

DRAWING NUMBER 52/35

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

THE POLO CLUB PLAT I

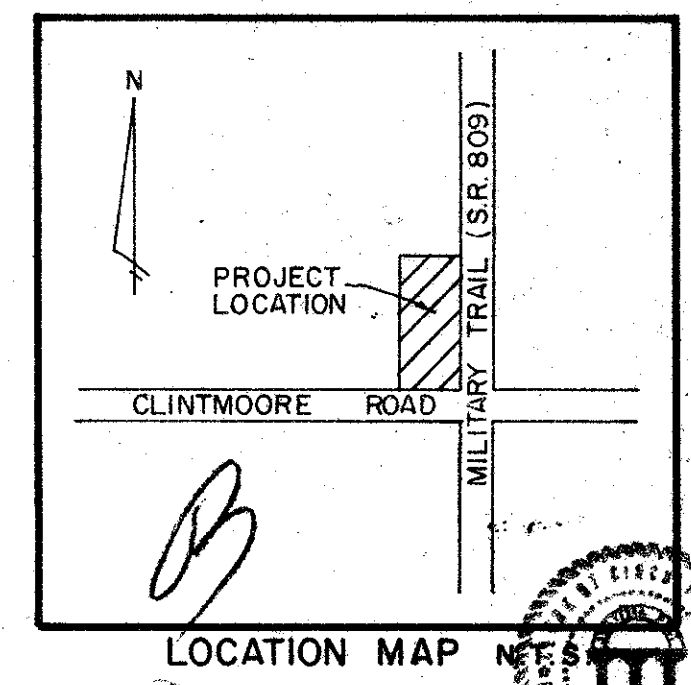
A P.U.D.

SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

1985

SHEET 1 OF 2

35



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 9:39 AM THIS 31 DAY OF October AD, 1985 AND DULY RECORDED IN PLAT BOOK 52 ON PAGES 35 AND 36

JOHN B. DUNKLE, CLERK
SEAL BOARD OF COUNTY COMMISSIONERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, OWNERS OF THE LAND SHOWN HEREON AS THE POLO CLUB PLAT I, SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID SECTION 35 SOUTH 89°06'02" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING FROM SAID SOUTH LINE OF SECTION 35 NORTH 01°08'04" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CLINTMOORE ROAD, AS RECORDED IN O.R.B. 4481, PG. 1519 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FROM THE POINT OF BEGINNING AND RUNNING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CLINTMOORE ROAD,

- 1.) SOUTH 89°06'02" WEST, A DISTANCE OF 2476.31 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL, 130.00 FEET IN WIDTH, AS RECORDED IN O.R.B. 4299 PG. 552 OF SAID PUBLIC RECORDS; THENCE DEPARTING FROM THE NORTHERLY RIGHT-OF-WAY LINE OF CLINTMOORE ROAD AND RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT E-3 CANAL THE FOLLOWING TWO COURSES AND DISTANCES.
- 2.) NORTH 00°13'48" WEST, A DISTANCE OF 2600.03 FEET; THENCE
- 3.) NORTH 01°37'08" WEST, A DISTANCE OF 2576.90 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, 210.00 FEET IN WIDTH, AS RECORDED IN THE AFOREMENTIONED O.R.B. 4299 PG. 552; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-38 CANAL.
- 4.) NORTH 89°07'45" EAST, A DISTANCE OF 2457.24 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SECTION 35, THE FOLLOWING TWO COURSES AND DISTANCES.
- 5.) SOUTH 01°07'50" EAST, A DISTANCE OF 2574.84 FEET; THENCE
- 6.) SOUTH 01°08'04" EAST, A DISTANCE OF 2600.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 291.2394 ACRES, MORE OR LESS.

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

1. TRACTS "I", "II", AND "III" ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING, RECREATION AND OPENSACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID MAINTENANCE RESPONSIBILITY SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING REGULATION ORDINANCES AT THE TIME OF REPLATTING.
2. TRACT "IV" IS HEREBY RESERVED FOR COMMERCIAL AND OPENSACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID MAINTENANCE RESPONSIBILITY SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING REGULATION ORDINANCES AT THE TIME OF REPLATTING.
3. TRACT "V" IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE BUFFER ZONES ARE HEREBY RESERVED FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
6. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY, SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 23rd DAY OF May, 1985.

ATTEST: Marian Pearlman Nease BY: Roy Flack
MARIAN PEARLMAN NEASE, ASSISTANT SECRETARY ROY FLACK, VICE PRESIDENT

ATTEST: Kimberly Jankura BY: John Grieb
KIMBERLY JANKURA, SECRETARY JOHN GRIEB, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE, 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 RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 23rd DAY OF May, 1985.
MY COMMISSION EXPIRES: 9-1-88 Richard L. Pelham
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN GRIEB AND KIMBERLY JANKURA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 24th DAY OF May, 1985.
MY COMMISSION EXPIRES: 6/9/86 Richard L. Pelham
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

POLO ASSOCIATES, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4534 AT PAGE 755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, POLO ASSOCIATES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF MAY, 1985.

ATTEST: Julie Maddan BY: Keith M. Paulson
ASSISTANT SECRETARY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Kenneth M. Adams AND Kenneth M. Adams TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Chairman AND Vice President OF POLO ASSOCIATES, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 DAY OF , 1985.
MY COMMISSION EXPIRES:
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF Leon)

ASSOCIATED MORTGAGE INVESTORS, A MASSACHUSETTS BUSINESS TRUST, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND LUES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4534 AT PAGE 777 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HEREUPTO SET MY HAND AND SEAL THIS 3rd DAY OF June, 1985.

WITNESS: James R. Quinn BY: Richard L. Pelham
PRESIDENT

WITNESS: Cynthia W. Cottrell

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Leon)

BEFORE ME PERSONALLY APPEARED Richard L. Pelham TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF June, 1985.
MY COMMISSION EXPIRES: 10/13/85 James R. Quinn
NOTARY PUBLIC

TITLE CERTIFICATION

WE, BROAD AND CASSEL, AS AGENTS FOR TICOR TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BROAD AND CASSEL
DATE: 7/10/85 BY: Richard B. MacFarland
RICHARD B. MACFARLAND

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF October, 1985.

BY: Ken Adams
KENNETH M. ADAMS, CHAIRMAN
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF October, 1985.

BY: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK SEAL BOARD OF COUNTY COMMISSIONERS

BY: Paul B. Compton
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 8th DAY OF July, 1985.
Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N01°08'04"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

P.U.D. TABULAR DATA			
GROSS AREA OF PROJECT	291.24 ACRES	NUMBER OF UNITS	0
GROSS DENSITY	0 D.U./ACRE	BUILDING COVERAGE	0 ACRES
STREETS & UNCOVERED PARKING	15.53 ACRES	WATER BODIES	0 ACRES
PARKS	0.00 ACRES	TOTAL OPEN SPACE	275.7 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

0436-302
52/35
Pet. 84-71

SEAL RAINBERRY DEVELOPERS FOUR, INC. SEAL NOTARY PUBLIC SEAL POLO ASSOCIATES, INC. SEAL NOTARY PUBLIC SEAL FIRST AMERICAN EQUITY POLO CORPORATION SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER SEAL ASSOCIATED MORTGAGE INVESTORS SEAL NOTARY PUBLIC

Meridian Surveying and Mapping, Inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL. 33406

DRAWN M.H.C. DATE FEB. 1985
CHECKED M.A.M. SCALE NONE
DRAWING NO. 84-P1-108

THE POLO CLUB PLAT I
A P.U.D.