

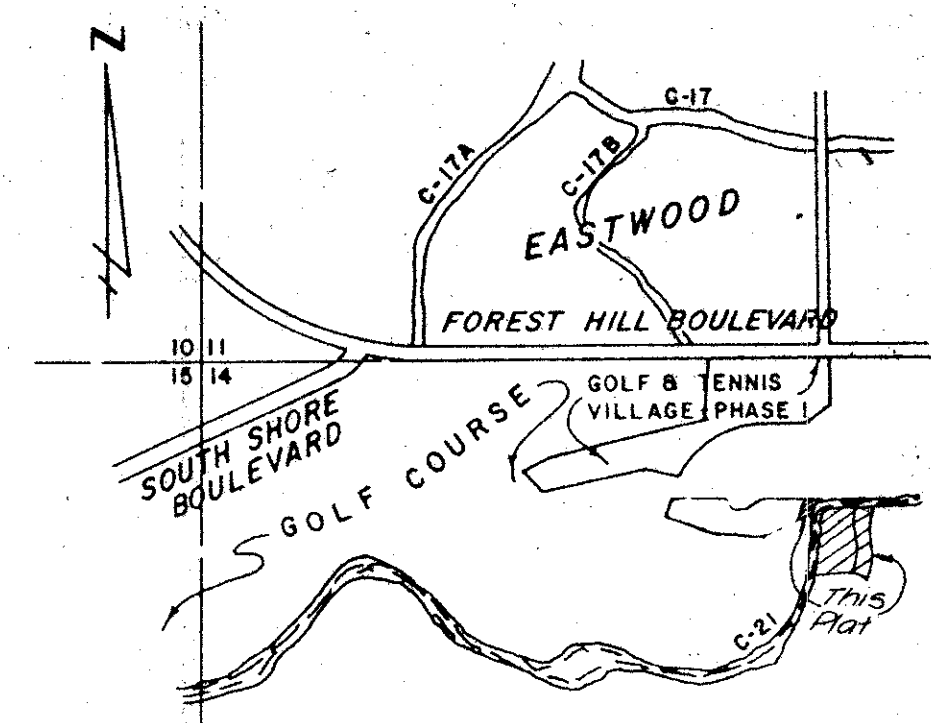
45/51

# LAS CASITAS - PHASE ONE OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

## IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST

### PALM BEACH COUNTY, FLORIDA

GEE AND JENSON  
ENGINEERS - ARCHITECTS - PLANNERS INC  
WEST PALM BEACH, FLORIDA  
OCTOBER 1982



LOCATION SKETCH  
N.T.S.

51

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 10:25 AM, this 20 day of January 1983, and duly recorded in Plat Book No. 45 on Page 51.  
JOHN B. DUNKLE  
Clerk Circuit Court  
By: *[Signature]*

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation, the owner of the land shown hereon as LAS CASITAS - PHASE ONE OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D. being in part of Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:  
Parcels C and D are for drainage purposes. The Maintenance Easements are for the maintenance of Parcels C and D. Parcel C, Parcel D, and the Maintenance Easements are all hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., and are the perpetual maintenance obligation of said association its successors and assigns.  
The street, LAS CASITAS DRIVE, is for private road purposes, utilities, drainage, water and sewer. Parcel B is for common purposes. LAS CASITAS DRIVE and Parcel B are hereby dedicated to the LAS CASITAS HOMEOWNERS ASSOCIATION and are the perpetual maintenance obligation of said association its successors and assigns.  
The Water and Sewer Easements are hereby dedicated to the ACME IMPROVEMENT DISTRICT in perpetuity for the construction and maintenance of water and sewer.  
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its officers and its corporate seal to be affixed by and with the authority of its Board of Directors this 16 day of December, 1982.

GOULD FLORIDA, INC., a Delaware Corporation  
Attest: *[Signature]* James J. Ogorko, Assistant Secretary  
By: *[Signature]* Guerry Strubling, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared GUERRY STRUBLING and JAMES J. OGOREK, to me well known and known to me to be the individuals named in and who executed the foregoing instrument as President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware 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 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 16 day of December, 1982.

My commission expires: June 27, 1986  
*[Signature]* Victoria Olsen  
Notary Public State of Florida at large

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I LARRY B. ALEXANDER, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation; that the current taxes have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find there are no other encumbrances of record.

*[Signature]* Larry B. Alexander, Attorney at Law  
Licensed in Florida, Date: October 29, 1982

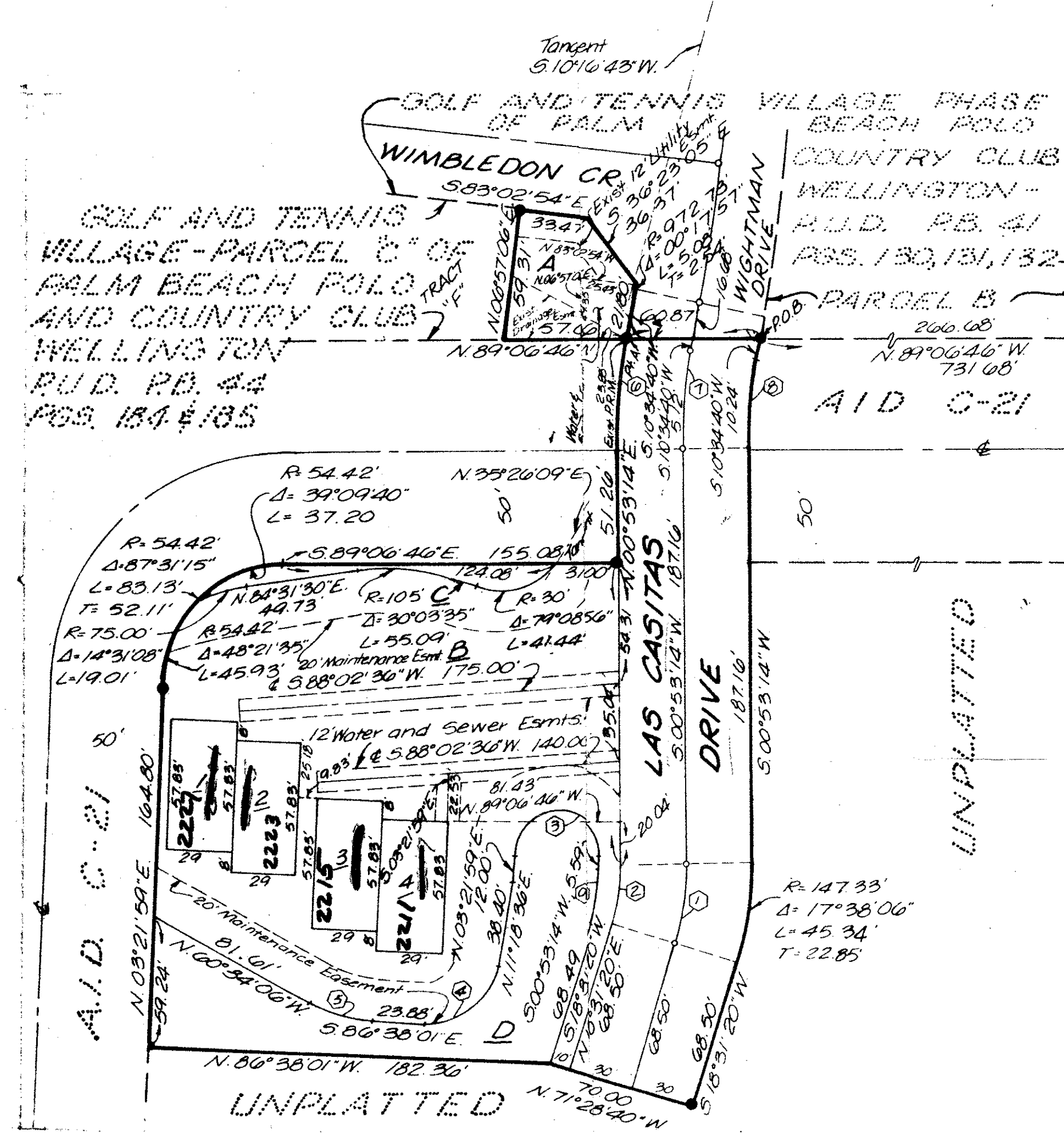
### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 12-21, 1982, that they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.  
DAILEY - FOTQRYN, INC.

*[Signature]* Nick Miller, Professional Land Surveyor  
Florida Registration No. 3888 Date: 12-21-82

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on Dec 1982, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as shown on the hereon plat.  
GEE AND JENSON - Engineers, Architects, Planners,  
*[Signature]* Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896. Date: 12-21-82



### CURVE DATA

- 1. R=117.33, Δ=17°38'06", L=36.11, T=18.20
- 2. R=87.93, Δ=17°38'06", L=26.88, T=13.55
- 3. R=20.00, Δ=177°31'15", L=61.97, T=
- 4. R=32.00, Δ=82°03'23", L=45.83, T=27.84
- 5. R=64.80, Δ=26°03'55", L=29.48, T=15
- 6. R=289.53, Δ=09°41'26", L=48.97, T=24.54
- 7. R=259.53, Δ=09°41'26", L=43.89, T=22.00
- 8. R=229.53, Δ=09°41'26", L=38.82, T=19.46
- 9. R=77.36, Δ=17°38'06", L=23.81, T=12.00

LAND USE

SINGLE FAMILY LOTS (4)	0.15 Acres
COMMON PURPOSES	
Parcel A	0.07 Acres
Parcel B	0.67 Acres
DRAINAGE	
Parcel C	0.02 Acres
Parcel D	0.20 Acres
R/W	0.47 Acres

TOTAL 1.58 ACRES

DENSITY 2.53 UNITS / ACRE

### NOTES

- All bearings shown hereon are relative to an assumed meridian used throughout Wellington.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Utility or Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.
- Ownership of Parcel A to be retained by GOULD FLORIDA, INC.

### ACME IMPROVEMENT DISTRICT

This plat is hereby approved for record this 21<sup>st</sup> day of December, 1982.

By: *[Signature]* Linda G. Thomas - Assistant Secretary  
Attest: *[Signature]* A.W. Glisson - General Manager

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 19 day of January, 1983.

By: *[Signature]* Peggy B. Egan - CHAIRMAN  
Attest: JOHN B. DUNKLE Clerk

By: *[Signature]* Elizabeth Richards Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 18 day of January, 1983.

By: *[Signature]* H.F. Kahfert, County Engineer

### DESCRIPTION

A parcel of land lying in Section 14, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

Beginning at the Southwest Corner of PARCEL "B" of GOLF AND TENNIS VILLAGE - PHASE 2A OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., recorded in Plat Book 41, Pages 130, 131 and 132 of the Public Records of Palm Beach County, Florida; thence S. 10°34'40" W., a distance of 10.24 feet to the beginning of a curve concave to the southeast having a radius of 229.53 feet and a central angle of 09°41'26"; thence southwesterly and southerly along the arc of said curve, a distance of 38.82 feet; thence S. 00°53'14" W. along the tangent of said curve, a distance of 187.16 feet to the beginning of a curve concave to the northwest having a radius of 147.33 feet and a central angle of 17°38'06"; thence southerly and southwesterly along the arc of said curve, a distance of 45.34 feet; thence S. 18°31'20" W. along the tangent of said curve, a distance of 68.50 feet; thence N. 71°28'40" W., a distance of 70.00 feet; thence N. 86°38'01" W., a distance of 182.36 feet to a point on the Easterly Easement Line of ACME IMPROVEMENT DISTRICT CANAL C-21; thence N. 03°21'59" E. along said Easterly Easement Line, a distance of 164.80 feet to the beginning of a curve concave to the southeast having a radius of 54.42 feet and a central angle of 87°31'15"; thence northeasterly and easterly along the arc of said curve, a distance of 83.13 feet; thence S. 89°06'46" E., a distance of 155.08 feet; thence N. 00°53'14" E., a distance of 51.26 feet to the beginning of a concentric curve concave to the southeast having a radius of 289.53 feet and a central angle of 09°41'26"; thence northeasterly along the arc of said curve, a distance of 48.97 feet to a point on the North Easement Line of said C-21 canal; said point to be hereinafter referred to as POINT "A"; thence N. 89°06'46" W. along said North Easement Line, a distance of 57.06 feet to the Easterly Line of TRACT "F" of GOLF AND TENNIS VILLAGE PARCEL "C" OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., recorded in Plat Book 44, Pages 184 and 185 of said Public Records; thence N. 06°57'06" E., along said Easterly Line, a distance of 59.31 feet to a point on the Southerly Right-of-Way Line of WIMBLEDON CIRCLE of said GOLF AND TENNIS VILLAGE - PHASE 2A; thence S. 83°02'54" E. along said Southerly Right-of-Way Line, a distance of 33.47 feet; thence S. 36°23'05" E., a distance of 36.37 feet to the Westerly Right-of-Way Line of WIGHTMAN DRIVE of said GOLF AND TENNIS VILLAGE - PHASE 2A; said point lying on a curve concave to the northwest having a radius of 972.73 feet and a central angle of 00°17'57"; the tangent to said curve bears S. 10°16'43" W. at this point; thence southerly along the arc of said curve, a distance of 5.08 feet; thence S. 10°34'40" W. along the tangent of said curve, a distance of 21.80 feet to the above referenced POINT "A"; thence S. 89°06'46" E., a distance of 60.87 feet to the POINT OF BEGINNING.