

# BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB

BEING A REPLAT OF A PORTION OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 3 THROUGH 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST. VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

MARCH, 2013

SHEET 1 OF 3

### DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO HOLDINGS INC. AND BLUE CYPRESS HOMEOWNERS ASSOCIATION INC. OWNERS OF THE LANDS SHOWN HERON BEING A REPLAT OF A PORTION OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 3 THROUGH 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

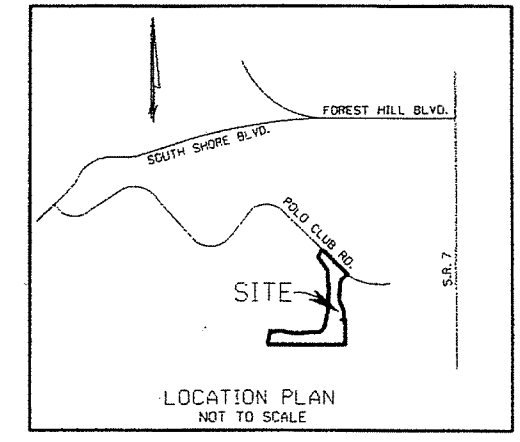
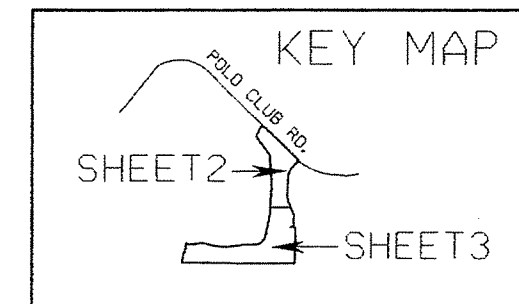
### LEGAL DESCRIPTION

COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF POLO CLUB ROAD PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 63, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 640.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 16°41'35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°23'33", A DISTANCE OF 305.98 FEET; THENCE NORTH 45°54'52" WEST ALONG THE SOUTH LINE OF SAID POLO CLUB ROAD, A DISTANCE OF 38.11 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT "C", BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 90, PAGES 3 THROUGH 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE SOUTH 89°05'08" WEST ALONG THE WEST LINES OF TRACT "A" AND TRACT "C" OF SAID BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., A DISTANCE OF 35.36 FEET; THENCE SOUTH 44°05'08" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 131.35 FEET TO A POINT OF CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°21'22", A DISTANCE OF 144.36 FEET; THENCE SOUTH 02°43'46" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 286.74 FEET TO A POINT OF CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 253.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'29", A DISTANCE OF 113.52 FEET; THENCE SOUTH 22°58'42" EAST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 189.10 FEET TO A POINT OF CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°04'15", A DISTANCE OF 112.76 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'31", A DISTANCE OF 21.74 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 53.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 120°47'32", A DISTANCE OF 111.74 FEET TO A POINT ON THE NORTH LINE OF TRACT "B" OF SAID BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D.; THENCE SOUTH 88°56'26" EAST ALONG THE NORTH LINE OF TRACT "B" OF SAID BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., A DISTANCE OF 78.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT ALSO BEING ON THE WEST LINE OF BLACK WATCH FARM PLAT NO. 2 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 76, PAGE 174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°03'34" WEST ALONG THE WEST LINE OF SAID BLACK WATCH FARM PLAT NO. 2 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D., A DISTANCE OF 555.89 FEET TO THE SOUTHWEST CORNER OF SAID BLACK WATCH FARM PLAT NO. 2 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON P.U.D.; THENCE NORTH 89°37'48" WEST ALONG THE NORTH LINE OF ACME IMPROVEMENT DISTRICT A.I.D. CANAL C-23 AS RECORDED IN OFFICIAL RECORD BOOK 1037, PAGE 686, A DISTANCE OF 1745.33 FEET; THENCE NORTH 03°58'25" EAST, A DISTANCE OF 51.92 FEET TO A POINT OF CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 370.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°33'21", A DISTANCE OF 100.46 FEET; THENCE NORTH 19°31'46" EAST, A DISTANCE OF 73.53 FEET TO A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 230.00 FEET A RADIAL BEARING TO SAID POINT BEARS SOUTH 82°21'46" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°56'22", A DISTANCE OF 68.00 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 140°50'24", A DISTANCE OF 24.58 TO A POINT OF REVERSE CURVE CONCAVE TO NORTHEAST, HAVING A RADIUS OF 70.83 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°37'40", A DISTANCE OF 60.11 FEET; THENCE NORTH 82°54'36" EAST, A DISTANCE OF 148.48 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 276.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'54", A DISTANCE OF 103.16 FEET; THENCE SOUTH 75°40'30" EAST, A DISTANCE OF 93.51 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 324.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", A DISTANCE OF 51.33 FEET; THENCE SOUTH 84°45'08" EAST, A DISTANCE OF 131.10 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 324.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'33", A DISTANCE OF 62.07 FEET; THENCE NORTH 84°16'19" EAST, A DISTANCE OF 227.20 FEET; THENCE NORTH 88°31'14" EAST, A DISTANCE OF 192.07 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°31'25", A DISTANCE OF 233.73 FEET; THENCE NORTH 11°59'49" EAST, A DISTANCE OF 324.31 FEET; THENCE NORTH 03°10'32" EAST, A DISTANCE OF 477.47 FEET; THENCE NORTH 03°23'13" WEST, A DISTANCE OF 444.79 FEET; THENCE NORTH 35°07'49" WEST, A DISTANCE OF 357.60 FEET; THENCE NORTH 26°03'24" EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 66°17'39" EAST, A DISTANCE OF 73.27 FEET TO A POINT ON THE SOUTH LINE OF SAID POLO CLUB ROAD; THENCE SOUTH 45°54'52" EAST ALONG THE SOUTH LINE OF SAID POLO CLUB ROAD, A DISTANCE OF 739.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.77 ACRES MORE OR LESS.

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

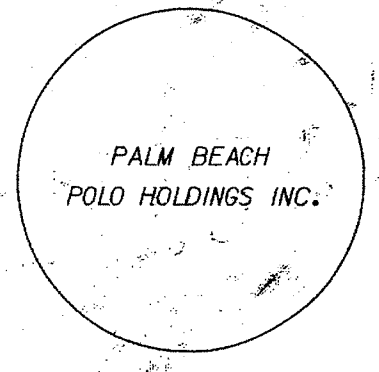
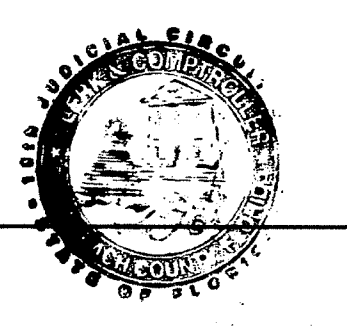
- TRACT F-1 AND F-2 AS SHOWN HEREON IS DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- A WATER AND SEWER EASEMENT OVER ALL OF TRACT F-1 AND F-2, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA; ITS SUCCESSORS OR ASSIGNS FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- TRACT B AND TRACT G-1 AS SHOWN HEREON ARE HEREBY DEDICATED TO PALM BEACH POLO HOLDINGS, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT H AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS 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.
- TRACT D AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT E, TRACT G-2 AND TRACT G-3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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.
- THE DRAINAGE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS 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.
- THE BUFFER ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BLUE CYPRESS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE BUFFER EASEMENTS FOR MAINTENANCE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE WATER EASEMENTS, SEWER EASEMENTS AND WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE PURPOSES OF WATER AND SEWER FACILITIES.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.



AREA TABULATION

TRACT B	4.62 AC.
TRACT H	0.40 AC.
TRACT D	0.45 AC.
TRACT E	0.49 AC.
TRACT F-1	4.52 AC.
TRACT F-2	0.63 AC.
TRACT G-1	1.43 AC.
TRACT G-2	0.09 AC.
TRACT G-3	0.08 AC.
LOTS 11-67	12.06 AC.
<b>TOTAL</b>	<b>24.77 ACRES</b>

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 3/23/13  
this 30th day of April 2013  
and duly recorded in Plat Book 116  
Page(s) 163-165  
Sharon B. Brock, Clerk & Comptroller  
P.B.



IN WITNESS WHEREOF, PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 25th DAY OF MARCH, 2013.

ATTEST: *[Signature]*  
CRAIG T. GALLE  
SECRETARY

BY: *[Signature]*  
GLENN F. STRAUB  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH, SS

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND CRAIG T. GALLE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF PALM BEACH POLO HOLDINGS, INC., A FLORIDA 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF MARCH, 2013.

MY COMMISSION EXPIRES: Jan 18-2017  
COMMISSION NO.: EE 962-4FF NOTARY PUBLIC

*[Signature]*  
Douglas Vincent Moschiano  
PRINT NAME  
NOTARY SEAL:

IN WITNESS WHEREOF, BLUE CYPRESS HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 25th DAY OF MARCH, 2013.

ATTEST: *[Signature]*  
MICHAEL N. NELSON  
SECRETARY

BY: *[Signature]*  
GLENN F. STRAUB  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH, SS

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND MICHAEL H. NELSON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF BLUE CYPRESS HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION, 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF MARCH, 2013.

MY COMMISSION EXPIRES: Jan 18-2017  
COMMISSION NO.: EE 962-4FF NOTARY PUBLIC

*[Signature]*  
Douglas Vincent Moschiano  
PRINT NAME  
NOTARY SEAL:

### ACCEPTANCE OF DEDICATION BY THE HOMEOWNERS ASSOCIATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH, SS

THE BLUE CYPRESS HOMEOWNERS 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 25th DAY OF MARCH, 2013.

ATTEST: *[Signature]*  
MICHAEL H. NELSON  
SECRETARY

BY: *[Signature]*  
GLENN F. STRAUB  
PRESIDENT

073-077

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN F. STRAUB AND MICHAEL H. NELSON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF THE BLUE CYPRESS HOMEOWNERS 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 ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF March, 2013.

MY COMMISSION EXPIRES: Jan 18-2017  
COMMISSION NO.: EE 962-4FF NOTARY PUBLIC

*[Signature]*  
Douglas Vincent Moschiano  
PRINT NAME  
NOTARY SEAL:

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH, SS

I, FRANCIS X.J. LYNCH, A DULY LICENSE ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH POLO HOLDINGS INC., A FLORIDA CORPORATION, AND BLUE CYPRESS HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION, 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.

DATE: 03/25/13  
FRANCIS X.J. LYNCH, ESQ.  
FLORIDA BAR NO.: 376167

### VILLAGE ENGINEER

VILLAGE ENGINEER  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF April, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

DATE: April 15, 2013  
BY: *[Signature]*  
WILLIAM RIEBE, P.E.  
VILLAGE ENGINEER

### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH, SS

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 15th DAY OF April, 2013.

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

ATTEST: *[Signature]*  
AWILDA RODRIGUEZ  
VILLAGE CLERK

BY: *[Signature]*  
BOB MARGOLIS  
MAYOR

### ACKNOWLEDGEMENT

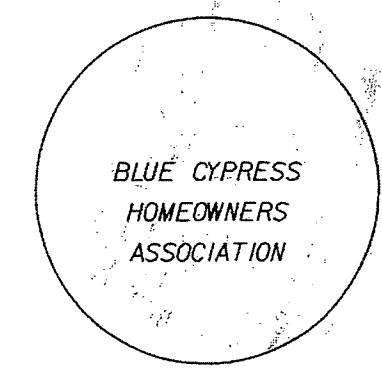
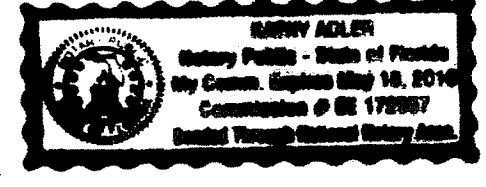
STATE OF FLORIDA  
COUNTY OF PALM BEACH, SS

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A 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 THAT 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 15th DAY OF April, 2013.

MY COMMISSION EXPIRES: 5-18-2016

*[Signature]*  
Kathy Adler  
PRINT NAME  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO.: EE 172-557



SURVEYOR'S NOTES  
SEE SHEET 2 OF 3 FOR SURVEY NOTES AND CERTIFICATION.

