

# EQUESTRIAN CLUB

A PLANNED UNIT DEVELOPMENT  
A PORTION OF SECTION 22 AND SECTION 23,  
TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,  
PALM BEACH COUNTY, FLORIDA

APRIL 2001

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI  
SCOTT A. GUZZI AND ASSOCIATES, INC. - SURVEYORS AND MAPPERS  
6041 KIMBERLY BOULEVARD, SUITE H, NORTH LAUDERDALE, FLORIDA, 33068

EQUESTRIAN CLUB A P.U.D.  
PETITION NO. SP 8-1-00  
P.U.D. TABULAR DATA:

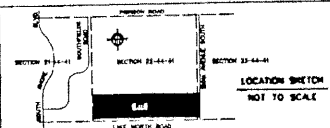
CROSS ACRES: 149.79 ACRES  
TOTAL DWELLING UNITS: 148 D.U.  
DENSITY: 0.988 D.U./ACRE  
HOUSING TYPE: SINGLE FAMILY



15

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:48 AM  
This day of June 20 2001  
and duly registered in Plat Book No. 91  
on page 12-16  
Notary  
Michelle Rodriguez

SHEET 1 OF 4



### DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, AND SOUTHEAST RECLAMATION CORP., A DELAWARE CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS EQUESTRIAN CLUB, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 22 AND SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 29°24'36" EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERN PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF LAKE WORTH ROAD, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1016, PAGE 1222, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 29°24'36" EAST, A DISTANCE OF 56.00 FEET TO A POINT ON THE EAST LINE OF ACME IMPROVEMENT DISTRICT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 686 AND OFFICIAL RECORDS BOOK 1150, PAGE 486, PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE NORTH 09°43'45" ALONG SAID EAST LINE 150.00 FEET EASTERLY AND PARALLEL TO THE WEST LINE OF SECTION 22-44-41, A DISTANCE OF 1207.89 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL DESCRIBED IN EXHIBIT 'M' IN OFFICIAL RECORDS BOOK 899, PAGE 803, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°27'30" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 09°43'45" ALONG SAID EAST LINE 3259.88 FEET, CROSSING INTO SECTION 23 TO THE WEST LINE OF A 75 FEET WIDE ACME IMPROVEMENT DISTRICT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1548, PAGE 388, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 20°18'16" ALONG SAID WEST LINE, A DISTANCE OF 150.85 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD; THENCE SOUTH 89°27'30" EAST, A DISTANCE OF 885.00 FEET; THENCE NORTH 29°24'36" EAST, A DISTANCE OF 453.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 149.79 ACRES, MORE OR LESS.

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

TRACT A AND TRACT A-2 (LAKE WORTH ROAD RIGHT OF WAY DEDICATIONS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE FOR PUBLIC STREET, DRAINAGE AND UTILITY PURPOSES.

TRACT B AND TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT D AND TRACT E, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER 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.

TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL, LAKE MAINTENANCE AND ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE AND ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT H, TRACT I AND TRACT J, AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR EQUESTRIAN PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT K, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PLANTED LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED 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 CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE TRAIL EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR EQUESTRIAN TRAIL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE EQUESTRIAN EGRESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR EQUESTRIAN PURPOSES 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 A, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

THE ACCESS EASEMENT AND PRIVATE DRIVEWAY EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL ATTACHED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF MAY, 2001.

WITNESS: Hauro Oliveira PRINTED NAME: Hauro Oliveira  
BY: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT B. STIEGLER, JR. WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

DEDICATION AND RESERVATION:

IN WITNESS WHEREOF SOUTHEAST RECLAMATION CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL ATTACHED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF MAY, 2001.

WITNESS: Hauro Oliveira PRINTED NAME: Hauro Oliveira  
BY: Michael B. Palmer PRINTED NAME: Michael B. Palmer  
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL B. PALMER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHEAST RECLAMATION CORP., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

DEDICATION AND RESERVATION:

IN WITNESS WHEREOF BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL ATTACHED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF MAY, 2001.

WITNESS: Hauro Oliveira PRINTED NAME: Hauro Oliveira  
BY: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT B. STIEGLER, JR. WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I HEREBY 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 POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (ELECTRIC AND MORNAMENTS ACCORDING TO SEC. 177.051(1), F.S.) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE SURVEY COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 5-18-01

SCOTT A. GUZZI, SURVEYOR AND MAPPERS, FLORIDA CERTIFICATE NO. 508  
6041 KIMBERLY BOULEVARD, SUITE H, NORTH LAUDERDALE, FLORIDA 33068  
CERTIFICATE NO. 508 (B)

CITY NATIONAL BANK MORTGAGE HOLDER (ORB 12261, PG. 1908)

SOUTHEAST RECLAMATION CORP.

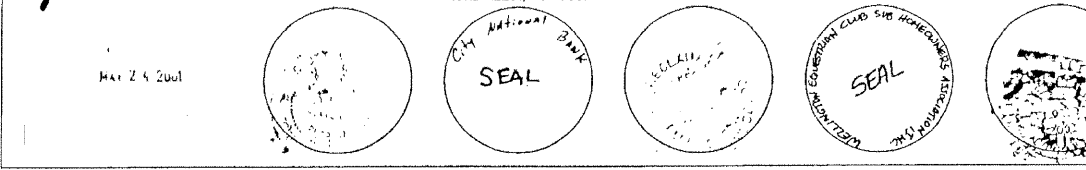
WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC.

BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION

WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC.

VILLAGE OF WELLINGTON

VILLAGE ENGINEER



ACCEPTANCE OF RESERVATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF MAY, 2001.

WITNESS: Hauro Oliveira PRINTED NAME: Hauro Oliveira  
BY: Michael B. Palmer PRINTED NAME: Michael B. Palmer  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL B. PALMER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

ACCEPTANCE OF RESERVATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF MAY, 2001.

WITNESS: Hauro Oliveira PRINTED NAME: Hauro Oliveira  
BY: Michael B. Palmer PRINTED NAME: Michael B. Palmer  
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL B. PALMER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

ACCEPTANCE OF RESERVATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF MAY, 2001.

WITNESS: Hauro Oliveira PRINTED NAME: Hauro Oliveira  
BY: Michael B. Palmer PRINTED NAME: Michael B. Palmer  
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MICHAEL B. PALMER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1288, AT PAGE 1908, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT (VICE PRESIDENT) AND ITS CORPORATE SEAL ATTACHED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF MAY, 2001.

WITNESS: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
BY: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT B. STIEGLER, JR. WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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.

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MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT (VICE PRESIDENT) AND ITS CORPORATE SEAL ATTACHED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF MAY, 2001.

WITNESS: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
BY: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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ACKNOWLEDGEMENT:

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COUNTY OF PALM BEACH )

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MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1288, AT PAGE 1908, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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WITNESS: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
BY: Robert B. Stiegler, Jr. PRINTED NAME: Robert B. Stiegler, Jr.  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT B. STIEGLER, JR. WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRIGHTON AT WELLINGTON, L.C., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL ATTACHED 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 21 DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 10/2/02 NOTARY PUBLIC: B. Bello PRINTED NAME OF NOTARY: Betsey Bello

ACKNOWLEDGEMENT:

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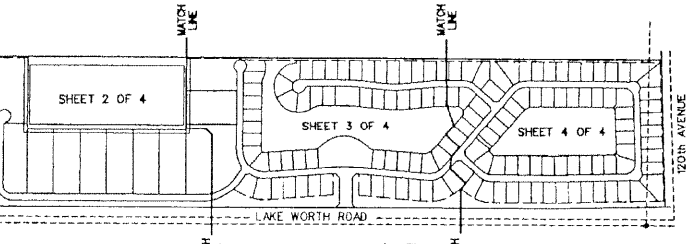
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INDEX MAP (NOT TO SCALE)

- SURVEYOR'S NOTES:
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE WEST LINE OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEARING N89°57'53" W.
  - COORDINATES SHOWN HEREON ARE GRID DATUM + NAD 83 1980 ADJUSTMENT ZONE + FLORIDA EAST LINEAR UNIT + US SURVEY FOOT, COORDINATE SYSTEM + 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR + 1.0000375, GROUND DISTANCE X SEA - FACTOR = GRID DISTANCE.
  - © DENOTES CENTERLINE
  - ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 508
  - DENOTES PERMANENT CONTROL POINT (P.C.P.) P.S.M. 508
  - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PROOF WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND / OR RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
  - CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-PROXIAL UNLESS NOTED OTHERWISE.
  - THIS PLAT CONTAINS 6,524.705 SQUARE FEET, MORE OR LESS.

VILLAGE OF WELLINGTON APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 21 DAY OF JUNE, 2001.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenzel PRINTED NAME: Thomas M. Wenzel  
MAYOR

ATTEST: Anilda Rodriguez PRINTED NAME: Anilda Rodriguez  
VILLAGE CLERK

ACKNOWLEDGEMENT:

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BEFORE ME PERSONALLY APPEARED THOMAS M. WENZEL AND ANILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME 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, THE SEAL ATTACHED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 19 DAY OF JUNE, 2001.

MY COMMISSION EXPIRES: 5-11-04 NOTARY PUBLIC: Kathy A. Torgerson PRINTED NAME OF NOTARY: Kathy A. Torgerson

ACKNOWLEDGEMENT:

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