

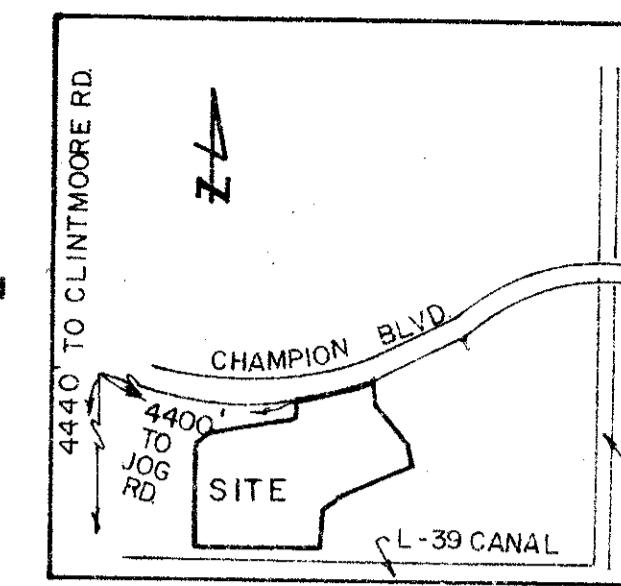
WATERFORD

PART OF THE POLO CLUB P.U.D.

BEING A REPLAT OF A PORTION OF TRACT II, "THE POLO CLUB PLAT II"
SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JUNE, 1987

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 9:42 AM
THIS 16th DAY OF July
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 53 ON PAGES
53 AND 54
JOHN B. DUNKLE, CLERK
BY Carolee A. Roberts, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOUSING ADVENTURES NO. 6, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WATERFORD, PART OF 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 II" OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57, PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERMOST CORNER OF TRACT III OF THE AFOREMENTIONED PLAT; THENCE ALONG THE NORTHERN BOUNDARY LINE OF SAID TRACT AND THE SOUTHERN RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, S89°07'44"W, A DISTANCE OF 1140.82 FEET; THENCE DEPARTING FROM THE AFOREMENTIONED SOUTH LINE OF SAID L.W.D.D. L-38 CANAL, S00°52'16"E, A DISTANCE OF 1648.05 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S15°38'26"E, A DISTANCE OF 186.11 FEET; THENCE S44°05'57"E, A DISTANCE OF 218.88 FEET; THENCE S21°59'08"E, A DISTANCE OF 136.25 FEET; THENCE S69°00'52"W, A DISTANCE OF 426.00 FEET; THENCE S36°54'01"W, A DISTANCE OF 84.05 FEET; THENCE S00°21'57"E, A DISTANCE OF 205.04 FEET; THENCE S89°04'44"W, A DISTANCE OF 645.00 FEET; THENCE N00°55'18"W, A DISTANCE OF 581.00 FEET; THENCE N44°04'44"E, A DISTANCE OF 15.94 FEET; THENCE N81°46'47"E, A DISTANCE OF 442.75 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 60.00 FEET, FROM WHICH A RADIAL LINE BEARS N08°13'13"W, THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 90°07'10", A DISTANCE OF 94.37 FEET; THENCE N08°20'24"W, A DISTANCE OF 92.38 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CHAMPION BOULEVARD AT A POINT ALONG A CURVE, HAVING A RADIUS OF 1845.00 FEET, FROM WHICH A RADIAL LINE BEARS N08°20'24"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 11°19'18", A DISTANCE OF 364.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS, 14.054 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO WATERFORD AT THE POLO CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO WATERFORD AT THE POLO CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, F, G, H, I, J, K AND L, AS SHOWN HEREON ARE HEREBY DEDICATED TO WATERFORD AT THE POLO CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER 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 M, 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 AND OTHER PROPER PURPOSES AND IS 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 LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WATERFORD AT THE POLO CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- 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 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 GOLF CART EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BIKE PATH EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WATERFORD AT THE POLO CLUB PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, HOUSING ADVENTURES NO. 6, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF June, 1987.

HOUSING ADVENTURES NO. 6, INC.

ATTEST: Steven Charlse
STEVEN CHARLSE,
SECRETARY

BY: Kenneth M. Endelson
KENNETH M. ENDELSON,
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND STEVEN CHARLSE, 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 HOUSING ADVENTURES NO. 6, 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 15th DAY OF JUNE, 1987.

MY COMMISSION EXPIRES: Oct 8, 1988
Richard Tallman
NOTARY PUBLIC

TITLE CERTIFICATION

WE, SIEGEL AND LIPMAN, ATTORNEYS FOR ATTORNEYS TITLE INSURANCE FUND, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HOUSING ADVENTURES NO. 6, INC., 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.

SIEGEL AND LIPMAN,
ATTORNEYS

DATE: 6/1/87

BY: Carl Siegel
CARL SIEGEL

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 21st DAY OF June, 1987.

Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

P.U.D. TABLE

TOTAL ACREAGE	14.054 AC.
DENSITY	3.344 DU/AC.
TOTAL DWELLING UNITS	47 DU
BUILDING COVERAGE	3.776 AC.
WATER AREA	1.267 AC.
OPEN SPACE	8.118 AC.
ROADS	2.160 AC.

SEAL
HOUSING ADVENTURES
NO. 6, INC.

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 14th DAY OF July, 1987.

BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

SEAL BOARD OF COUNTY COMMISSIONERS

BY: Kathryn S. Miller
KATHRYN S. MILLER,
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JULY, 1987.

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

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°07'44"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING EQUAL TO THE BEARING BASE OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK AT PAGES THROUGH OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

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. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-24 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS 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 STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

Ret. 84-71

0436030

57/53

Meridian
Surveying and mapping inc.
2000 LOMBARD STREET
WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	FEB. 1987
CHECKED	M.A.M.	SCALE	NONE
DRAWING NO.			

WATERFORD
PART OF
THE POLO CLUB P.U.D.

85-P-111

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2204
33131
Polo Club PUD
TAZ 602