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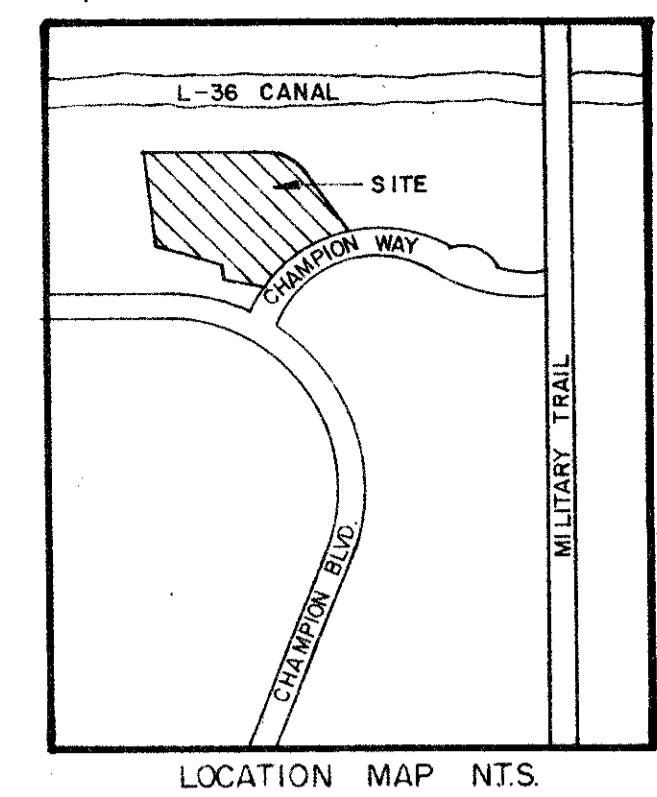
DRAWING NUMBER

# ASCOT

## PARCEL H, THE POLO CLUB P.U.D. BEING A REPLAT OF A PORTION OF "THE POLO CLUB PLAT I" SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

JANUARY, 1986

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 1/25/86  
THIS 25 DAY OF February  
AD, 1986 AND DULY RECORDED  
IN PLAT BOOK 52 ON PAGES  
184 AND 185  
JOHN B. DUNKLE, CLERK  
BY [Signature], D.C.

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### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOUSING ADVENTURES NO. 5, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS ASCOT, PARCEL H, THE POLO CLUB P.U.D., SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF "TRACT I" OF "THE POLO CLUB PLAT I", AS RECORDED IN PLAT BOOK 52, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERMOST CORNER OF THE AFOREMENTIONED POLO CLUB PLAT I; THENCE ALONG THE WESTERN BOUNDARY LINE OF SAID PLAT, S01°37'08"E, A DISTANCE OF 206.22 FEET; THENCE DEPARTING FROM SAID WESTERN BOUNDARY LINE OF SAID PLAT, N88°22'52"E, A DISTANCE OF 91.76 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N89°07'45"E A DISTANCE OF 728.29 FEET; THENCE S85°52'15"E A DISTANCE OF 120.00 FEET; THENCE S67°23'04"E A DISTANCE OF 85.09 FEET; THENCE S37°06'05"E A DISTANCE OF 150.00 FEET; THENCE S34°18'46"E A DISTANCE OF 366.32 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 770.00 FEET FROM WHICH A RADIAL LINE BEARS S14°42'32"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 42°30'40", A DISTANCE OF 571.19 FEET; THENCE N70°54'48"W A DISTANCE OF 605.89 FEET; THENCE N72°05'09"W A DISTANCE OF 81.15 FEET; THENCE N09°15'09"W A DISTANCE OF 120.00 FEET; THENCE N13°18'29"W A DISTANCE OF 339.25 FEET; THENCE N12°47'07"W A DISTANCE OF 111.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15.119 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A, B, D, E, AND F, AS SHOWN HEREON ARE HEREBY DEDICATED TO ASCOT HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, THE WATER MANAGEMENT TRACT, AND THE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ASCOT HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS 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 DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, 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.
- THE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON 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 LAKE MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, HOUSING ADVENTURES NO. 5, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF December, 1985.

ATTEST: [Signature] BY: [Signature]  
KENNETH M. ENDELSON, VICE PRESIDENT STANLEY CHARLSE, PRESIDENT

SEAL HOUSING ADVENTURES NO. 5, INC. SEAL NOTARY PUBLIC SEAL SECURITY PACIFIC NATIONAL BANK

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED STANLEY CHARLSE AND KENNETH M. ENDELSON, 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 OF HOUSING ADVENTURES NO. 5, 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 13 DAY OF December, 1985.

MY COMMISSION EXPIRES: Sept 24 1988 [Signature]  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

SECURITY PACIFIC NATIONAL BANK, HEREBY CERTIFIES THAT IT IS THE 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 THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4597 AT PAGE 1715 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH WAS EXECUTED ORIGINALLY BY HOUSING ADVENTURES NO. 5, INC., IN FAVOR OF RAINBERRY DEVELOPERS FOUR, INC., AND FIRST AMERICAN EQUITY POLO CORPORATION, AND WHICH WAS ASSIGNED TO ASSOCIATED MORTGAGE INVESTORS PURSUANT TO AN ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4659 AT PAGE 1494 AND WHICH WAS SUBSEQUENTLY ASSIGNED TO SECURITY PACIFIC NATIONAL BANK PURSUANT TO AN ASSIGNMENT OF LOAN DOCUMENTS RECORDED IN OFFICIAL RECORD BOOK 4711 AT PAGE 1043 OF SAID PUBLIC RECORDS, AS HOLDER OF SAID MORTGAGE, SECURITY PACIFIC NATIONAL BANK HEREBY SUBORDINATES SAID MORTGAGE TO THE DEDICATION.

IN WITNESS WHEREOF, SECURITY PACIFIC NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior V.P. AND ATTESTED TO BY ITS Asst. Secy. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF December, 1985.

ATTEST: [Signature] BY: [Signature]  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Frank B. Cipe AND Howard B. Stearns TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior V.P. AND Asst. Secy. OF SECURITY PACIFIC NATIONAL BANK 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 December, 1985.

MY COMMISSION EXPIRES: 8/29/1989 [Signature]  
NOTARY PUBLIC

SEAL NOTARY PUBLIC SEAL ATLANTIC NATIONAL BANK OF FLORIDA SEAL NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

ATLANTIC NATIONAL BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE 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 THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4662 AT PAGE 1540 AND OFFICIAL RECORD BOOK 4662 AT PAGE 1574, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, ATLANTIC NATIONAL BANK OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Asst. Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF December, 1985.

ATTEST: [Signature] BY: [Signature]

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Rick M. Garland AND Richard B. Silva TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. AND Asst. V.P. OF ATLANTIC NATIONAL BANK OF FLORIDA 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 14th DAY OF December, 1985.

MY COMMISSION EXPIRES: November 16, 1996 [Signature]  
NOTARY PUBLIC

### 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 HOUSING ADVENTURES NO. 5, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED 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: 12/16/85 BY: [Signature]  
JEFFREY A. DEUTCH

### 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 13 DAY OF January, 1986. [Signature]  
MICHAEL A. MANZIE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4069

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 25 DAY OF Feb 1986.  
BY: [Signature]  
KAREN T. MARCUS, CHAIRMAN

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

BY: [Signature]  
DEPUTY CLERK  
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Feb 1986.  
BY: [Signature]  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES:

- 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: ●

- 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.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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.

P.U.D. TABLE	
TOTAL ACREAGE	15.118 AC.
DENSITY	3.836 DU/AC.
TOTAL DWELLING UNITS	58 DU
BUILDING COVERAGE	4.660 AC.
WATER AREA	1.492 AC.
OPEN SPACE	8.904 AC.
ROADS	1.554 AC.

0436-028

Meridian Surveying and mapping inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	JULY 1985
CHECKED	M.A.M.	SCALE	NONE
DRAWING NO.	95-P-030		

ASCOT PARCEL H THE POLO CLUB P.U.D.