

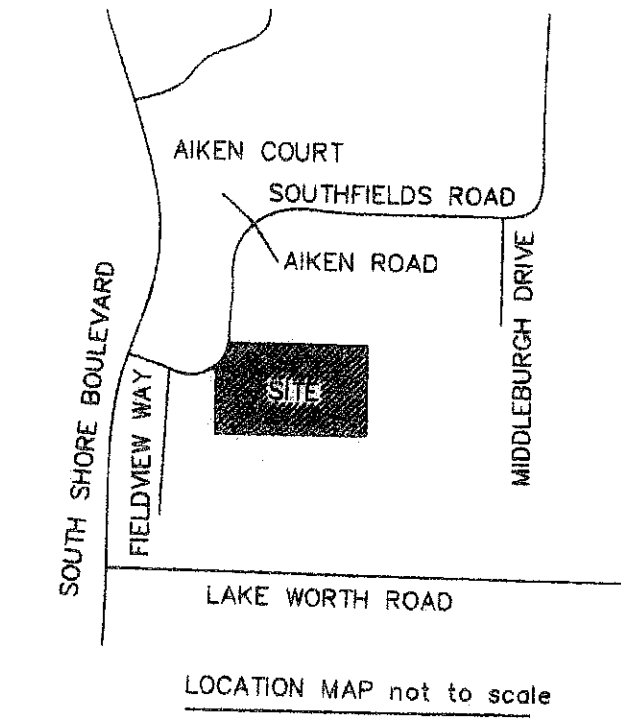
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GRAND CHAMPIONS POLO

A REPLAT OF A PORTION OF PARCEL G, SOUTHFIELDS- PHASE II OF PALM BEACH POLO AND COUNTRY CLUB- WELLINGTON COUNTRY PLACE- P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 23 THROUGH 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

00073-054

LOCATED IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON PALM BEACH COUNTY, FLORIDA
JANUARY, 2009
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:14 PM, this 15 day of September 2009, and duly recorded in Plat Book No. 112 on page 111-112.

SHARON R. BOCK,
Clerk Circuit Court
& Comptroller

By: [Signature], D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHFIELDS POLO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS GRAND CHAMPIONS POLO, A REPLAT OF A PORTION OF PARCEL G, SOUTHFIELDS - PHASE II OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRY PLACE - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 23 THROUGH 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL G; THENCE SOUTH 88°49'43" EAST, ALONG THE NORTH LINE OF SAID PARCEL G, AND SOUTH LINE OF REPLAT OF TRACT 1 OF REPLAT OF PARCEL F, SOUTHFIELDS - PHASE II OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRY PLACE - P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 46 AND 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE SOUTH LINE OF THE PLAT OF GREENBROOK EQUESTRIAN VILLAS, AS RECORDED IN PLAT BOOK 56, PAGES 87 AND 88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1266.00 FEET; THENCE SOUTH 01°10'17" WEST, DEPARTING SAID NORTH LINE OF PARCEL G, A DISTANCE OF 1045.87 FEET; THENCE NORTH 89°28'03" WEST, A DISTANCE OF 1266.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL G, THENCE NORTH 01°10'17" EAST ALONG SAID WEST LINE, A DISTANCE OF 683.97 FEET; THENCE NORTH 50°33'22" WEST, A DISTANCE OF 71.04 FEET TO A POINT ON A CURVE, A RADIAL BEARING TO SAID POINT BEARS NORTH 50°33'22" WEST, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 259.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°16'21", A DISTANCE 173.34 FEET; THENCE NORTH 01°10'17" EAST, ALONG SAID WEST LINE OF PARCEL G, A DISTANCE OF 171.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAIN 30.69 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, INSPECT AND MONITOR THE DRAINAGE AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS 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 SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, SOUTHFIELDS POLO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 22ND DAY OF JUNE, 2009.

SOUTHFIELDS POLO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: Melissa Potamkin Ganzi
PRINT NAME: Melissa Potamkin Ganzi
WITNESS

Richard Danon
PRINT NAME: Richard Danon
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Melissa Potamkin Ganzi, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTHFIELDS POLO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF JUNE 2009.

MY COMMISSION EXPIRES:



Mario G. de Mendoza III
PRINT NAME: Mario G. de Mendoza III
PRINT NUMBER: DD 584816

PROPERTY OWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10TH DAY OF JUNE 2009.

SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Richard Danon BY: Roger Shingler
PRINT NAME: Richard Danon PRINT NAME: ROGER SHINGLER, PRESIDENT

WITNESS: Shelly Powell
PRINT NAME: Shelly Powell

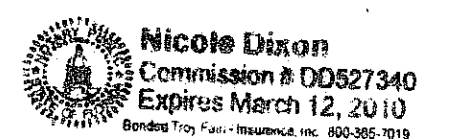
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER SHINGLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND 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 IS 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 10TH DAY OF JUNE 2009.

MY COMMISSION EXPIRES: 3/12/10



Nicole Dixon
PRINT NAME: Nicole Dixon
PRINT NUMBER: DD527340

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARIO G. DE MENDOZA, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SOUTHFIELDS POLO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ON THE PROPERTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 6/3/09

BY: Mario G. de Mendoza III
MARIO G. DE MENDOZA, III
ATTORNEY AT LAW
FLORIDA BAR NUMBER: 0157181

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 17TH DAY OF July 2009.

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Darell Bowen
PRINT NAME: DARELL BOWEN
MAYOR

ATTEST: Awilda Rodriguez
PRINT NAME: AWILDA RODRIGUEZ
VILLAGE CLERK

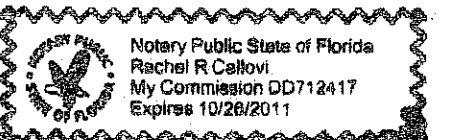
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DARELL BOWEN AND AWILDA 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 OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF July 2009.

MY COMMISSION EXPIRES: 10/26/2011



Rachel R. Callow
PRINT NAME: Rachel R. Callow
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NUMBER: DD72417

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF SEPTEMBER 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: SEPTEMBER 15, 2009
William Riese
WILLIAM RIESE, ANGELA-KANGIE, P.E. FL 49597
VILLAGE ENGINEER

SURVEYOR'S NOTES:

01. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF SOUTHFIELDS ROAD ASSUMED TO BEAR SOUTH 01°10'17" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

STATE PLANE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND RELATIVE TO PALM BEACH COUNTY MONUMENT "PEGASUS" (BRASS DISK IN CONCRETE MONUMENT) (N 835288.7170, E 900133.9300) AND PALM BEACH COUNTY MONUMENT "HIGHBANK" (BRASS DISK IN CONCRETE MONUMENT) (N 832585.5400, E 900053.8670)

DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000094
BEARING ROTATION EQUATION:
(PLAT) NORTH 01°10'17" EAST
(GRID) NORTH 02°11'45" EAST
CLOCKWISE BEARING ROTATION PLAT TO GRID +1°01'28"

02. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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.

03. 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.

04. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.

05. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

06. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).

07. THE VILLAGE OF WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

08. "2008 FLORIDA STATE STATUTES- TITLE XII, CHAPTER 177.101 (2) VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND, THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF SOUTHFIELDS- PHASE II OF PALM BEACH POLO AND COUNTRY CLUB- WELLINGTON COUNTRY PLACE- P.U.D.; "THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDECTION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

09. THIS INSTRUMENT PREPARED BY:

JOHN E. NIESMAN, PRESIDENT
J.D.C. DEVELOPMENT SERVICES, INC.
570-A ROYAL PALM BEACH BOULEVARD
ROYAL PALM BEACH, FLORIDA, 33411
561-790-4471

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 BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO CHAPTER 177.091 (7) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 81G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: _____ BY: Jack H. Casler
JACK H. CASLER, P.S.M.
FLORIDA CERTIFICATE NO.: LS 2731
J.D.C. DEVELOPMENT SERVICES, INC.
LB NO.: 4873
STATE OF FLORIDA

JACK H. CASLER, P.S.M.
FLORIDA CERTIFICATE NO.: LS 2731

SOUTHFIELDS PROPERTY OWNER'S ASSOCIATION SEAL	VILLAGE OF WELLINGTON SEAL	VILLAGE ENGINEER SEAL	SURVEYOR SEAL
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FILE NO. 7852 (3-25-09)

J.D. Development Services, Inc. LB#4873
Fax: (561) 790-4488 (561) 790-4471
570-A, Royal Palm Beach Boulevard, Royal Palm Beach, Florida, 33411