

VINTAGE OAKS - REPLAT OF LOTS 29 AND 30

436-042

BEING A REPLAT OF A PORTION OF VINTAGE OAKS
PART OF THE POLO CLUB P.U.D., (P.B. 74, PGS. 124 - 125)
LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

AUGUST 1996

SHEET 1 OF 2

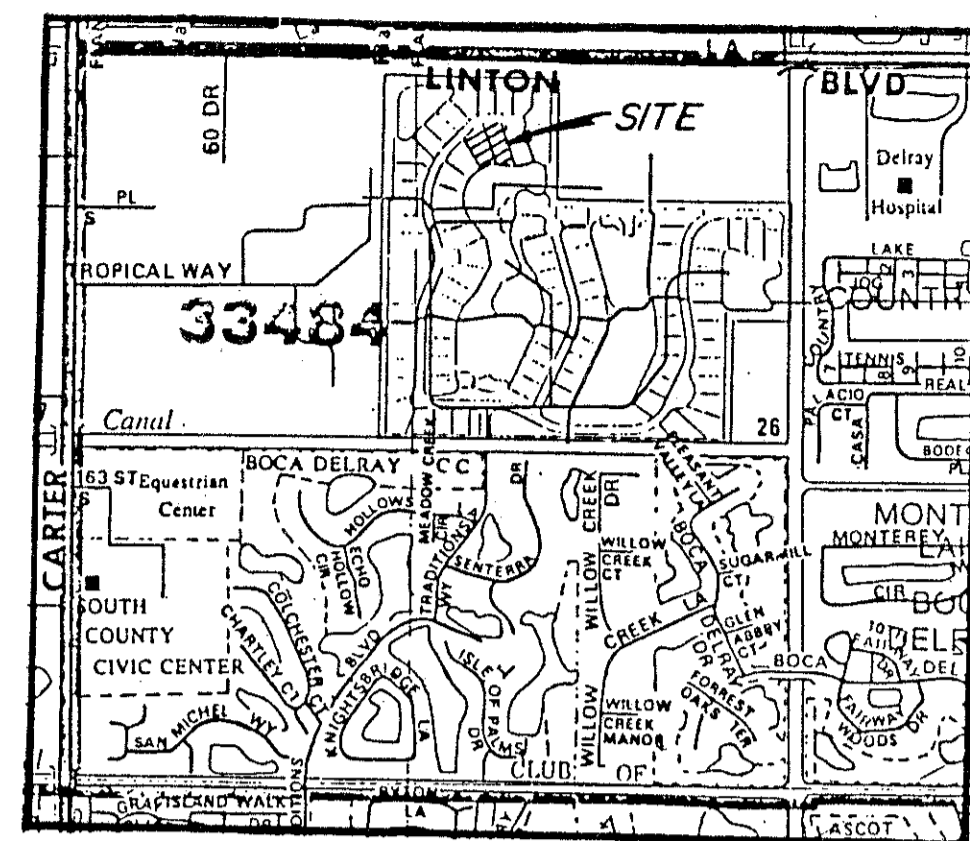
159

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 2:08 A.M., this 23 day of August, 1996, and duly recorded in Plat Book No. 77 on Pages 159 thru 160.

DOROTHY H. WILKIN
Clerk Circuit Court

By: Dawn A. Martin



LOCATION MAP n.i.s.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NATIONAL CUSTOM HOMES IV, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VINTAGE OAKS-REPLAT OF LOTS 29 AND 30", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 29 AND 30 OF "VINTAGE OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 124 AND 125 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 51,359.727 SQUARE FEET (1.17906 ACRES) MORE OR LESS.

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

- LOT 29A, AS SHOWN HEREON, IS HEREBY RESERVED BY NATIONAL CUSTOM HOMES IV, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL BUILDING PURPOSES IN ACCORDANCE WITH ZONING REGULATIONS OF PALM BEACH COUNTY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NATIONAL CUSTOM HOMES IV, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, NATIONAL CUSTOM HOMES IV, INC., A FLORIDA CORPORATION, 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 23 DAY OF August, 1996.

NATIONAL CUSTOM HOMES IV, INC.
A FLORIDA CORPORATION

WITNESS: Edgar A. Benes
EDGAR A. BENES

Richard R. Pfendler
BY: RICHARD R. PFENDLER
PRESIDENT

WITNESS: Heather G. Ellis
Heather G. Ellis

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD R. PFENDLER WHO IS PERSONALLY KNOWN TO ME, AND WHO HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NATIONAL CUSTOM HOMES IV, INC., A FLORIDA CORPORATION, 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 23 DAY OF August, 1996.

MY COMMISSION EXPIRES: Edgar A. Benes
NOTARY PUBLIC

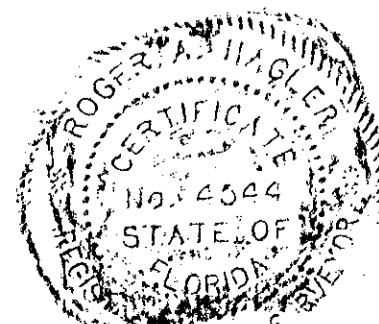
"SEAL"
NATIONAL CUSTOM HOMES IV, INC.

"SEAL"
NOTARY PUBLIC

"SEAL"
PROFESSIONAL LAND SURVEYOR

"SEAL"
PALM BEACH COUNTY ENGINEER

OFFICIAL NOTARY SEAL
EDGAR A. BENES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC041199
MY COMMISSION EXPI. NOV. 8, 1996



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES J. WHEELER, P.A., 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 TO NATIONAL CUSTOM HOMES IV, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BROAD AND CASSEL

BY: James J. Wheeler
JAMES J. WHEELER, P.A.
PARTNER

DATED: Aug 21, 1996

SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENTS SET, PLS # 4544.
- DENOTES PERMANENT REFERENCE MONUMENT FOUND, PLS # 4763, UNLESS OTHERWISE NOTED.
- DENOTES PERMANENT CONTROL POINT FOUND (P.C.P.), PLS # 4763, UNLESS OTHERWISE NOTED.

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF NORTH 33°46'34" WEST ON THE SOUTHWESTERLY LINE OF THE LOT 30 AS REFERENCED BY THE RECORD PLAT OF "VINTAGE OAKS" AND ARE GIVEN FOR THE SOLE PURPOSE OF DELINEATING ANGLES ONLY.
- LINE WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS APPROVED BY PALM BEACH COUNTY, FLORIDA.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND, TREES, OR SHRUBS PLACED ON EASEMENTS WITHOUT PERMISSION OF THE OCCUPYING UTILITIES.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

SURVEYOR'S CERTIFICATE:

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND PERMANENT CONTROL POINTS ("P.C.P.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PETSCH & ASSOCIATES, INC.

ROGER A. HAGLER, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4544

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 23 DAY OF August, 1996.

George Webb
GEORGE WEBB, P.E. - COUNTY ENGINEER

P.U.D. TABULAR DATA:

P.B.CO. PETITION NO.	84-74(F)
TOTAL AREA	1.17906 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	0.85 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PETSCH & ASSOCIATES, INC., 2581 METROCENTRE BOULEVARD, SUITE 6, WEST PALM BEACH, FLORIDA 33407.

POLO CLUB PUD TRACT R

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Testing Services
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 - (305) 743-5788
1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

VINTAGE OAKS
REPLAT OF LOTS 29 AND 30
SECTION 26, TOWNSHIP 46S., RANGE 42E.
PALM BEACH COUNTY, FLORIDA

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET
R. HAGLER	APRIL 1996	NONE	96002PL.DWG	OF
Designed by:	Checked by:		96-002	1 OF 2
	R. HAGLER			

SUBDIVISION * VINTAGE OAKS
BOOK 77 PAGE 124
FLOOD MAP * ARD 10
ZONING * R1S1PUD
QUAD * 97
SE 87-18
PUD NAME POLO CLUB R