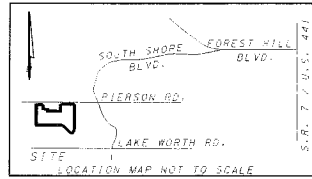


PALM BEACH INTERNATIONAL EQUESTRIAN CENTER 20110482326

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BEING A REPLAT OF A PORTION OF PARCEL "A", PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF TRACT I, REPLAT OF TRACT C OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE-P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF EQUESTRIAN CLUB ESTATES-PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF WATER MANAGEMENT TRACT C, EQUESTRIAN CLUB ESTATES-PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA. NOVEMBER 2011

AREA TABULATION

Table with 2 columns: Area Label (TRACT A through TOTAL) and Area Value (e.g., 3.215 AC., 2.920 AC., 64.884 AC., 0.612 AC., 2.299 AC., 2.983 AC., 0.230 AC., 0.190 AC., 6.486 AC., 0.718 AC., 4.699 AC., 0.354 AC., 89.59 ACRES).

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENSTE STABLES IV, LLC, FAR NIENSTE STABLES V, LLC, AND WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF PARCEL "A", PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF TRACT I, REPLAT OF TRACT C OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE-P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF EQUESTRIAN CLUB ESTATES-PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF WATER MANAGEMENT TRACT C, EQUESTRIAN CLUB ESTATES-PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCE AT THE NORTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE SOUTH 00°50'56" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL A, PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 112 AND 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'49" EAST ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 408.48 FEET TO THE NORTHWEST CORNER OF GRANGE PLAT NO. 1, AS RECORDED IN PLAT BOOK 113, PAGES 46 AND 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°22'11" WEST ALONG THE WEST LINE OF SAID GRANGE PLAT NO. 1, A DISTANCE OF 589.46 FEET; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF SAID GRANGE PLAT NO. 1, A DISTANCE OF 126.06 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID GRANGE PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 36°36'06", A DISTANCE OF 95.92 FEET; THENCE SOUTH 53°01'49" EAST ALONG THE SOUTH LINE OF SAID GRANGE PLAT NO. 1, A DISTANCE OF 78.95 FEET; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF SAID GRANGE PLAT NO. 1, A DISTANCE OF 181.56 FEET TO A POINT ON THE WEST LINE OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 61, PAGES 112 AND 113, PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 00°22'11" WEST ALONG SAID WEST LINE OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 168.89 FEET; THENCE SOUTH 44°37'49" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTH LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D.; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 1280.00 FEET; THENCE NORTH 45°22'11" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE EAST LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D.; THENCE NORTH 00°22'11" EAST ALONG THE EAST LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 345.00 FEET; THENCE SOUTH 89°37'49" EAST ALONG SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 105.00 FEET; THENCE NORTH 45°22'11" EAST ALONG SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 21.21 FEET; THENCE NORTH 00°22'11" EAST ALONG THE EAST LINE OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 475.00 FEET TO THE NORTHEAST CORNER OF SAID PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 1 OF WELLINGTON COUNTRYPLACE - P.U.D. SAID POINT BEING 50.00 SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 20; THENCE SOUTH 89°37'49" EAST PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 330.00 FEET TO A POINT 50.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 20; THENCE SOUTH 00°51'46" WEST PARALLEL WITH SAID EAST LINE OF SECTION 20, A DISTANCE OF 1980.07 FEET TO THE NORTHEAST CORNER OF EQUESTRIAN CLUB ESTATES PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°37'49" W ALONG THE NORTH LINE OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 410.01 FEET TO THE NORTHWEST CORNER OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D.; THENCE SOUTH 00°51'46" WEST ALONG THE WEST LINE OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 134.72 FEET TO A POINT OF CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE THROUGH A CENTRAL ANGLE OF 24°30'02", A DISTANCE OF 256.57 FEET; THENCE SOUTH 25°21'48" WEST ALONG SAID WEST LINE, A DISTANCE OF 90.16 FEET TO THE NORTHEAST CORNER OF EQUESTRIAN CLUB ESTATES PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 48°10'00" WEST ALONG SAID EQUESTRIAN CLUB ESTATES PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 701.94 FEET; THENCE NORTH 89°37'49" WEST ALONG SAID EQUESTRIAN CLUB ESTATES PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., AND EQUESTRIAN CLUB ESTATES PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 94.13 FEET; THENCE SOUTH 66°09'47" WEST, A DISTANCE OF 37.91 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 170.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°03'32", A DISTANCE OF 175.23 FEET TO A POINT ON THE NORTH LINE OF WATER MANAGEMENT TRACT C OF SAID EQUESTRIAN CLUB ESTATES PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE P.U.D.; THENCE NORTH 89°37'49" WEST ALONG SAID EQUESTRIAN CLUB ESTATES PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE P.U.D., AND EQUESTRIAN CLUB ESTATES PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE - P.U.D., A DISTANCE OF 1301.43 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF OF SAID SECTION 20; THENCE NORTH 00°50'56" EAST ALONG SAID WEST LINE, A DISTANCE OF 1980.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.59 ACRES MORE OR LESS.

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

- 1. TRACT A (EQUESTRIAN CLUB ROAD) AND TRACT B (GENE MISCHÉ WAY) AND TRACT C AS SHOWN HEREON ARE DEDICATED TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
2. TRACTS C, D, E, F AND H ARE HEREBY RESERVED TO FAR NIENSTE STABLES V, LLC, THEIR SUCCESSORS AND ASSIGNS, FOR PROPER AND LEGAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITY, THEIR SUCCESSORS AND ASSIGNS.
3. THE WATER MANAGEMENT TRACTS A, B, C AND D AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER, LITTORAL ZONES, AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
4. THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS.

- 5. 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 AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
6. THE WATER EASEMENTS AND SEWER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, ARE FOR ACCESS, CONSTRUCTION OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
7. THE 5 FOOT LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
8. BRIDLE EASEMENTS, AS SHOWN HEREON ARE FOR BRIDLE TRAILS, AND OPEN SPACE PURPOSES AND ARE HEREBY DEDICATED IN PERPETUITY TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO VILLAGE OF WELLINGTON.
9. THE 20 FEET MAINTENANCE EASEMENT ALONG THE WEST RIGHT OF WAY OF ACME IMPROVEMENT DISTRICT CANAL C-4 IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER CANALS, WATER AND SEWER, AND BRIDLE PATHS.
10. THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., 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.
11. THE EQUESTRIAN EASEMENT, AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, FAR NIENSTE STABLES IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND FAR NIENSTE STABLES V, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 22nd DAY OF November, 2011.

BY: Mark Bellissimo, Manager, Far Niente Stables IV, LLC. STATE OF FLORIDA COUNTY OF PALM BEACH

BY: Mark Bellissimo, Manager, Far Niente Stables V, LLC. STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF November, 2011, BY MARK BELLISSIMO, AS MANAGER OF FAR NIENSTE STABLES IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND FAR NIENSTE STABLES V, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS BEEN PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF November, 2011.

MY COMMISSION EXPIRES: April 7, 2014. Notary Seal: Barbara M. Adams.

Barbara M. Adams, Notary Public.

IN WITNESS WHEREOF, WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION INC., HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, MARK BELLISSIMO, THIS 22nd DAY OF November, 2011.

ATTEST: Michael Shore, Treasurer. NAME, TITLE: Michael Shore, Treasurer.

BY: Mark Bellissimo, President. NAME, TITLE: Mark Bellissimo, President.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND Michael Shore, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Treasurer, OF WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION INC., 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 DOCUMENT 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 22nd DAY OF November, 2011.

MY COMMISSION EXPIRES: April 7, 2014. Notary Seal: Barbara M. Adams.

Barbara M. Adams, Notary Public.

ACCEPTANCE OF DEDICATION BY THE PROPERTY OWNERS ASSOCIATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF November, 2011.

ATTEST: Michael Shore, Treasurer. BY: Mark Bellissimo, President. PRINT NAME, TITLE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND Michael Shore, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Treasurer, OF THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF November, 2011.

MY COMMISSION EXPIRES: April 7, 2014. Notary Seal: Barbara M. Adams.

Barbara M. Adams, Notary Public.

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 89°37'49" WEST, AND ALL OTHER BEARINGS SHALL BE RELATIVE THERETO.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
3. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
5. LANDSCAPING AND FENCING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
7. ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
8. 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 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.
9. 2011 FLORIDA STATE STATUTES-TITLE XII, CHAPTER 177.101(2), VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLATS OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 2 OF WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 61, PG. 112, AND A PORTION OF THE REPLAT OF TRACT C OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE-P.U.D. AS RECORDED IN PLAT BOOK 68, PG. 156, AND A PORTION OF PALM BEACH POLO EQUESTRIAN CLUB PLAT NO. 3 OF WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 61, PG. 114, AND EQUESTRIAN CLUB ESTATES PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 66, PG. 98, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND A PORTION OF WATER MANAGEMENT TRACT C, EQUESTRIAN CLUB ESTATES PLAT NO 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE P.U.D. AS RECORDED IN PLAT BOOK 64, PG. 193.

"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 RECORDATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

- 10. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: Nov. 20, 2011

Signature: Michael F. Sexton, Notary Public, State of Florida, License No. 3596.

Notary Public Seal for Michael F. Sexton, State of Florida, License No. 3596. Includes text: STATE OF FLORIDA COUNTY OF PALM BEACH, This Plat was filed for record on 11/22/2011, at 10:00 AM, in the Office of the Clerk of the Circuit Court, Palm Beach County, Florida, Book 2011-0482326, Page 1.

Professional Surveyor and Mapper Seal for Mark Bellissimo, State of Florida, License No. 14371.

Sexton Engineering Associates, Inc. Consulting Engineers and Surveyors, 10 Ponce de Leon Street, Suite 100, Royal Palm Beach, Florida, 33411. Phone: 561-782-3122, Fax: 561-782-3168. FL Registrations: LB0006837, EB 0007864.