

436-041

# POLO OAKS - REPLAT OF LOTS 31 AND 32

BEING A REPLAT OF A PORTION OF THE POLO OAKS  
PART OF THE POLO CLUB P.U.D., (P.B. 71, PGS. 117 - 123)  
LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA.

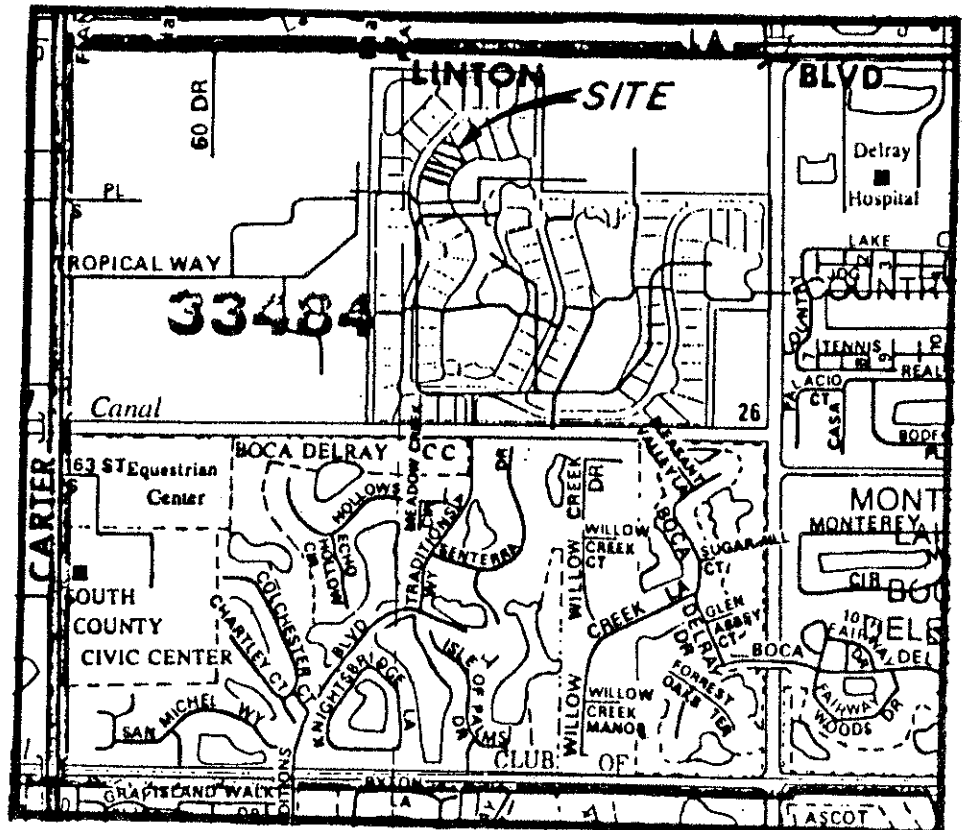
AUGUST 1996

SHEET 1 OF 2

# 189

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 2:29 p.m. this 29  
day of August, 1996,  
and duly recorded in  
Plat Book No. 77 on  
Pages 189 thru 190.

DOROTHY H. WILKIN  
Clerk Circuit Court  
By: *Deigh L. Stedley*



LOCATION MAP n.i.s.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "POLO OAKS - REPLAT OF LOTS 31 AND 32", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 31 AND 32 OF "THE POLO OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 117 AND 123, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 41,412.225 SQUARE FEET (0.95069 ACRES) MORE OR LESS.

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

- LOT 31A, AS SHOWN HEREON, IS HEREBY RESERVED BY OAKS AT THE POLO CLUB, LTD., 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, 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 27<sup>th</sup> DAY OF June, 1996.

AZA VENTURES V, INC.,  
A FLORIDA CORPORATION  
WITNESS: *[Signature]*  
BY: *[Signature]* EUGENE N. SUTTIN,  
PRESIDENT

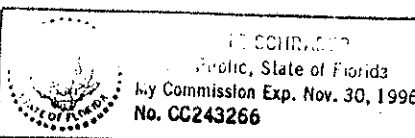
WITNESS: *[Signature]*

### 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 AZA VENTURES V, 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 27<sup>th</sup> DAY OF June, 1996.

MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC



### MORTGAGEE'S CONSENT

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

OHIO SAVINGS BANK  
A FEDERAL SAVINGS BANK

WITNESS: *[Signature]* BY: STEVEN S. SWARTZ,  
VICE PRESIDENT

WITNESS: *[Signature]*

### ACKNOWLEDGEMENT:

STATE OF OHIO  
COUNTY OF CUYAHOGA  
BEFORE ME PERSONALLY APPEARED STEVEN S. SWARTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK 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 27<sup>th</sup> DAY OF June, 1996.

*[Signature]* Notary Public, State of Ohio -  
my commission expires 6-14-1998

"SEAL" AZA VENTURES V, INC.

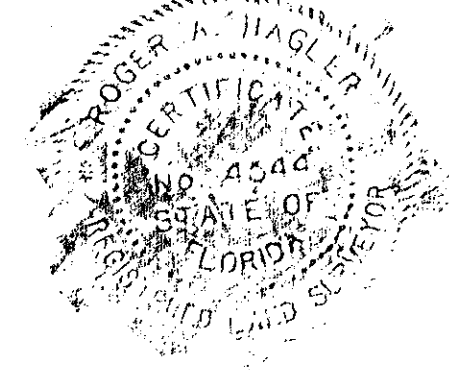
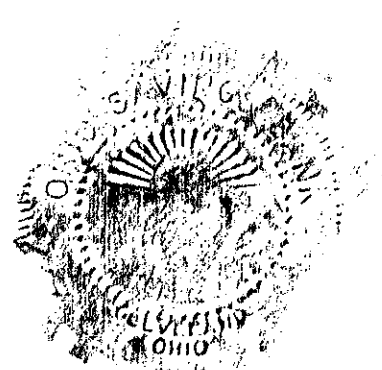
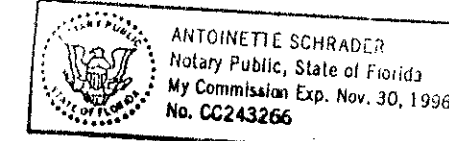
"SEAL" NOTARY PUBLIC

"SEAL" OHIO SAVINGS BANK

"SEAL" NOTARY PUBLIC

"SEAL" PROFESSIONAL LAND SURVEYOR

"SEAL" PALM BEACH COUNTY ENGINEER



### 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 TO OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Dated: 6/25/96 *[Signature]* KAREN P. KONDELL

### 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.  
*[Signature]* 6-25-96  
ROGER A. HAGLER, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4544

### 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 NORTHEASTERLY LINE OF THE LOT 31 AS REFERENCED BY THE RECORD PLAT OF "THE POLO OAKS" AND ARE GIVEN FOR THE SOLE PURPOSE OF DELINEATING ANGLES ONLY.
- LINES 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.

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 27 DAY OF Aug, 1996.

*[Signature]*  
GEORGE WEBB, P.E. - COUNTY ENGINEER

### P.U.D. TABULAR DATA:

P.B.CO. PETITION NO.	84-71(F)
TOTAL AREA	0.95063 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	1.05 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.

SUBDIVISION: Polo Oaks  
BOOK: 77  
PAGE: 189  
FLOOD MAP # 2206  
ZONING: RT5  
SE 84-71  
ZIP CODE: 33445  
PUD NAME: Polo Oaks

**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  
1800 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (214) 562-9606

**POLO OAKS**  
REPLAT OF LOTS 31 AND 32  
SECTION 26, TOWNSHIP 46S., RANGE 42E.  
PALM BEACH COUNTY, FLORIDA

Drawn by: R. HAGLER	Date: APRIL 1996	SCALE: NONE	JOB NUMBER: 96002PL1.DWG 96-002	SHEET OF 1 OF 2
Designed by:	Checked by: R. HAGLER			