

- Ashbourne At The Polo Club -

-Lying In Section 35 Township 46 South, Range 42 East-

Dedication: Being A Replat Of Part Of Tract III, The Polo Club Plat 1, (Plat Book 52, Pages 35 and 36), Public Records, Palm Beach County, Florida

State of Florida)
County of Palm Beach)

Know all men by these presents, that Yusem Homes - Ashbourne, Ltd., a Florida Limited Partnership, together with Yusem Homes - Ashbourne II, Ltd., a Florida Limited Partnership, owners of the land shown hereon as "Ashbourne At The Polo Club", said land lying in Section 35 Township 46 South, Range 42 East, Palm Beach County, Florida, and being a replat of Part of Tract III, The Polo Club Plat 1, according to the "Plat thereof", as recorded in "Plat Book 52, Pages 35 and 36, Public Records, Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the Southwest corner of Tract III, said The Polo Club Plat 1; Thence, North 00°13'48" West, along the Westerly boundary of said Tract III, a distance of, 1436.63 feet; Thence, North 89°46'12" East, a distance of 274.01 feet to the point of beginning (P.O.B.)

Thence, North 03°40'11" West, a distance of 872.34 feet; Thence, North 27°52'35" East, a distance of 141.50 feet; Thence, South 88°12'33" East, a distance of 636.44 feet; Thence, South 68°03'41" East, a distance of 145.77 feet to a point on the Easterly boundary of said Tract III; Thence, South 21°56'19" West, along the Easterly boundary of said Tract III, and along the Westerly right-of-way line of Champion Boulevard, a distance of 416.15 feet to the point of curvature of a curve to the left, having a radius of 895.00 feet; Thence, Southerly along said curve, continuing along the Easterly boundary of said Tract III, and along the Westerly right-of-way line of said Champion Boulevard, through a central angle of 23°41'01" a distance of 369.95 feet to the end of said curve; Thence, South 88°15'18" West, departing the Easterly boundary of said Tract III, and the Westerly right-of-way line of said Champion Boulevard, a distance of 95.38 feet; Thence, South 28°25'04" West, a distance of 58.37 feet; Thence, South 04°20'24" East, a distance of 76.11 feet; Thence, South 72°37'56" West, a distance of 79.08 feet; Thence, South 63°16'02" West, a distance of 71.90 feet; Thence, North 87°39'34" West, a distance of 305.00 feet to the point of beginning (P.O.B.)

Containing 14.49 Acres, more or less.

Have caused the same to be surveyed and platted, and do hereby make the following dedications and/or reservations.

1. Tract One, as shown hereon, is hereby reserved by Yusem Homes - Ashbourne, Ltd., a Florida Limited Partnership, together with Yusem Homes - Ashbourne II, Ltd., a Florida Limited Partnership, for itself, its successors and assigns, for all lawful purposes.
2. Tract "A", as shown hereon, is hereby dedicated to the Ashbourne At The Polo Club Condominium Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "L", The water management tract and drainage easement, as shown hereon, is hereby dedicated to the Ashbourne At The Polo Club Condominium Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tract "O", (The Open Space), as shown hereon, is hereby dedicated to the Ashbourne At The Polo Club Condominium Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. Tract "R", (The Recreation Tract), as shown hereon, is hereby dedicated to the Ashbourne At The Polo Club Condominium Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities and appurtenances.
7. The drainage easements, as shown hereon, are hereby dedicated to the Ashbourne At The Polo Club Condominium Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
8. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

THE 20' LAKE MAINTENANCE EASEMENT, AND THE 20' LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASHBOURNE AT THE POLO CLUB CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

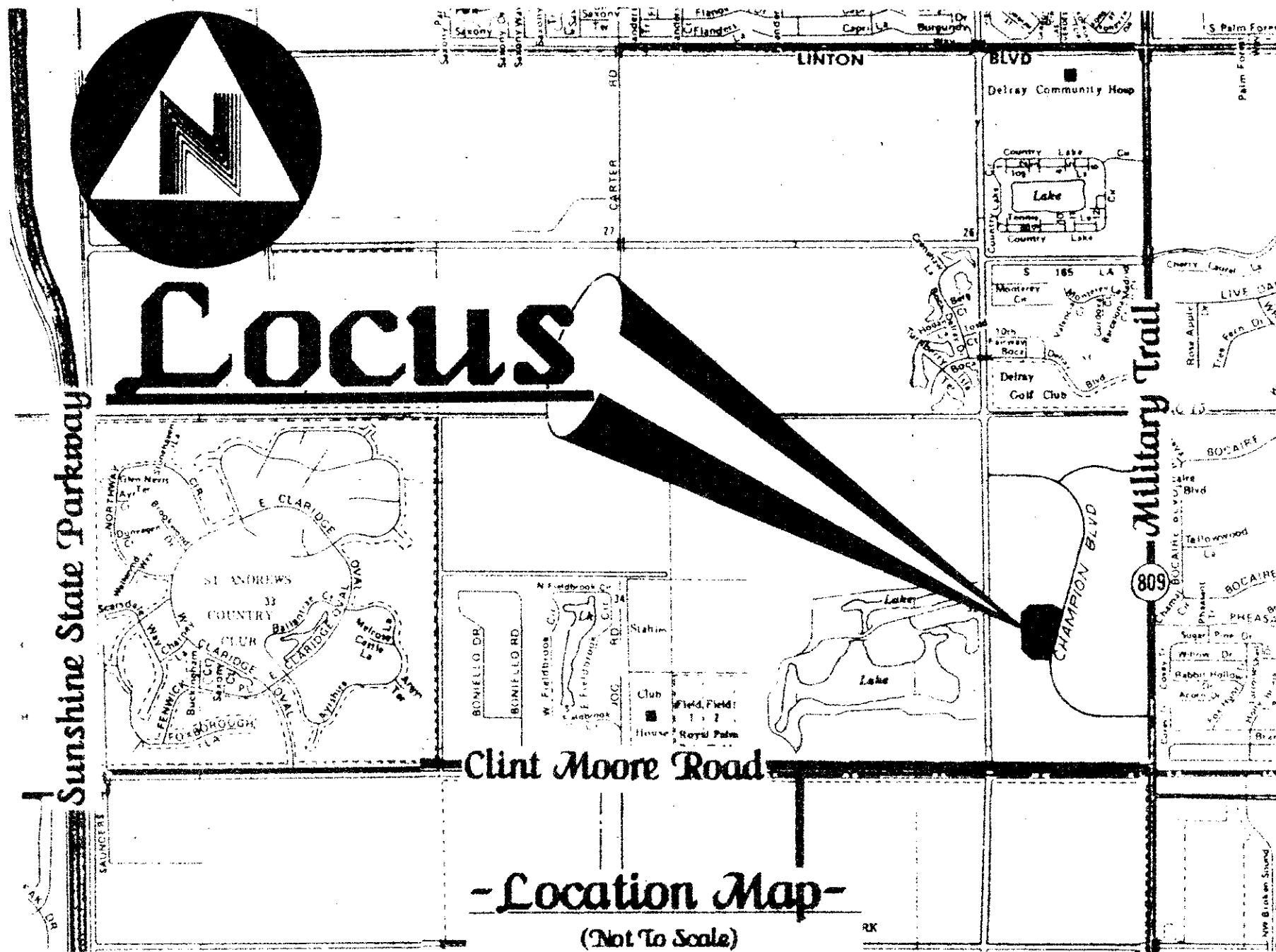
In Witness Whereof, Yusem Homes - Ashbourne, Ltd., a Florida Limited Partnership, together with Yusem Homes - Ashbourne II, Ltd., a Florida Limited Partnership, have caused these presents to be signed by the general partners on behalf of the partnership, this 23rd day of FEBRUARY, A.D., 1987.

By: H.Y. (Ashbourne), Inc.
As General Partner Of Yusem Homes - Ashbourne, Ltd.

By: H.Y. (Ashbourne) II, Inc.
As General Partner Of Yusem Homes - Ashbourne II, Ltd.

Attest: Joseph J. Henn
Joseph J. Henn, Assistant Secretary
H.Y. (Ashbourne), Inc.
H.Y. (Ashbourne) II, Inc.

Attest: Henry Yusem
Henry Yusem, President
H.Y. (Ashbourne), Inc.
H.Y. (Ashbourne) II, Inc.



General/Easement Notes & Restrictive Covenants:

(As Required By Palm Beach County)

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or other structures, placed on utility easements.
3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I Herby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Dated: this 27 day of Feb. A.D., 1987

By: Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

Area Tabulations

Tract One	=	10.45 Acres (BUILDING AREA INCLUDING OPEN SPACE)
Tract "A"	=	1.52 Acres
Tract "L"	=	1.76 Acres
Tract "O"	=	0.24 Acres (DEDICATED OPEN SPACE)
Tract "R"	=	0.52 Acres
Total	=	14.49 Acres
Density (100 Units)	=	6.9 Units/Acre
DWELLING UNIT TYPE	=	CONDOMINIUM

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 28 day of April, A.D., 1987

By: Carol A. Roberts
Carol A. Roberts, Chair
Board of County Commissioners
Palm Beach County, Florida

Attest: John B. Dunkle
John B. Dunkle, Clerk

County Engineer:

This Plat is hereby approved for record this 1 day of April, A.D., 1987

By: Herbert J. Kahler
Herbert J. Kahler, P.E.
Certificate No. 12284
County Engineer,
Palm Beach County, Florida

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Joseph J. Henn, and Henry Yusem, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and President, respectively, of H.Y. (Ashbourne), Inc., a Florida Corporation, and H.Y. (Ashbourne) II, Inc., a Florida Corporation, respectively, as general partners of Yusem Homes - Ashbourne, Ltd., a Florida Limited Partnership, and Yusem Homes - Ashbourne II, Ltd., a Florida Limited Partnership, and severally acknowledged to and before me that they executed said instrument as such officers of said Corporations, as general partners of the Limited Partnerships, and that the seals affixed to the foregoing instrument are the Corporate Seals of said Corporations and that they were affixed to said instrument by due and regular Corporate Authority, and that said instrument is the free act and deed of said Corporations and of said Limited Partnerships.

Witness My Hand and official seal, this 23 day of February, A.D., 1987.

My Commission Expires: 11-2-87
William J. Spindel
Notary Public

Title Certification:

State of Florida)
County of Palm Beach)

I, Richard B. MacFarland, Esquire, 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 Yusem Homes - Ashbourne, Ltd., a Florida Limited Partnership together with Yusem Homes - Ashbourne II, Ltd., a Florida Limited Partnership; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon, and that I find that the mortgages shown are true and correct.

Dated: this 23 day of February, A.D., 1987

By: Richard B. MacFarland
Richard B. MacFarland, Esquire

Surveyor's Notes:

1. Bearings shown hereon are based on The Polo Club Plat 1, according to the "Plat thereof", as recorded in Plat Book 52, Pages 35 and 36, Public Records, Palm Beach County, Florida.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

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State of Florida)
County of Palm Beach)
This Plat was filed for record at 1:52 AM this 1 day of MAY, A.D., 1987, and duly recorded in Plat Book 51 on Pages 117 thru 119.
John B. Dunkle,
Clerk of the Circuit Court
By: John B. Dunkle
Deputy Clerk

Seal: John B. Dunkle, Clerk of the Circuit Court, Palm Beach County
Seal: H.Y. (Ashbourne), Inc.
Seal: H.Y. (Ashbourne) II, Inc.
Seal: H.Y. (Ashbourne), Inc.
Seal: H.Y. (Ashbourne) II, Inc.
Seal: Wm. R. Van Campen, R.L.S. 2424
Seal: Board of County Commissioners, Palm Beach County
Seal: Herbert J. Kahler, P.E. 12284, County Engineer, Palm Beach County

Record Plat
Ashbourne At The Polo Club