

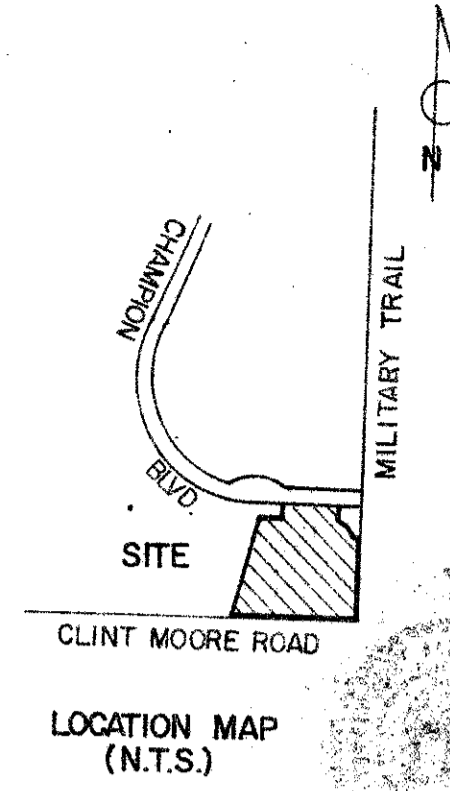
THE POLO CLUB SHOPS

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

1987

SHEET 1 OF 2

41



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 2:53 A.M.
THIS 17 DAY OF MARCH
AD, 1988 AND DULY RECORDED
IN PLAT BOOK 59 ON PAGES
41 AND 42

JOHN B. DUNKLE, CLERK
BY *Carolina A. Platt, D.C.*

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 OLD CLUB, OWNERS OF THE LAND SHOWN HEREON AS THE POLO CLUB SHOPS, SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT IV, "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 SOUTHEAST CORNER OF SAID SECTION 35; THENCE N01°08'04"W, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 25.00 FEET; THENCE S89°06'02"W, DEPARTING FROM THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET TO THE WESTLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS IS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING. SAID POINT OF BEGINNING ALSO BEING ON THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF CLINTMOORE ROAD, RECORDED IN OFFICIAL RECORD BOOK 784 PAGE 183 OF THE AFORESAID PUBLIC RECORDS.

FROM THE POINT OF BEGINNING; THENCE S89°06'02"W, RUNNING ALONG SAID EXISTING RIGHT-OF-WAY LINE AND ALONG A LINE 250 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 941.30 FEET; THENCE N10°28'56"E, DEPARTING FROM SAID EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 509.20 FEET; THENCE N21°23'31"E A DISTANCE OF 153.36 FEET; HENCE N88°51'56"E A DISTANCE OF 150.00 FEET; THENCE N01°08'04"W A STANCE OF 130.00 FEET TO INTERSECT THE SOUTHERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, AS SHOWN ON THE AFOREMENTIONED PLAT; THENCE ALONG A PORTION OF SAID SOUTHERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, N88°51'56"E A DISTANCE OF 420.00 FEET; THENCE DEPARTING FROM SAID SOUTHERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S01°04'E A DISTANCE OF 130.00 FEET; THENCE S54°15'52"E A DISTANCE OF 100.00 FEET; THENCE S29°12'28"E A DISTANCE OF 85.00 FEET; THENCE N85°15'56"E A DISTANCE OF 75.00 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE S01°08'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 509.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.695 ACRES, MORE OR LESS.

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

- TRACTS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED UNTO THE FEE SIMPLE OWNER FOR DEVELOPMENT PURPOSES. AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, THE INGRESS AND EGRESS TRACT, AS SHOWN HEREON IS HEREBY RESERVED UNTO THE FEE SIMPLE OWNER FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER 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. TRACT IS SUBJECT TO ANY EASEMENT FOR UTILITIES RECORDED IN O.R.B. 5490 PAGE 1052 OF AFOREMENTIONED PUBLIC RECORDS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- THE MAINTENANCE EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OLD CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SEAL RAINBERRY DEVELOPERS FOUR, INC. SEAL NOTARY PUBLIC

- 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.
- TRACT D, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY, SIGNED BY ITS VICE 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 12 DAY OF October, 1987.

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

FIRST AMERICAN EQUITY POLO CORPORATION
ATTEST: *Cindi M. Frick* CINDI M. FRICK, 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 13th DAY OF October, 1987.
MY COMMISSION EXPIRES: 4-1-88 *Carole Lynn Miller* NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CINDI M. FRICK AND *Robert Seldomridge*, 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 6th DAY OF October, 1987.
MY COMMISSION EXPIRES: October 22, 1989 *Brian Miller* 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 5th DAY OF November, 1987.
Michael A. Manzie MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

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 HEREIN 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 4834 AT PAGE 777, AS MODIFIED IN OFFICIAL RECORD BOOK 4711 AT PAGE 959, AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN OFFICIAL RECORD BOOK 4711 AT PAGE 1025, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P.'S, AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF October, 1987.

ATTEST: *Len Duren* Len Duren, Sr. Vice President
Everton B. Cope Everton B. Cope, Sr. Vice President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME PERSONALLY APPEARED *Everton B. Cope* AND *Len Duren*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.P. AND S.V.P. 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 15th DAY OF October, 1987.
MY COMMISSION EXPIRES: 8/29/89 *Sue Henwood* NOTARY PUBLIC

TITLE CERTIFICATION

I, JEFFREY A. DEUTCH, 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 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.

DATE: February 17, 1988 BY: *Jeffrey A. Deutch* JEFFREY A. DEUTCH, P.A. FOR THE FIRM

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 8 DAY OF March, 1988.

BY: *Carol A. Roberts* CAROL A. ROBERTS, CHAIRMAN

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

BY: *Paul H. Compton* DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF March, 1988.

BY: *Herbert F. Kahler* 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, ALSO BEING EQUAL TO THE BEARING BASE OF "THE POLO CLUB PLAT I", AS RECORDED IN PLAT BOOK 52 AT PAGES 35 AND 36 OF THE PUBLIC RECORDS OF 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 86-21 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

SUBDIVISION: *44-14*
BOOK: *58*
FLOOD ZONE: *B*
QUAD: *38*
SE: *86-90*
PUD NAME: *33431*

0436-001

59/41

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

DRAWN	M.H.C.	DATE	DEC. 1986
CHECKED	M.A.M.	SCALE	NONE
DRAWING NO.	86-P-097		

THE POLO CLUB SHOPS