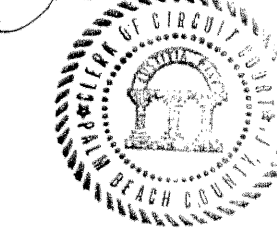


COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 3:00 P. M.  
on the 19 day of May, 2003  
and duly recorded in Plat Book No. 98  
on page 188, Tract 190.  
DOROTHY H. WILKIN, Clerk of Circuit Court  
(by *[Signature]*) D.C.



# THE FARMS AT EQUESTRIAN CLUB

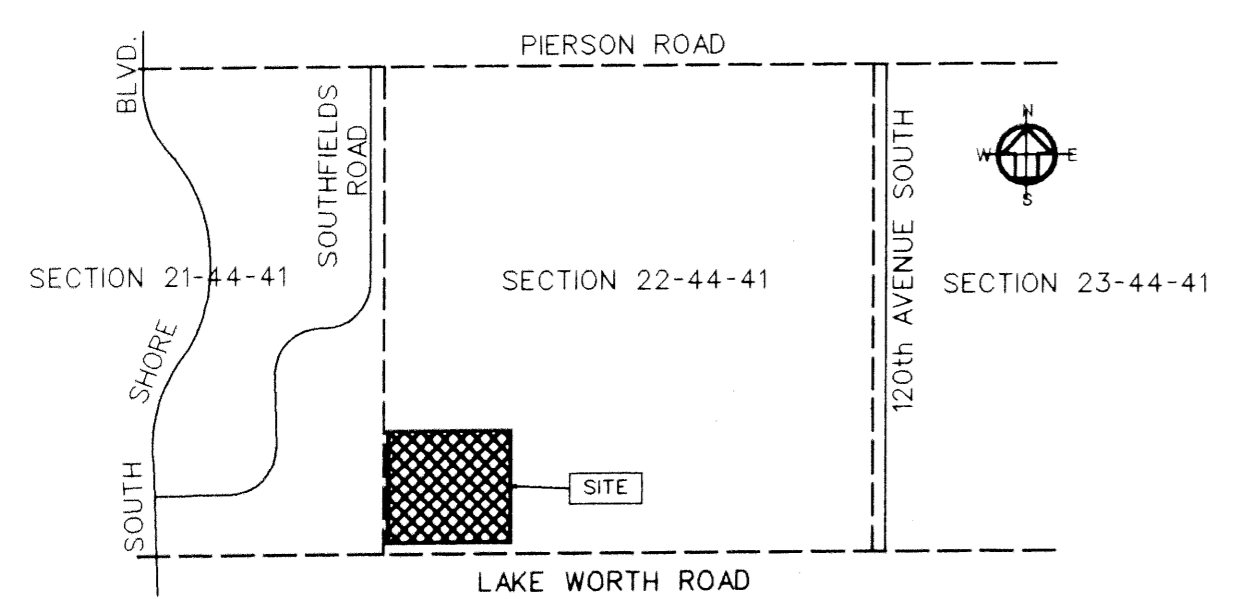
A REPLAT OF A PORTION OF EQUESTRIAN CLUB  
SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,  
PALM BEACH COUNTY, FLORIDA

APRIL 2003

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI  
SCOTT A. GUZZI AND ASSOCIATES, INC. - SURVEYORS AND MAPPERS  
6041 KIMBERLY BOULEVARD, SUITE H, NORTH LAUDERDALE, FLORIDA, 33068

EQUESTRIAN CLUB A P.U.D.  
PETITION NO. SP 8-1-00  
P.U.D. TABULAR DATA:

GROSS ACREAGE: 49.8 ACRES  
TOTAL DWELLING UNITS: 10 D.U.  
DENSITY: 0.201 D.U./ACRE  
HOUSING TYPE: SINGLE FAMILY



LOCATION SKETCH  
NOT TO SCALE

### DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT GRAND PRIX FARMS, INC., A DELAWARE CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS THE FARMS AT EQUESTRIAN CLUB, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, TRACTS H, I AND J, AND A PORTION OF TRACTS A, D AND E, EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 15 THROUGH 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE N01°09'43"E, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 1207.69 FEET; THENCE S89°28'48"E, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 110.00 FEET; THENCE N01°09'43"E, A DISTANCE OF 3.97 FEET; THENCE S89°27'30"E, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1859.20 FEET; THENCE S00°32'30"W, A DISTANCE OF 20.00 FEET TO A POINT ON TRACT A, AS SHOWN ON SAID PLAT; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, AT WHICH POINT THE RADIUS BEARS S00°32'30"W, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 140°07'54", AN ARC DISTANCE OF 129.63 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°07'54", AN ARC DISTANCE OF 21.87 FEET; THENCE S00°32'30"W, A DISTANCE OF 618.66 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 35°10'08", AN ARC DISTANCE OF 138.11 FEET; THENCE S01°38'41"W, A DISTANCE OF 29.58 FEET; THENCE S37°54'59"W, A DISTANCE OF 91.51 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 52°36'29", AN ARC DISTANCE OF 298.41 FEET; THENCE N89°28'32"W, A DISTANCE OF 1547.19 FEET (THE PREVIOUS EIGHT COURSES ARE ALONG TRACT A); THENCE S00°31'28"W, RADIAL TO THE FOLLOWING COURSE, CROSSING TRACT A, A DISTANCE OF 50.00 FEET; THENCE WESTERLY, ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 9°21'18", AN ARC DISTANCE OF 20.41 FEET; THENCE S00°31'28"W, A DISTANCE OF 16.66 FEET; THENCE S44°28'32"E, A DISTANCE OF 32.53 FEET; THENCE N89°28'32"W, A DISTANCE OF 113.00 FEET; THENCE S45°31'28"W, A DISTANCE OF 16.97 FEET; THENCE N89°28'32"W, A DISTANCE OF 14.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,169,284 SQUARE FEET, 49.80 ACRES, MORE OR LESS.

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE WEST LINE OF EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 15-18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N01°09'43"E.
- Ⓞ DENOTES CENTERLINE
- ⊗ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108 (SET PER "EQUESTRIAN CLUB" PLAT, PLAT BOOK 91, PAGES 15-18, PALM BEACH COUNTY RECORDS)
- DENOTES PERMANENT CONTROL POINT (P.C.P.) P.S.M. 5108
- 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 THIS COUNTY.
- NO BUILDING 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 VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND / OR RESTRICTIVE COVENANTS.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- THIS PLAT CONTAINS 2,169,284 SQUARE FEET, MORE OR LESS.
- DEDICATIONS AND RESTRICTIONS OVER TRACT H, TRACT I AND TRACT J, AS SHOWN ON "EQUESTRIAN CLUB", PLAT BOOK 91, PAGES 15-18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ARE HEREBY VACATED AND ARE SUPERCEDED BY THE DEDICATIONS AND RESERVATIONS CONTAINED HEREON.

TRACT A (VIA CHRISTINA), AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT A-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT D-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, TRAIL AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT J-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR EQUESTRIAN PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. TRACT J-1 SHALL BE RESTRICTED FOR USE AS A COMMUNITY EQUESTRIAN RECREATION FACILITY, ACCESSIBLE TO PROPERTY OWNERS, RESIDENTS AND GUESTS OF THE EQUESTRIAN CLUB PUD ONLY, AND SUCH USE SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AND APPLICABLE RULES AND REGULATIONS OF THE WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS' ASSOCIATION. TRACT J-1 MAY CONTAIN PERMANENT STRUCTURES SO LONG AS THEY ARE CONSISTENT WITH THE EQUESTRIAN USE OF THE TRACT. THIS RESTRICTIVE COVENANT SHALL NOT BE MODIFIED WITHOUT THE PRIOR APPROVAL OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA.

THE "EQUESTRIAN USE AREA", AS SHOWN HEREON, SHALL BE RESTRICTED FOR EQUESTRIAN USES. THOSE PORTIONS OF THE LOTS THAT ARE ENCUMBERED BY THE EQUESTRIAN USE AREA RESTRICTION SHOWN HEREON SHALL NOT CONTAIN ANY RESIDENCES, BARN, STABLES OR OTHER BUILDINGS. HOWEVER, THIS RESTRICTION WILL NOT PROHIBIT FENCES, JUMPS, PADDOCKS, EQUESTRIAN EXERCISE OR TRAINING FACILITIES, DRAINAGE IMPROVEMENTS, IRRIGATION SYSTEMS, UTILITIES, LANDSCAPING, GAZEBOS AND OTHER PERMANENT IMPROVEMENTS WHICH ARE SIMILAR IN NATURE OR ARE OTHERWISE ANCILLARY TO THE EQUESTRIAN USE OF THIS AREA. THIS RESTRICTIVE COVENANT SHALL NOT BE MODIFIED WITHOUT PRIOR APPROVAL OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE IRRIGATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF IRRIGATION EQUIPMENT AND IRRIGATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. NO ABOVE GROUND IRRIGATION EQUIPMENT SHALL BE CONSTRUCTED BY THE EASEMENT HOLDER IN THE PORTION OF THE IRRIGATION EASEMENT LOCATED WITHIN LOT 1A.

THE TRAIL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR EQUESTRIAN TRAIL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

### DEDICATION AND RESERVATION:

IN WITNESS WHEREOF, GRAND PRIX FARMS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF April, 2003.

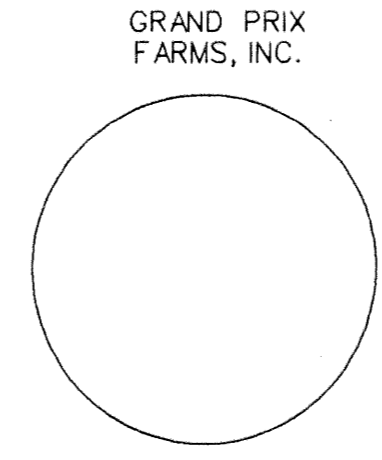
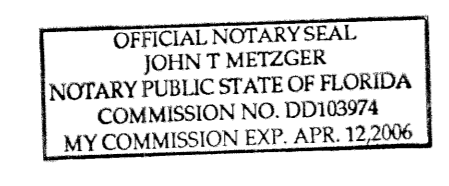
WITNESS: *[Signature]* PRINTED NAME: John T. Metzger  
WITNESS: *[Signature]* PRINTED NAME: Andrew J. Von Gustedt

GRAND PRIX FARMS, INC., A DELAWARE CORPORATION  
BY: *[Signature]*  
MICHAEL B. PALMER  
AS PRESIDENT

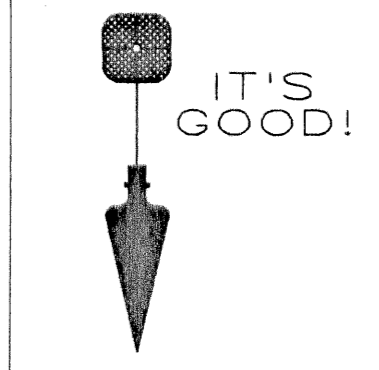
### ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED MICHAEL B. PALMER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAND PRIX FARMS, INC., A DELAWARE 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 29th DAY OF April, 2003.  
MY COMMISSION EXPIRES: April 12, 2006 NOTARY PUBLIC: *[Signature]* PRINTED NAME OF NOTARY: John T. Metzger



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SCOTT A. GUZZI & ASSOC., INC.  
Surveyors and Mappers  
6041 KIMBERLY BOULEVARD  
SUITE H  
NORTH LAUDERDALE, FLORIDA 33068

THE FARMS  
AT EQUESTRIAN CLUB