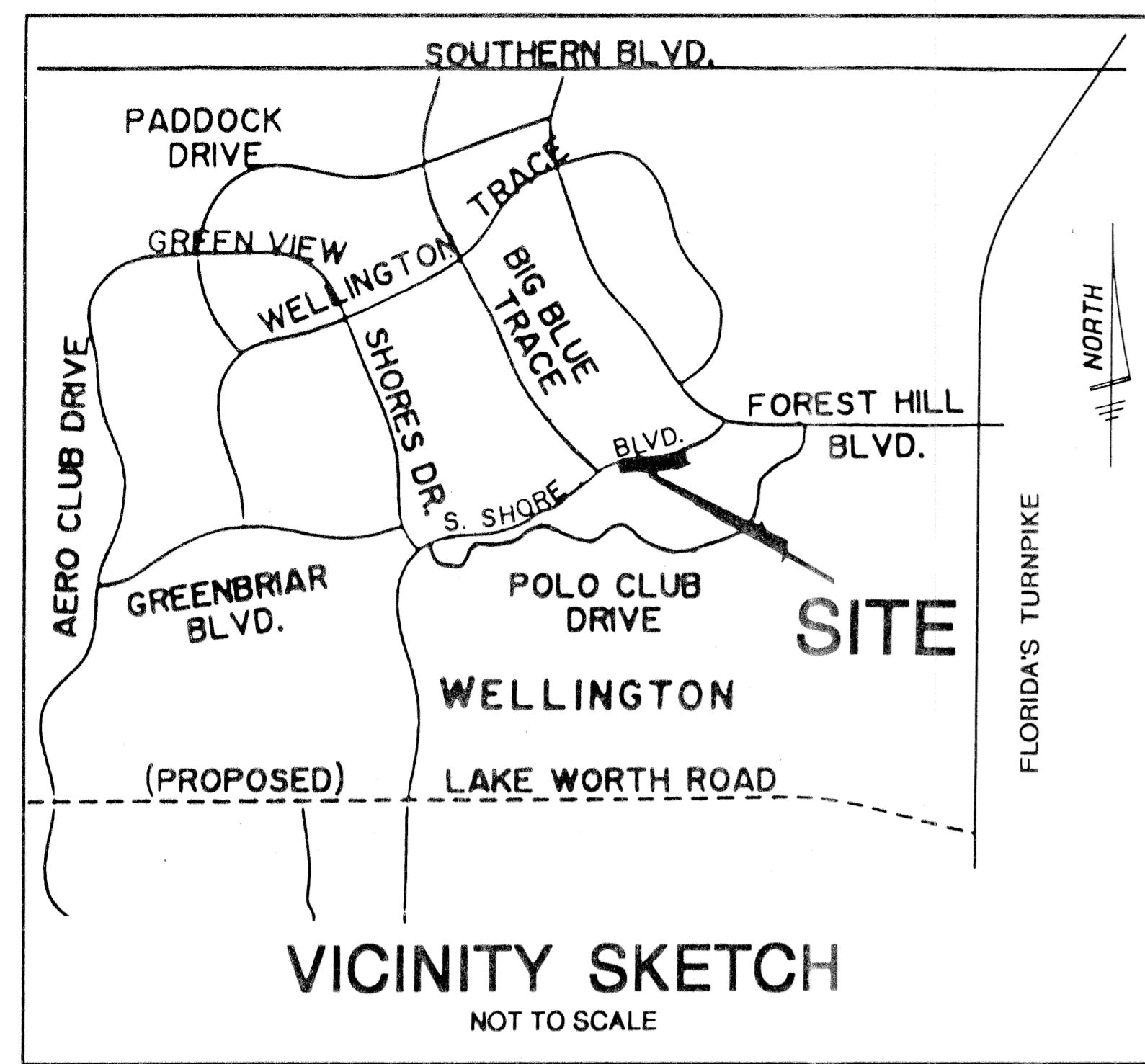
Ms. Cathyrine M. Hilgendorf, President  
Phoenix Title Insurance Company

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) 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 ordinances of the Village of Wellington, Palm Beach County, Florida.

Craig L. Wallace  
Professional Land Surveyor  
Florida Certificate No. 3357

ACME, NOTARY, PALM BEACH POLO, NOTARY, BANK-MIDWEST, NOTARY, SURVEYOR, VILLAGE OF WELLINGTON, NOTARY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Palm Beach Polo Holdings, Inc., a Florida Corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 15, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as Hunter's Chase of Palm Beach Polo and Country Club Section 2, Wellington P.U.D., being more particularly described as follows:

Lots 9 through 50, inclusive. Hunter's Chase of Palm Beach Polo & Country Club Wellington P.U.D., as recorded in Plat Book 65, Page 165, Public Records of Palm Beach County, Florida.

Containing in all 9.146 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

LAKE MAINTENANCE/ ACCESS EASEMENT:

The lake access and maintenance easement as shown hereon is hereby dedicated to the Acme Improvement District, its successors and assigns, for access, construction, operation and maintenance of stormwater management and drainage facilities.

In Witness Whereof, the above-named corporation has caused these presents to be signed by its Senior Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26<sup>th</sup> day of July, 1996.

Witness: [Signatures]  
By: Robert C. McLaughlin  
Senior Vice-President

ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Robert C. McLaughlin, who is personally known to me or has produced \_\_\_\_\_ as identification and who executed the foregoing instrument as Senior Vice-President of Palm Beach Polo Holdings, Inc., a Florida corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 26<sup>th</sup> day of July, 1996.

My Commission Expires: October 19, 1998  
Notary Public

MORTGAGEE'S CONSENT

State of Missouri  
County of Jackson

The undersigned hereby certifies that it 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 9013 at Page 130 and Official Record Book 7967 at Page 983, 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 its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23<sup>rd</sup> day of July, 1996.

Witness: [Signatures]  
By: Scott Gauldin  
Vice-President

SUBDIVISION HUNTER'S CHASE OF PALM BEACH POLO & COUNTRY CLUB  
BOOK 77  
PAGE 165  
FLOOD MAP #100B  
GUARD # 62  
ZONING AR  
3E  
86-32  
ZIP CODE 33414  
VILLAGE OF WELLINGTON

78/191

0332-122