

DRAWING NUMBER
52/125

125

THE POLO CLUB OPEN SPACE PLAT ONE

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

BEING A REPLAT OF A PORTION OF "THE POLO CLUB PLAT I", A P.U.D., AS RECORDED
IN PLAT BOOK 52, PAGES 35-36.

JAN 1986

SHEET 2 OF 6

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD THIS _____ DAY OF _____
AD, 1986 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
JOHN B. DUNKLE, CLERK
BY: _____, D.C.

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

- TRACTS LK1, LK2, LK3, LK4 AND LK5, THE WATER MANAGEMENT TRACTS, ARE 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 WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, 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.
- TRACTS R1, R2, R3, R4, R10, R11 AND R12, ARE 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 RECREATION, OPEN SPACE, AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 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.
- THE LIFT STATIONS "3-E" & "2-E", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY BOARD OF COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

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 20TH DAY OF NOVEMBER, 1985.

RAINBERRY DEVELOPERS FOUR, INC.
ATTEST: Marian Pearlman Nease
MARIAN PEARLMAN NEASE, SECRETARY
BY: Roy Flack
ROY FLACK, PRESIDENT

FIRST AMERICAN EQUITY POLO CORPORATION
ATTEST: Kimberly Jankura
KIMBERLY JANKURA, VICE PRESIDENT
BY: Richard C. Preiser
RICHARD C. PREISER, VICE 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 PRESIDENT AND 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 20 DAY OF November, 1985.
MY COMMISSION EXPIRES: May 20, 1989
Paulth J. Wick
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED KIMBERLY JANKURA AND Richard C. Preiser TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT 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 21 DAY OF NOVEMBER, 1985.
MY COMMISSION EXPIRES: September 23, 1988
Dorothy M. Kennedy
NOTARY PUBLIC

SEAL RAINBERRY DEVELOPERS FOUR, INC. SEAL NOTARY PUBLIC
SEAL FIRST AMERICAN EQUITY POLO CORPORATION SEAL NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS (HEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 222 AT PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.
IN WITNESS WHEREOF, SECURITY PACIFIC NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF December, 1985.
ATTEST: Howard B. Stevens
ASST. SECY.
HOWARD B. STEVENS
BY: Everton B. Cope
EVERTON B. COPE, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF)
BEFORE ME PERSONALLY APPEARED Everton B. Cope AND Howard B. Stevens TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President AND Asst. Secretary OF SECURITY PACIFIC NATIONAL BANK, 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 21 DAY OF December, 1985.
MY COMMISSION EXPIRES: Aug. 29, 1989
See Henwood
NOTARY PUBLIC

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 17th DAY OF December, 1985.
Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

TITLE CERTIFICATION
WE, BROAD AND CASSEL, AS AGENTS FOR TIGOR 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.
DATE: December 16, 1985
BY: Jeffrey A. Deutch
JEFFREY A. DEUTCH

SEAL SECURITY PACIFIC NATIONAL BANK SEAL NOTARY PUBLIC
SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Jan 1986.
BY: Armen Marcus
ARMEN MARCUS, CHAIRMAN
ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller
KATHRYN S. MILLER, DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Jan 1986.
BY: Herb Kahlert
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

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	32.41 ACRES	NUMBER OF UNITS	0
GROSS DENSITY	0 D.U./ACRE	BUILDING COVERAGE	0.00 ACRES
STREETS & UNCOVERED PARKING	0.00 ACRES	WATER BODIES	22.09 ACRES
PAVEMENT	0.00 ACRES		

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

52/125
0436-303

Meridian Surveying and Mapping Inc.
2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.
DRAWN M.A.M. DATE 11/11/85
CHECKED M.A.M. SCALE
DRAWING NO. 85-PLI-058
THE POLO CLUB OPEN SPACE PLAT ONE
A P.U.D.

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