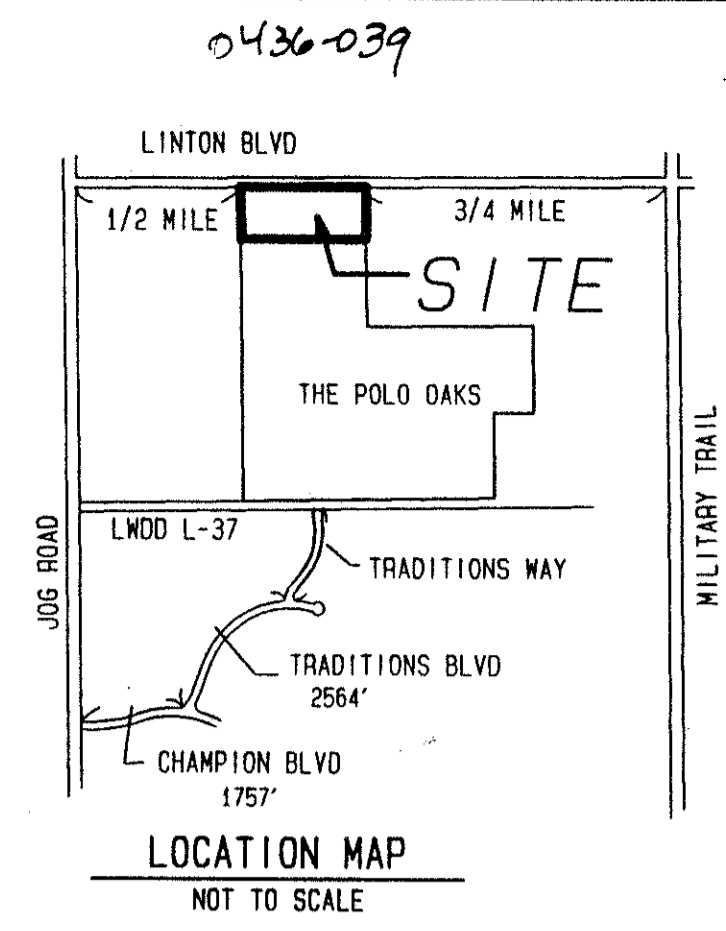


124

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 7 DAY OF MARCH
AD. 1994 AND DULY RECORDED
IN PLAT BOOK 74 ON PAGES
124 AND 125

DOROTHY H. WILKEN, CLERK
BY: [Signature]
CIRCUIT COURT SEAL



LEGEND

- U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
R/W RIGHT-OF-WAY
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORD BOOK
P.G. PAGE
M.E. MAINTENANCE EASEMENT
L.W.D.D. LAKE NORTH DRAINAGE DISTRICT
(N.R.) NON-RADIAL LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.D. PLANNED UNIT DEVELOPMENT
A DELTA ANGULAR VALUE
R RADIUS LENGTH
A ARC LENGTH
P PERMANENT CONTROL POINT
(P.C.P.) P.L.S. NO. 4763
P PERMANENT REFERENCE MONUMENT FOUND
P PERMANENT REFERENCE MONUMENT SET
(P.R.M.) P.L.S. NO. 4763

VINTAGE OAKS

PART OF THE POLO CLUB P.U.D.
REPLAT OF A PORTION OF "THE POLO OAKS"
P.B. 71 PGS. 117 - 123
SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
MAY, 1994 SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "VINTAGE OAKS", PART OF THE POLO CLUB P.U.D. REPLAT OF A PORTION OF "THE POLO OAKS", RECORDED IN PLAT BOOK 71 AT PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 00-38-42 EAST, A DISTANCE OF 60.00 FEET TO INTERSECT A LINE 60.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 26 AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID WEST LINE OF SECTION 26, ALONG SAID LINE 60.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 26, NORTH 89-38-42 EAST, A DISTANCE OF 497.87 FEET; THENCE NORTH 00-41-50 WEST, A DISTANCE OF 60.00 FEET TO INTERSECT THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26; THENCE ALONG SAID NORTH LINE, NORTH 89-38-47 EAST, A DISTANCE OF 497.83 FEET; THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 00-31-48 EAST, A DISTANCE OF 678.29 FEET TO THE NORTHEAST CORNER OF "THE POLO OAKS" AS RECORDED IN PLAT BOOK 71 AT PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; THENCE CONTINUING ALONG A PORTION OF THE EAST BOUNDARY LINE OF "THE POLO OAKS", SOUTH 00-31-48 EAST, A DISTANCE OF 472.86 FEET, FOR A TOTAL DISTANCE OF 1151.15 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE, SOUTH 89-28-12 WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 00-44-38 EAST, A DISTANCE OF 44.38 FEET TO INTERSECT "TRACT F" AS SHOWN ON THE AFOREMENTIONED "THE POLO OAKS" AT A POINT ALONG A CURVE HAVING A RADIUS OF 62.44 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 49-37-09 WEST; THENCE NORTHWESTERLY ALONG THE BOUNDARY LINE OF "TRACT F", AND ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 40-17-00; THENCE SOUTH 80-25-51 WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 73-03-34 WEST, A DISTANCE OF 104.79 FEET; THENCE NORTH 85-00-09 WEST, A DISTANCE OF 155.72 FEET; THENCE SOUTH 60-24-55 WEST, A DISTANCE OF 59.00 FEET TO THE DIVISION LINE BETWEEN LOTS 30 AND 31 OF "THE POLO OAKS"; THENCE ALONG SAID DIVISION LINE, NORTH 33-46-34 WEST, A DISTANCE OF 190.64 FEET TO INTERSECT THE EAST LINE OF "THE POLO OAKS LANE", A PORTION OF "THE POLO OAKS"; THENCE NORTH 36-20-04 WEST, A DISTANCE OF 51.10 FEET TO INTERSECT THE WEST LINE OF SAID POLO OAKS LANE AT THE DIVISION LINE BETWEEN LOTS 20 AND 21 OF "THE POLO OAKS"; THENCE ALONG SAID DIVISION LINE NORTH 48-13-49 WEST, A DISTANCE OF 170.91 FEET TO INTERSECT THE BOUNDARY LINE OF "TRACT H" OF "THE POLO OAKS"; THENCE ALONG SAID BOUNDARY LINE, NORTH 41-45-11 EAST, A DISTANCE OF 133.44 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 28.33 FEET FROM WHICH A RADIAL LINE BEARS NORTH 48-13-49 WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 132-07-21, AN ARC DISTANCE OF 65.33 FEET; THENCE SOUTH 89-30-50 WEST, A DISTANCE OF 181.40 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 92.47 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 00-21-10 EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 90-17-32, AN ARC DISTANCE OF 156.75 FEET; THENCE DEPARTING SAID BOUNDARY LINE OF "TRACT H" SOUTH 89-21-18 WEST, A DISTANCE OF 60.00 FEET TO INTERSECT THE AFOREMENTIONED WEST LINE OF SECTION 26 AND THE WEST BOUNDARY LINE OF THE AFOREMENTIONED "THE POLO OAKS"; THENCE ALONG SAID WEST LINE NORTH 00-38-42 WEST, A DISTANCE OF 160.39 FEET TO THE NORTHWEST CORNER OF SAID "THE POLO OAKS"; THENCE CONTINUING NORTH 00-38-42 WEST, A DISTANCE OF 618.28 FEET, FOR A TOTAL DISTANCE OF 778.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.289 ACRES OF LAND, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACTS B, C, AND D, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATIONS, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS BL-1 AND CL-1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAND ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHISEL OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
5. TRACT E, THE CANAL EASEMENT TRACT, HAS BEEN DEDICATED TO THE LAKE NORTH DRAINAGE DISTRICT, AS DRAINAGE/CANAL EASEMENT AND RECORDED IN OFFICIAL RECORD BOOK 7198 AT PAGE 1809 OF SAID PUBLIC RECORDS.
6. TRACT F, HAS BEEN DEDICATED TO PALM BEACH COUNTY FOR LINTON BOULEVARD ROADWAY EASEMENT PURPOSES, AS RECORDED IN OFFICIAL RECORD BOOK 7198 AT PAGE 1956 OF SAID PUBLIC RECORDS.
7. THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATIONS, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. THE P.U.D. BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

10. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN 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.

11. 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 STREETS, INCLUDING THE RIGHT TO UTILIZE THE PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

12. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP; BY VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS GENERAL PARTNER; BY AZA VENTURES V, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF NOV, 1994.

AZA VENTURES V, INC.
A FLORIDA CORPORATION
WITNESS: [Signature] BY: Eugene N. Suttin, PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AZA VENTURES V, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 11th DAY OF NOV, 1994.
MY COMMISSION EXPIRES: Nov 20, 1996. [Signature]
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF NOV, 1994.

VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: [Signature] BY: Eugene N. Suttin, PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 11th DAY OF NOV, 1994.
MY COMMISSION EXPIRES: Nov 20, 1996. [Signature]
NOTARY PUBLIC

ANTOINETTE SCHRADER
Notary Public, State of Florida
My Commission Exp. Nov. 30, 1996
No. 02243265

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF NOV, 1994.

THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: [Signature] BY: David Yorra, PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DAVID YORRA AND NORMAN ROCKWELL WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 NOV, 1994.
MY COMMISSION EXPIRES: DATE [Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF OHIO)
COUNTY OF)
OHIO SAVINGS BANK HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT THIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7981 AT PAGE 21 AND AS MODIFIED IN OFFICIAL RECORD BOOK 8153 AT PAGE 711, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF NOV, 1994.

ATTEST: [Signature] BY: Frank J. Bolognia, SENIOR VICE PRESIDENT
STEVEN S. SWARTZ, ASSOCIATE COUNSEL

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF)
BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA AND STEVEN S. SWARTZ WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSOCIATE COUNSEL, RESPECTIVELY OF OHIO SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 14th DAY OF NOV, 1994.
MY COMMISSION EXPIRES: DATE [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, KAREN P. KONDELL, 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 OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

COHEN, BERKE, BERNSTEIN, BRODIE, KONDELL & LASZLO, P.A.
DATE: Jan. 24, 1995 BY: Karen P. Kondell FOR THE FIRM

PET. 84.71F
ALLOC. #0001
5/3/3/K

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89-38-47 EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID BEARING BASE IS ALSO EQUAL TO THE BEARING BASE OF "THE POLO OAKS", AS RECORDED IN PLAT BOOK 71 AT PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL DISTANCES SHOWN ARE RECORD DISTANCES.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.
4. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
5. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
6. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

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 61617-6 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 Dec, 1994. [Signature]
MARY HANNA CLODFELTER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF MAR 1995.
BY: [Signature]
NEW L. ROSTER, CHAIRMAN

ATTEST:
DOROTHY H. WILKEN, CLERK
[Signature]
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF MAR 1995.
BY: [Signature]
GEORGE WEBB, P.E., COUNTY ENGINEER

P. U. D. TABULAR DATA

Table with 2 columns: Description and Value. Includes TOTAL AREA (22.289 ACRES), NUMBER OF UNITS (27 UNITS), DENSITY (1.24 UNITS/ACRE), ROADS (2.004 ACRES), WATER MANAGEMENT TRACTS (3.797 ACRES), LINTON BOULEVARD (0.571 ACRES), LMOO L-36 CANAL (1.942 ACRES).

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

PARCEL R
POLO CLUB PUD

74/124

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113
SCALE: NONE DATE: MAY, 1994
P.A. NO. 93161.03 DNG. NO. 46-42-26-2
VINTAGE OAKS
PART OF "THE POLO CLUB P.U.D."
SECTION 26; TOWNSHIP 46 SOUTH; RANGE 42 EAST

Subdivision Vintage Oaks
BOOK 74 PAGE 124
FLOOD MAP # 270B
ZONING ATCAR
QUAD # 37
SE 26-87 87-18
ZIP CODE 33454
PUD NAME Polo Club PUD.
26/46/37
TAZ-477

0436-039