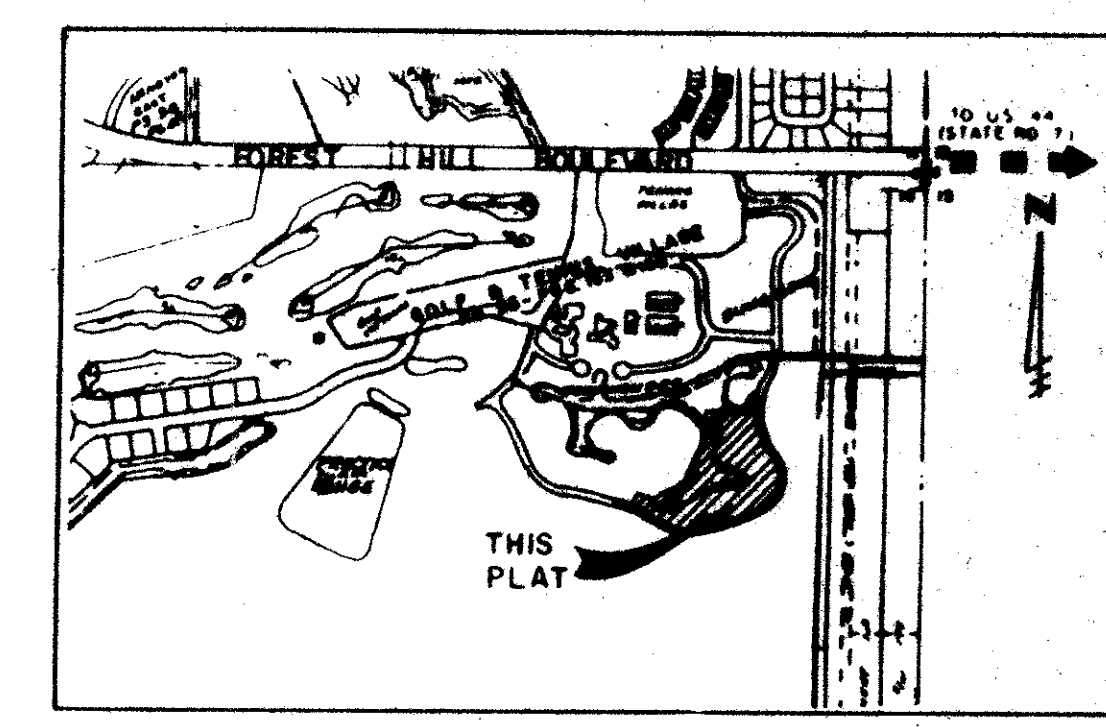


LAS CASITAS - PHASE TWO PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D.

IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET ONE

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
APRIL 1984



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 10:25AM this 21st day
of SEPTEMBER 1984, and duly
recorded in Plat Book No. 49
on Pages 54-55.

JOHN B. DUNKLE
Clerk Circuit Court
By: *Donny White, D.C.*



LOCATION MAP
NTS

DEDICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation, licensed to do business in the State of Florida, joined by ACME IMPROVEMENT DISTRICT, the owners of the land shown hereon as LAS CASITAS-PHASE TWO, 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 A, B, C and D are for open space and recreation; LAS BRISAS COURT is for ingress, egress, utilities and drainage; and are hereby dedicated to the LAS CASITAS HOMEOWNERS ASSOCIATION and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.
The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
PARCEL E is for drainage purposes. The Maintenance Easement is for the maintenance of PARCEL E. The Road Right-Of-Way, shown hereon as "LAS CASITAS DRIVE" is for private road purposes, utilities, drainage, water and sewer. PARCEL E, the Maintenance Easement, and LAS CASITAS DRIVE are hereby dedicated to the PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.
IN WITNESS WHEREOF, the above named Corporation and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed here to by and with the authority of their Boards of Directors, this 21st day of JULY, 1984.

GOULD FLORIDA, INC., a Delaware Corporation
Attest: *James J. Ogorek* By: *Jess R. Gift*
James J. Ogorek, Assistant Secretary Jess R. Gift, President
ACME IMPROVEMENT DISTRICT
Attest: *A.W. Glisson* By: *Madison F. Pacetti*
A.W. Glisson, General Manager Madison F. Pacetti, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
BEFORE ME personally appeared JESS R. GIFT and JAMES J. OGOREK, President and Assistant Secretary, respectively of GOULD FLORIDA INC, a Delaware Corporation licensed to do business in Florida, joined by MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation and District, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seals affixed to said instrument are the seals of said Corporation and District, and that they were affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation and District.
WITNESS my hand and official seal this 30th day of August, 1984.

My commission expires: 12-27-84
Victoria Olsen
Notary Public State of Florida at large

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on AUG 30, 1984, 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 guarantee 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 - FOTORNY, INC.
Nick Miller
Nick Miller, Professional Land Surveyor
Florida Registration No. 3888 Date: 8-30-84

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on 8-30-1984, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by DAILEY - FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED
BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida

Stuart H. Cunningham
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3888 Date: 8-30-84

Las Casitas 2 P.D. 10/10 CC

LAND USE

SINGLE FAMILY LTS (20)	3.54 ACRES
OPEN SPACE (PCL. A, B, C & D)	0.50 ACRES
DRAINAGE (PCL. E)	1.88 ACRES
LAS BRISAS COUR	0.26 ACRES
ROAD RIGHT-OF-WAY	2.15 ACRES

TOTAL 8.33 ACRES

DENSITY 2.40 D.U./ACRE

NOTES

- o denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shwn hereon are relative to an assumed meridia used throughout WELLINGTON- P.U.D. the North Line of Section 14-44-41 is assumed to bear North 8° 48' 25" West.
- Building Setbac Lines shall be as required by Palm Beach County Zoning Regulations.
- No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements.
- No structures, trees or shrubs shall be placed in the Maintenance Easement.
- Landscaping on Utility Easements shall be only with approval of all utilities occupying same.
- Easements are for Public Utilities, unless otherwise noted.
- Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALMBEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record
this 18th day of September, 1984.
By: *Ken Spillane*
Ken Spillane, Chairman

Attest: JOHN B. DUNKLE, Clerk
By: *Ruth H. Compton*
Deputy Clerk
COUNTY ENGINEER

This plat is hereby approved for record
this 18th day of September, 1984.
By: *H.F. Kahlert*
H.F. Kahlert, County Engineer

DESCRIPTION

Being 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:

Commencing at the Northeast Corner of said Section 14; thence South 00° 53' 14" West along the East Line of said Section 14, a distance of 1550.71 feet; thence departing said Easterly Line, North 89° 06' 46" West, a distance of 764.36 feet to the southeast corner of LAS CASITAS-PHASE I OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P. U. D., recorded in Plat Book 45, Page 51 of the Public Records of Palm Beach County, Florida and the POINT OF BEGINNING of this description; the tangent to the following described curve bears South 18° 31' 20" West at this point; thence southwesterly, southerly and southeasterly along the arc of said curve, having a radius of 220.00 feet and a central angle of 65° 04' 20", a distance of 249.86 feet to a point of reverse curve, concave to the northwest having a radius of 215.00 feet and a central angle of 125° 52' 40"; thence southeasterly, southerly and southwesterly along the arc of said curve, a distance of 472.35 feet to a point of reverse curve concave to the southeast having a radius of 925.00 feet and a central angle of 11° 00' 50"; thence southwesterly along the arc of said curve, a distance of 177.81 feet; thence South 68° 18' 50" West along the tangent of said curve, a distance of 132.40 feet to the beginning of a curve concave to the northeast having a radius of 215.00 feet and a central angle of 52° 28' 50"; thence Southwesterly, westerly and northwesterly along the arc of said curve, a distance of 196.93 feet to a point of reverse curve concave to the southwest having a radius of 925.09 feet and a central angle of 09° 20' 35"; thence northwesterly along the arc of said curve, a distance of 150.85 feet; thence North 68° 32' 55" West along the tangent of said curve, a distance of 294.02 feet to a point on the southerly line of PEBBLEWOOD-PHASE II OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P. U. D., recorded in Plat book 46, Page 76 of said Public Records; the tangent to the following described curve bears South 68° 32' 55" East at this point; thence southeasterly, easterly and northeasterly along the arc of said curve and southerly line of said PEBBLEWOOD-PHASE II, said curve having a radius of 100.00 feet and a central angle of 66° 25' 19", a distance of 115.93 feet; the tangent to said curve bears North 45° 01' 46" East at this point; thence departing said southerly line of PEBBLEWOOD-PHASE II, South 68° 32' 55" East, a distance of 134.64 feet to a point on a curve concave to the southeast having a radius of 553.88 feet and a central angle of 03° 50' 29"; the tangent to said curve bears North 64° 10' 56" East at this point; thence northeasterly along the arc of said curve, a distance of 37.13 feet to the most southerly corner of PEBBLEWOOD-PHASE III, recorded in Plat Book 47, Pages 128 and 129 of said Public Records; thence northeasterly and northerly along the easterly line of said PEBBLEWOOD-PHASE III, the following four (4) courses; thence continue northeasterly along the arc of the same curve through a central angle of 00° 45' 30", a distance of 7.33 feet; thence North 68° 46' 55" East along the tangent of said curve, a distance of 123.88 feet to the beginning of a curve concave to the northwest having a radius of 300.37 feet and a central angle of 65° 24' 56"; thence northeasterly and northerly along the arc of said curve, a distance of 342.94 feet; thence North 03° 21' 59" East along the tangent of said curve, a distance of 247.61 feet to a point of intersection with the westerly prolongation of the southerly line of said LAS CASITAS-PHASE I; thence departing said easterly line of said PEBBLEWOOD-PHASE III, South 86° 38' 01" East along said westerly prolongation of the southerly line and southerly line of LAS CASITAS-PHASE I, a distance of 282.36 feet; thence South 71° 28' 40" East along said southerly line, a distance of 70.00 feet to the POINT OF BEGINNING.

TITLE CERTIFICATION

STATE OF FLORIDA ss
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, and ACME IMPROVEMENT DISTRICT; that the current taxes have been paid; that the property is found to contain dead 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.

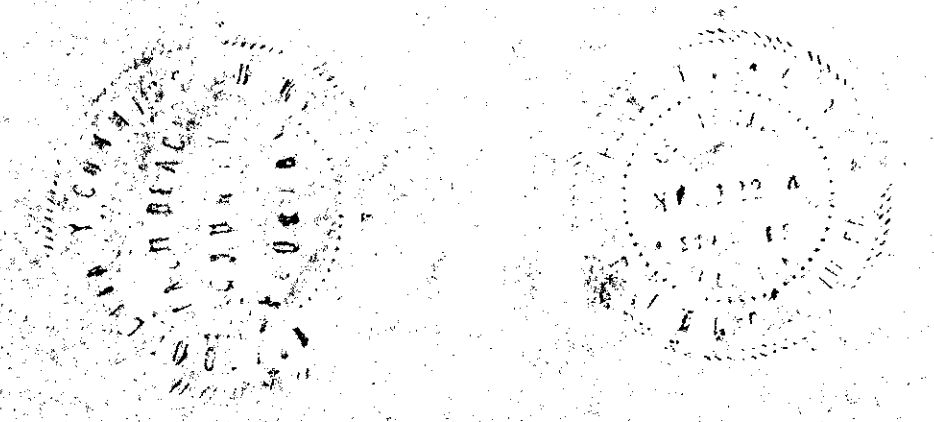
Larry B. Alexander
Larry B. Alexander, Attorney at Law
Licensed in Florida, Date: 1/27/79

49/54

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



0332-314

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TR 47 B
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