

OAK TREE ESTATES

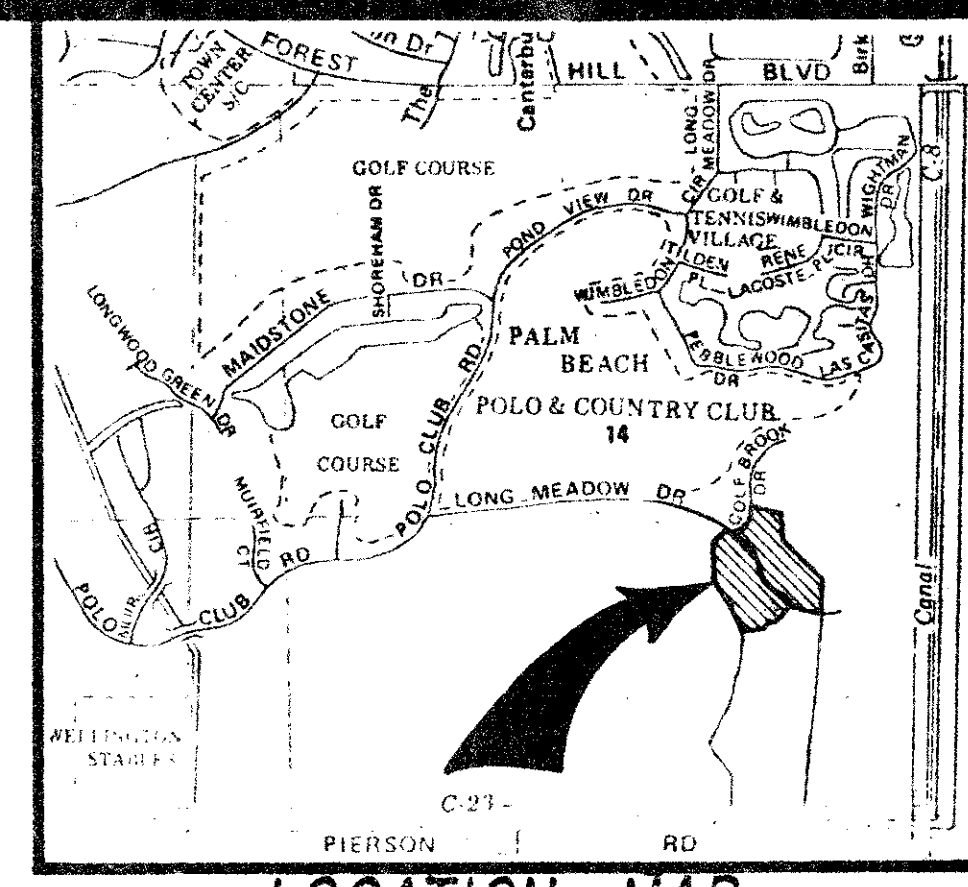
OF PALM BEACH POLO AND COUNTRY CLUB
WELLINGTON P.U.D.

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

IN 2 SHEETS

APRIL, 1987

SHEET 1



121
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:15 AM on this 17th day of August 1987, and duly recorded in Plat Book No. 57 on page 121 & 122.
JOHN B. DUNKLE, Clerk of Court
John O. Platt

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

AND DESIGN HOMES OF BOCA RATON, INC., A FLORIDA CORPORATION, KNOW ALL MEN BY THESE PRESENTS, THAT WESTGATE PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, THE OWNERS OF THE LAND SHOWN HEREON AS OAK TREE ESTATES OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., SITUATED IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER AND SEWER.

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE 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 WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

ACCESS TRACTS "E" & "F", FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER AS SHOWN HEREON, ARE HEREBY DEDICATED TO GOLF BROOK HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION; ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE OPEN SPACE/COMMON AREAS, PARCELS "A" THROUGH "D" AS SHOWN, ARE FOR COMMON, DRAINAGE, UTILITY, WATER, AND SEWER PURPOSES AND ARE HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LANDSCAPE EASEMENTS AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ATTESTED TO BY ITS GENERAL PARTNER'S VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS PARTNERSHIP AGREEMENT THIS 17th DAY OF August, 1987, AND THAT SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF August, 1987.

ATTEST:
JOHN T. BUTTE, VICE PRESIDENT
JOHN T. BUTTE, VICE PRESIDENT

By: _____
ANTHONY J. BUTTE, PRESIDENT
DESIGN HOMES OF BOCA RATON, INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY J. BUTTE AND JOHN T. BUTTE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF WESTGATE HOLDINGS, INC., A FLORIDA CORPORATION, THE MANAGING GENERAL PARTNER OF WESTGATE PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 AND SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF August, 1987.

MY COMMISSION EXPIRES: December 21, 1990
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5287, PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF August, 1987.

ATTEST:
ANTHONY LUCANEGRO VICE PRESIDENT

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
BY: FRED MCCARTHY VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND _____ OF AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FLORIDA CORPORATION, AND 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 CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF August, 1987.

MY COMMISSION EXPIRES: April 23, 1991
NOTARY PUBLIC, STATE OF FLORIDA

LAND USE

ACCESS TRACTS (26 PRIVATE) 1.286 ACRES
SINGLE FAMILY LOTS 7.775 ACRES
OPEN SPACE/COMMONS AREAS THROUGHOUT 1.416 ACRES

TOTAL 10.477 ACRES

DENSITY (12 UNITS) 1.145 UNITS/ACRE

SURVEYOR'S NOTES

■ DENOTES PERMANENT REFERENCE MONUMENT
○ DENOTES PERMANENT CONTROL POINT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE EAST LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 00°33'14" EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN THE UTILITY AND MAINTENANCE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS, ROAD TRACTS, AND ACCESS TRACTS AS SHOWN HEREON.

ESTABLISHMENT OF A RESTRICTION ON VISUAL OBSTRUCTIONS WITHIN OPEN SPACE - PARCEL B IS TO BE PROVIDED, PER FLORIDA DEPARTMENT OF TRANSPORTATION GREENBOOK CRITERIA SECTION III, 9.

APPROVALS

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF August, 1987.
H. P. KALERT, P.E. COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY

PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF August, 1987.
CAROL A. ROBERTS CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: KATHRYN S. MILLER DEPUTY CLERK

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.M.) 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21HH-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6 JULY 1987

PAUL J. FOTORNY, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2257

DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT (P.R.M.) MARKING THE SOUTHWEST CORNER OF LOT 8, BROOKSIDE - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 50, PAGES 175 AND 176, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; SAID PERMANENT REFERENCE MONUMENT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE AS SHOWN SAID PLAT; THENCE BEAR SOUTH 14°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 234.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°41'04", A DISTANCE OF 31.43 FEET TO THE POINT OF BEGINNING; THENCE BEAR SOUTH 72°27'00" EAST, A DISTANCE OF 202.26 FEET; THENCE SOUTH 01°21'49" EAST, A DISTANCE OF 109.84 FEET; THENCE SOUTH 32°17'15" EAST, A DISTANCE OF 377.29 FEET; THENCE SOUTH 28°23'46" EAST, A DISTANCE OF 85.69 FEET; THENCE SOUTH 05°13'24" EAST, A DISTANCE OF 171.59 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, AS SHOWN ON THE PLAT OF BROOKSIDE - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 75 THROUGH 77, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE CONTINUE SOUTH 05°13'24" EAST, A DISTANCE OF 60.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG MEADOW DRIVE; THENCE SOUTH 84°00'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 162.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 226.59 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 42°17'43", A DISTANCE OF 167.27 FEET; THENCE SOUTH 33°20'30" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 65°45'45" WEST, A DISTANCE OF 137.00 FEET; THENCE SOUTH 39°22'27" WEST, A DISTANCE OF 455.00 FEET; THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 10°58'32" WEST, A DISTANCE OF 455.00 FEET; THENCE NORTH 22°26'00" WEST, A DISTANCE OF 276.91 FEET; THENCE NORTH 05°18'19" EAST, A DISTANCE OF 205.09 FEET; THENCE NORTH 51°59'19" EAST, A DISTANCE OF 69.15 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 3; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, A DISTANCE OF 60.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG MEADOW DRIVE, A DISTANCE OF 216.10 FEET; THENCE NORTH 51°59'19" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 38°00'41" EAST, A DISTANCE OF 216.10 FEET; THENCE NORTH 51°59'19" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 04°59'19" EAST, A DISTANCE OF 58.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 234.30 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°18'15", A DISTANCE OF 123.92 FEET TO THE POINT OF BEGINNING.

LESS HOWEVER, THE RIGHT-OF-WAY FOR LONG MEADOW DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

AND RIGHT OF FIRST REFUSAL
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5224, PAGE 879, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON. AND ITS RIGHT OF FIRST REFUSAL WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5224, PAGE 880

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF August, 1987.

ATTEST:

DIANA C. LA PIERRE, ASSISTANT SECRETARY

LANDMARK LAND COMPANY OF FLORIDA, INC.

JOHN MCCLURE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN MCCLURE AND DIANA C. LA PIERRE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, AND 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 CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF August, 1987.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

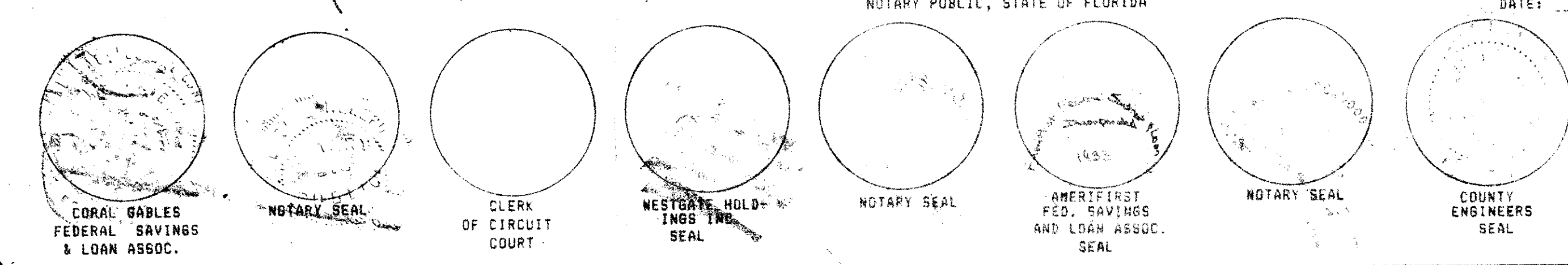
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 WESTGATE PROPERTIES, A FLORIDA GENERAL PARTNERSHIP AND DESIGN HOMES OF BOCA RATON, INC., A FLORIDA CORPORATION; AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FOUND TO CONTAIN HOME RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

LARRY B. ALEXANDER, ATTORNEY AT LAW
LICENSED IN FLORIDA - DATE: 11/24/82

THIS INSTRUMENT PREPARED BY:
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.,
5050 10TH AVENUE NORTH, SUITE B
LAKE WORTH, FLORIDA 33463

SUBDIVISION: Oak Tree Estates
BOOK 57 FLOOR MAP # 1006
FLOOD ZONE B ZONING
QUAD # 22 ZIP CODE 33414
SE PUD NAME: PAPA-CC



Oak Tree Estates 57/121
Dailey-Fotorny, inc. land surveyors, planners, engineers
5050 10th Avenue North, Suite B Lake Worth Florida 33463
Phone 305 965-8787