

# SAN MICHEL OF THE POLO CLUB

A PART OF THE POLO CLUB P. O. D.

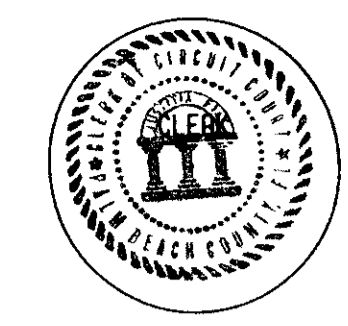
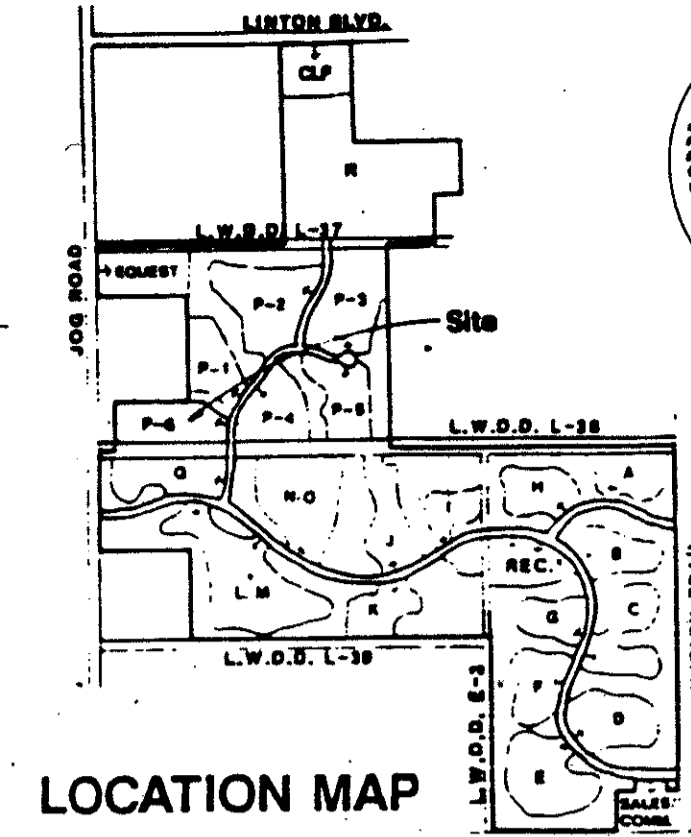
BEING A REPLAT OF A PORTION OF TRACT I, "THE POLO CLUB PLAT III" (P. B. 59, PGS. 110-112) AND PART OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

IN 8 SHEETS

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
AUGUST, 1989

SHEET 1 OF 8

0436-033



124

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:27 A.M. this 17th day of August, 1989 and duly recorded in Plat Book no. 62 on Pages 124 through 131.  
JOHN B. BUNKLE  
Clerk Circuit Court  
By: *Suzanna A. Glad* D.C.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that LESOL-ARIEL POLO CLUB CORP., a Florida corporation and 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", owners of the land shown hereon as "SAN MICHEL OF THE POLO CLUB", a part of THE POLO CLUB P. O. D., being a replat of a portion of TRACT I of "THE POLO CLUB PLAT III", as recorded in Plat Book 59 at Pages 110 through 112 and part of Section 27, Township 46 South, Range 42 East, all in Palm Beach County, Florida being more particularly described as follows:

Commencing at the southwesternmost corner of Tract II of "THE POLO CLUB PLAT III" as recorded in Plat Book 59, Pages 110 through 112, of the Public Records of Palm Beach County, Florida, said point being along the north right-of-way line of the Lake Worth Drainage District (L. W. D. D.) L-38 Canal, 210.00 feet in width, said point also being the POINT OF BEGINNING of the following described land:

Thence South 89°13'10" West, along said north right-of-way line of the L. W. D. D. L-38 Canal, a distance of 1506.14 Feet; thence North 00°18'08" West, a distance of 563.34 Feet; thence North 89°25'34" East a distance of 1008.00 Feet to the westerly line of said "POLO CLUB PLAT III"; thence South 00°19'49" East, along said westerly line, a distance of 20.00 Feet; thence North 89°25'34" East, a distance of 127.00 Feet; thence South 52°34'26" East, a distance of 486.44 feet to the westerly right-of-way line of Traditions Boulevard, 60 feet in width shown as TRACT II of the aforementioned "THE POLO CLUB PLAT III", at a point along a curve having a radius of 695.00 feet from which a radial line bears South 79°00'05" East; thence southwesterly and southerly along the arc of said curve, subtending a central angle of 11°12'23", a distance of 135.93 feet; thence South 00°12'28" East, along said right-of-way line, a distance of 103.43 feet to the POINT OF BEGINNING.

Containing 17.94 acres more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

TRACT A-1, as shown, is hereby dedicated to, and shall be the perpetual maintenance obligation of, SAN MICHEL HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for private road purposes, ingress and egress, utility, drainage and other proper purposes, without recourse to Palm Beach County.

TRACTS A-2 AND A-3, the access tracts, as shown, are hereby dedicated to, and shall be the perpetual maintenance obligation of, SAN MICHEL HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for ingress and egress, utility, drainage and other proper purposes, without recourse to Palm Beach County.

TRACT C-1, as shown, is subjected, in its entirety, to a bridge truss easement and a drainage easement for conveyance of excess runoff of the abutting lots on this plat and 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 common area, recreation and other proper purposes, and is restricted against any construction inhibiting the drainage of this tract, without recourse to Palm Beach County.

TRACT C-2, as shown, is hereby dedicated to, and shall be the perpetual maintenance obligation of, SAN MICHEL HOMEOWNERS ASSOCIATION, INC., its successors and assigns, as common area, for recreation and other proper purposes, and is restricted against any construction inhibiting the drainage of this tract, without recourse to Palm Beach County.

TRACTS L-1, L-2, L-3, L-4, L-5, and L-6, as shown, are hereby dedicated to, and shall be the perpetual maintenance obligation of, SAN MICHEL HOMEOWNERS ASSOCIATION, INC., its successors and assigns as common area for landscape and other proper purposes, and is restricted against any construction inhibiting the drainage of these tracts, without recourse to Palm Beach County.

TRACT D-1, the water management tract and the maintenance easement encompassed therein, and the maintenance access easement as shown, are 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 water management, drainage easement and other proper purposes, without recourse to Palm Beach County.

The utility easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities (including cable television systems).

The P. U. D. 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 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.

Palm Beach County shall have the right, but not the obligation, to maintain any 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.), as shown, are hereby dedicated to the Board of County Commissioners for control and jurisdiction over access rights.

IN WITNESS WHEREOF, LESOL-ARIEL POLO CLUB CORP., 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 17th day of August, 1989.

LESOL-ARIEL POLO CLUB CORP.  
A FLORIDA CORPORATION

ATTEST: \_\_\_\_\_ By: \_\_\_\_\_  
Vice-President President

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ individuals described in and who executed the foregoing instrument as President and Vice-President of LESOL-ARIEL POLO CLUB CORP., 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 \_\_\_\_\_ day of \_\_\_\_\_, 1989.

My commission expires: \_\_\_\_\_  
Notary Public

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 Vice-President and attested by its Secretary, respectively, and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

RAINBERRY DEVELOPERS FOUR, INC.  
A FLORIDA CORPORATION

ATTEST: \_\_\_\_\_ By: \_\_\_\_\_

FIRST AMERICAN EQUITY POLO CORPORATION  
A FLORIDA CORPORATION

ATTEST: \_\_\_\_\_ By: \_\_\_\_\_

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ individuals described in and who executed the foregoing instrument as \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 1989.

My Commission expires: \_\_\_\_\_  
Notary Public

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared *CINDI M. FRICK* and *ELSONE B. HANSEN* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *V. President* and *First 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 10th day of October, 1989.

My Commission expires: *July 18, 1991*  
*C. A. Halbach*  
Notary Public

MORTGAGEE'S CONSENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

CENVILL DEVELOPMENT CORP., a Delaware corporation, hereby certifies that it is a holder of a mortgage, recorded in O. R. B. 5761 at Page 1273, upon the property hereon described and does hereby join in and consent to this dedication of said lands by the owners thereof, as shown hereon, and agree that its mortgage which has been assigned to CENVILL DEVELOPMENT CORP. in O. R. B. 5728 at Page 359, collaterally assigned to SECURITY PACIFIC NATIONAL BANK, recorded in O. R. B. 5728 at Page 121, all of the Public Records of Palm Beach County, Florida, shall be subordinate to said dedication.

IN WITNESS WHEREOF, CENVILL DEVELOPMENT CORP., a Delaware corporation, has caused these presents to be signed by its *Vice President* and attested by its *Secretary*, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17th day of August, 1989.

CENVILL DEVELOPMENT CORP.  
A DELAWARE CORPORATION

ATTEST: \_\_\_\_\_ By: *Cindi M. Frick*

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared *CINDI M. FRICK* and *ELSONE B. HANSEN* to me well known and known to me to be the individuals described in and who executed the foregoing instrument as *V. President* and *Secretary* of CENVILL DEVELOPMENT CORP., 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 10th day of October, 1989.

My commission expires: *July 18, 1991*  
*C. A. Halbach*  
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 described in Official Record Book 5860, at Page 1713, as assigned in O. R. B. 5921, at Page 1046, as collaterally assigned to SECURITY PACIFIC NATIONAL BANK, assigned in O. R. B. 4711, at Page 1043, as collaterally assigned to CENVILL DEVELOPMENT CORP. in O. R. B. 5728, at Page 359, as re-recorded in O. R. B. 5761, at Page 1273, as collaterally assigned to SECURITY PACIFIC NATIONAL BANK, in O. R. B. 5728, at Page 121, as amended, all of the Public Records of Palm Beach County, Florida, shall be subordinate 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 by its *First Vice President*, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17th day of October, 1989.

ATTEST: *Quinn D. Doolin* BY: *John B. Bunkle*  
First Vice President Vice President  
SECURITY PACIFIC NATIONAL BANK  
A National Banking Association

ACKNOWLEDGEMENT  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

Before me personally appeared *AURIA N. ROGUCH* and *Walter L. Hanson* to me well known and known to me to be the individuals described in and who executed the foregoing instrument as *1st Vice President* and *Vice President* 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 13th day of October, 1989.

My commission expires: *August 18, 1990*  
*Diana M. Parvett*  
Notary Public

MORTGAGEE'S CONSENT  
STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

MIDLANTIC 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 described in Official Record Book ORB 6194, PAGE 973, of the Public Records of Palm Beach County, Florida, shall be subordinate to said dedication.

IN WITNESS WHEREOF, MIDLANTIC NATIONAL BANK, a national banking association, has caused these presents to be signed by its *Vice President* and attested to by its *Secretary*, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17th day of August, 1989.

ATTEST: *Arthur W. Bostwick* BY: *John J. Denny*  
MIDLANTIC NATIONAL BANK  
A National Banking Association

ACKNOWLEDGEMENT  
STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

Before me personally appeared *John J. Denny* and *Arthur W. Bostwick* 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 MIDLANTIC 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 2nd day of November, 1989.

My commission expires: \_\_\_\_\_  
*Suzanne M. Akella*  
Notary Public

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, ALPHA TITLE 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 LESOL-ARIEL POLO CLUB CORP., a Florida corporation, and RAINBERRY DEVELOPERS FOUR, INC., 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; and that the property is found to contain encumbrances which do not affect the subdivision of the property.

ALPHA TITLE COMPANY

SUBDIVISION: San Michel of the Polo Club  
 BOOK: 64 PAGE: 124  
 FLAG: 13 FLOOD: 2/15/84  
 CLASS: RS  
 SE: 84-37  
 PUB. NAME: San Michel of the Polo Club (P.O.D.)  
 2/27/89

COMPUTED: *MJM/BS*  
 DRAWN: *CK*  
 CHECKED: *HAP*  
 COMMENTS: *JL/BS*  
 APPROVED:  
 REVISION:

LESOL-ARIEL POLO CLUB CORP.	LESOL-ARIEL POLO CLUB CORP.	RAINBERRY DEVELOPERS FOUR INCORPORATED	RAINBERRY DEVELOPERS FOUR INCORPORATED NOTARY	FIRST AMERICAN EQUITY POLO CORPORATION	FIRST AMERICAN EQUITY POLO CORPORATION NOTARY	CENVILL DEVELOPMENT CORP.	CENVILL DEVELOPMENT CORP. NOTARY	SECURITY PACIFIC NATIONAL BANK	SECURITY PACIFIC NATIONAL BANK NOTARY	MIDLANTIC NATIONAL BANK	MIDLANTIC NATIONAL BANK NOTARY
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SAN MICHEL OF THE POLO CLUB

0436-033

Oct. 11, 1989