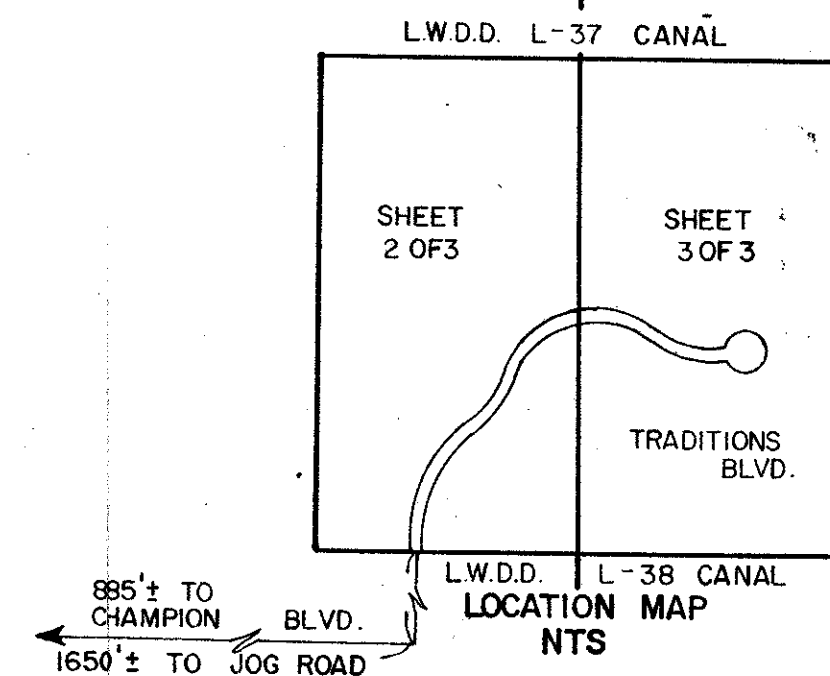


THE POLO CLUB PLAT III

PART OF THE POLO CLUB P.U.D.
BEING A REPLAT OF TRACT IV OF "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46-49)
SITUATE IN SECTIONS 26, AND 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

1988

SHEET 1 OF 3



110

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:42 P.M.
THIS 22 DAY OF April
AD, 1988 AND DULY RECORDED
IN PLAT BOOK 59 ON PAGES
110 AND 112
JOHN B. DUNKLE, CLERK
BY: Paulina C. 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 POLO CLUB; AND YUSEM HOMES - CYPRESS ISLE, LTD., A FLORIDA LIMITED PARTNERSHIP,

OWNERS OF THE LAND SHOWN HEREON AS "THE POLO CLUB PLAT III", SITUATE IN SECTIONS 26, AND 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT IV, AS SHOWN ON "THE POLO CLUB PLAT II", RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEING ALL OF TRACT IV AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINS 160.00 ACRES, MORE OR LESS.

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

- TRACT I IS HEREBY RESERVED FOR RESIDENTIAL HOUSING, RECREATION AND LANDSCAPE 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. SAID MAINTENANCE RESPONSIBILITY SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING REGULATION ORDINANCES AT THE TIME OF REPLATTING.
- TRACT II IS HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENT IS HEREBY DEDICATED FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., 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 (INCLUDING CABLE TELEVISION SYSTEMS).
- LIFT STATION "1 - P" EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 1st DAY OF March, 1988.

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

FIRST AMERICAN EQUITY POLO CORPORATION
ATTEST: Cindi M. Frick BY: Robert D. Seldomidie
Cindi M. Frick, Vice President Robert D. Seldomidie, Secretary

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 1st DAY OF March, 1988.
MY COMMISSION EXPIRES: A-1-88 Carlyle D. ...
NOTARY PUBLIC

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

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Cindi M. Frick and Robert D. Seldomidie TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice 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 1st DAY OF March, 1988.
MY COMMISSION EXPIRES: 10-19-90 Jung H. ...
NOTARY PUBLIC

IN WITNESS WHEREOF, YUSEM HOMES - CYPRESS ISLE, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER ON BEHALF OF THE PARTNERSHIP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF March, 1988.
H.Y. (CYPRESS ISLE), INC. GENERAL PARTNER OF YUSEM HOMES - CYPRESS ISLE, LTD.

ATTEST: Joseph F. Henn BY: Henry Yusem
JOSEPH F. HENN, SECRETARY HENRY YUSEM, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HENRY YUSEM AND JOSEPH F. HENN, 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 H.Y. (CYPRESS ISLE), INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF YUSEM HOMES - CYPRESS ISLE, LTD., A FLORIDA LIMITED PARTNERSHIP

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 AND LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF March, 1988.
MY COMMISSION EXPIRES: ... Patricia B. ...
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 THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4534 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, MORTGAGE RECORDED IN O.R.B. 5083 AT PAGE 348, AS COLLATERALLY ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN O.R.B. 5132 AT PAGE 1381, 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 ... VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT ... AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

ATTEST: Paige A. ... BY: Phil K. ...
PAIGE A. ... ASSISTANT SECRETARY PHIL K. ... VICE PRESIDENT

SEAL SECURITY PACIFIC NATIONAL BANK SEAL NOTARY PUBLIC H.Y. (CYPRESS ISLE), INC. SEAL NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME PERSONALLY APPEARED Sail K. ... and Paige B. ... TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and ... 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 1988.
MY COMMISSION EXPIRES: 6/25/89 K. Stan ...
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CARTERET SAVINGS BANK, F.A., 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 THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ... AT PAGE ... OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CARTERET SAVINGS BANK, F.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS ... AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

ATTEST: Carol O. ... BY: ...
CAROL O. SIMMONS, ASSISTANT SECRETARY LUNDON FARQUHAR, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Yusem Homes and Carol O. ... TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and ... OF CARTERET SAVINGS BANK, F.A., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF MARCH, 1988.
MY COMMISSION EXPIRES: 2/9/89 ...
NOTARY PUBLIC

TITLE CERTIFICATION

WE, FLAMINGO TITLE, INC., A TITLE 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; AND YUSEM HOMES - CYPRESS ISLE, LTD., A FLORIDA LIMITED PARTNERSHIP.

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: 16 March 1988 BY: Ellie Halperin

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 24H-8 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 24th DAY OF March, 1988. Wesley B. Haas
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

SEAL CARTERET SAVINGS BANK, F.A. SEAL NOTARY PUBLIC

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF APRIL, 1988.

BY: Carol Elmgren
CAROL ELMGREN, CHAIR
ATTEST: JOHN B. DUNKLE, CLERK
BY: Ruth H. Compton
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF APRIL, 1988.

BY: Herbert F. Kahler
HERBERT F. KAHLER, 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 NORTHWEST 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 57 AT PAGES 46 THROUGH 49 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.

P.U.D. TABULAR DATA

TOTAL AREA	160.00 ACRES
DENSITY	0.00
TOTAL DWELLING UNITS	0
BUILDING COVERAGE	0
ROADS	3.962 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

0436-006

59/110

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (305) 842-7444

DRAWN	M.H.C.	DATE	SEPT. 1987
CHECKED	W.B.H.	SCALE	NONE
DRAWING NO.	85-P3-074		

THE POLO CLUB PLAT III
PART OF
THE POLO CLUB P.U.D.

SUBDIVISION - The Polo Club #3
BOOK #59
PAGE 110
FLOOD MAP #0157
ZONING #S/ETS
QUAD #37
SE PUD #4-71
ZIP CODE 33407
PUD NAME Polo Club PUD

TAZ-477

