

SAN MICHEL OF THE POLO CLUB

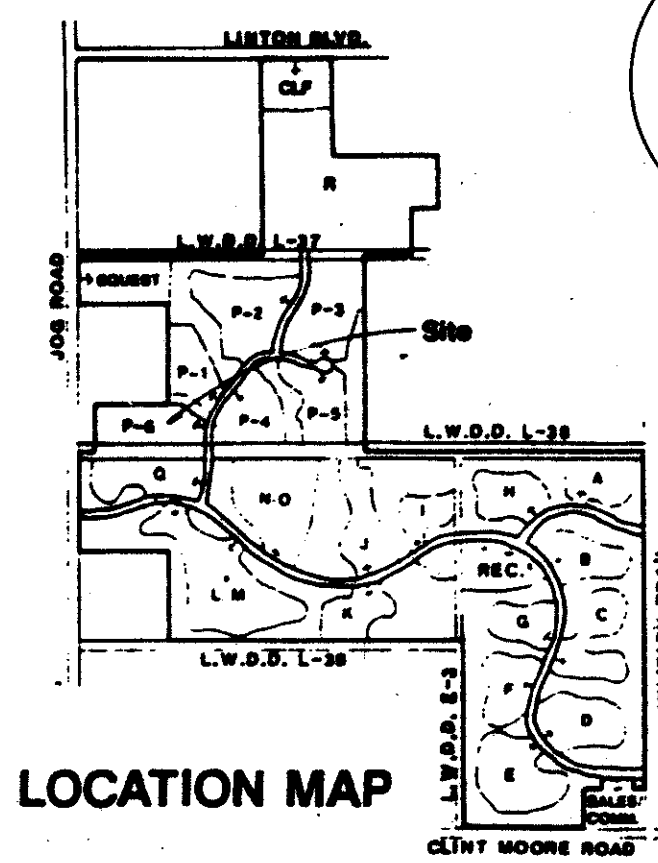
A PART OF THE POLO CLUB P.O.D.

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
AUG. 1989

SHEET 2 OF 8



CLERK

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at _____ M. this _____ day
of _____ 1989 and duly
recorded in Plat Book no. _____
on Pages _____ through _____
JOHN B. DUNKLE
Clerk Circuit Court
By: _____ D. C.

ZONING PETITION No. 84-71 (F)
P. U. D. SITE DATA
ZONING CATEGORY B
TOTAL ACREAGE .. (EXCLUDING BRIDLE TRAIL).. 17.20 AC
TOTAL DWELLING UNITS 81
DENSITY ... (EXCLUDING BRIDLE TRAIL).... 4.71 DU/AC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 12th day of December 1989.

BY: Carol Elmquist
Carol Elmquist, Chairman

ATTEST: JOHN B. DUNKLE, Clerk

BY: Jill O'Connell
Deputy Clerk

COUNTY ENGINEER

This Plat is hereby approved for record this 12th day of December 1989.

BY: H. F. Kahlert
H. F. Kahlert P.E., County Engineer

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY that on 19 OCTOBER, 1989 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21HH-6, Florida Administrative Code), and ordinances of Palm Beach County, Florida.

CLYDE McNEAL LAND SURVEYING

Date: 19 Oct. 1989
Clyde McNeal
Clyde McNeal, P.L.S.
Professional Land Surveyor
Florida Registration No. 2883

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on October 12, 1989, the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Clyde McNeal Land Surveying.

LANGAN ENGINEERING ASSOCIATES, INC.

Date: Oct. 19, 1989
Hector A. Perez
Hector A. Perez P.L.S.
Professional Land Surveyor
Florida Registration No. 2621

- All bearings shown hereon refer to an assumed meridian of North 89°13'10" East, along the south line of the Southeast One Quarter of Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida, as shown on "THE POLO CLUB PLAT III", as recorded in Plat Book 59, Pages 110 through 112, Palm Beach County Public Records.
- denotes Permanent Reference Monuments
• denotes Permanent Control Points
- 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 the same.

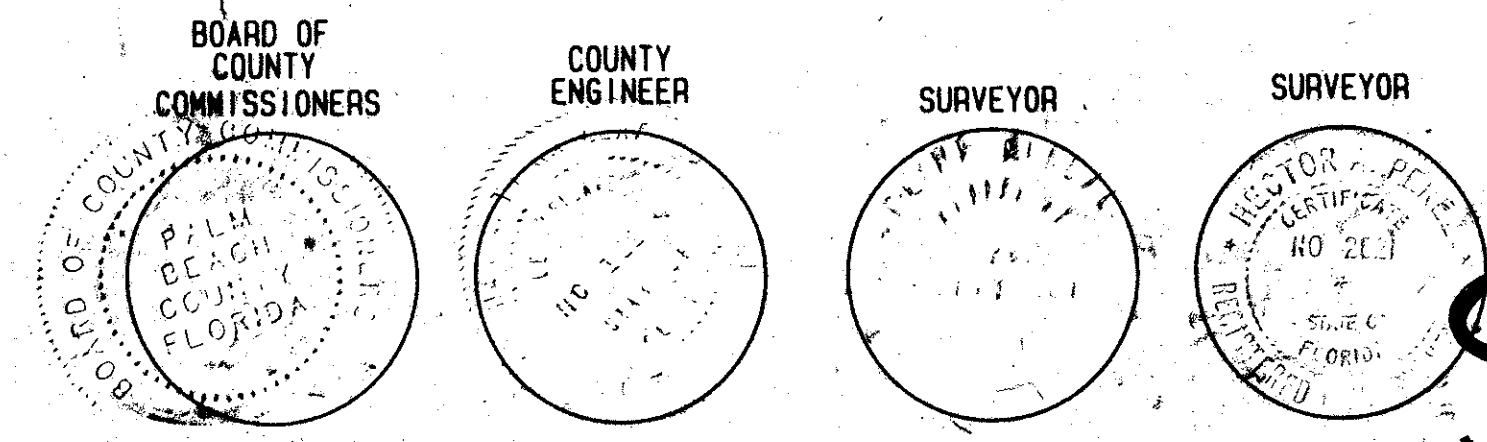
In those instances where easements of different types cross, Drainage Easements shall have first priority, Utility Easements shall have second priority, Access Easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by the use rights granted.
- All lines which intersect curves are not radial to those curves unless so indicated.
- Building setbacks 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.

Plat. 84-71
Allocation #001

0436-033

64/125

SAN MICHEL OF THE POLO CLUB



SUBDIVISION: San Michel of the Polo Club
BOOK: 64
PAGE: 125
FLOOR: RS
CADD: 37
CE: 84-71
FUD NAME: San Michel of the Polo Club
DATE: 8/16/89
TAZ: 477

COMPUTED: MW/109
DRAWN: C.V.
CHECKED: HAP
APPROVED: 30/7/89
REVISION: