

436-046

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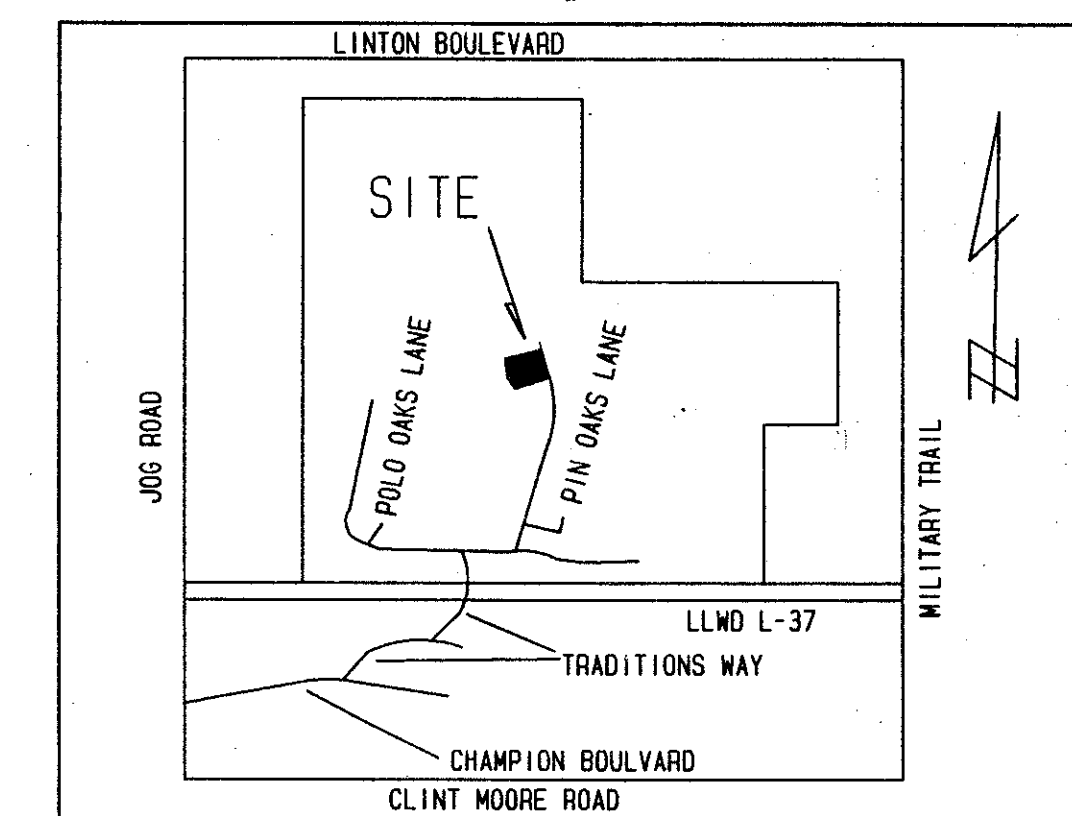
# POLO OAKS-REPLAT OF LOTS 51 AND 52

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

JANUARY 1997

SHEET 1 OF 2

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR  
RECORD AT 10:57 A.M.  
THIS 11 DAY OF  
March A.D. 1997 AND  
DULY RECORDED IN PLAT BOOK  
79 ON PAGES 46 AND  
47.  
DOROTHY WILKEN, CLERK  
CIRCUIT COURT  
BY: *High A. Stally* DC



LOCATION MAP (NOT TO SCALE)

Pct. 84-71

### DEDICATION:

KNOW ALL MEN BY THE PRESENTS THAT WYNSOR BUILDING AND DESIGN, A FLORIDA GENERAL 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 51 AND 52", BEING A REPLAT OF A PORTION OF THE POLO OAKS, PART OF THE POLO CLUB P. U. D. (PB. 71, PGS. 117 - 123) LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 51 AND 52, THE POLO OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 35541.47 SQUARE FEET (.816 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF, CAL DEVELOPMENT CORP., AS GENERAL PARTNER OF WYNSOR BUILDING AND DESIGN, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 11th DAY OF January 1997.

WYNSOR BUILDING AND DESIGN, A FLORIDA GENERAL PARTNERSHIP  
BY: CAL DEVELOPMENT CORP., A FLORIDA CORPORATION

ATTEST: *Noreen Scott* BY: *William Free*  
NOREEN SCOTT SECRETARY WILLIAM FREE PRESIDENT

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 9407 AT PAGE 923 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE LEONARD KAPLAN AND TORSE KAPLAN DO HEREUNTO SET OUR HANDS AND SEAL THIS 10th DAY OF January 1997.

WITNESS: *Deanna Rae* BY: *Leonard Kaplan*  
*Deanna Rae* BY: *Torse Kaplan*

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GARY S. DUNAY, 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 WYNSOR BUILDING AND DESIGN, A FLORIDA GENERAL 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 ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: January 10, 1997

*Gary S. Dunay*  
GARY S. DUNAY  
ATTORNEY AT LAW

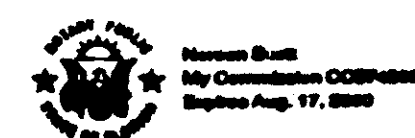
### ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Leonard & Torse Kaplan* WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED *AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.*

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF January 1997.

MY COMMISSION EXPIRES: *James Scott*  
NOTARY PUBLIC



### 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") 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.

*Charles H. Anderson*  
DATE: January 20, 1997

CHARLES H. ANDERSON, PLS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4392

### 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 10th DAY OF March 1997.

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

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

P. B. CO. PETITION NO.	84-71
TOTAL AREA	.816 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	1.23 UNITS/ACRE

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING ON THE NORTHERLY LINE OF LOT 51, POLO OAKS, AS RECORDED IN PLAT BOOK 71 PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS NORTH 72°41'43" EAST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LINE THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE AS APPROVED BY PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON EASEMENTS WITHOUT THE PERMISSION OF THE OCCUPYING UTILITIES.

Parcel R  
POLO CLUB  
PUD

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *William Free & Noreen Scott* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF CAL DEVELOPMENT CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF WYNSOR BUILDING AND DESIGN, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE 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 30th DAY OF January 1997.

MY COMMISSION EXPIRES: *Jean M. Hull*  
september 2, 2000 NOTARY PUBLIC

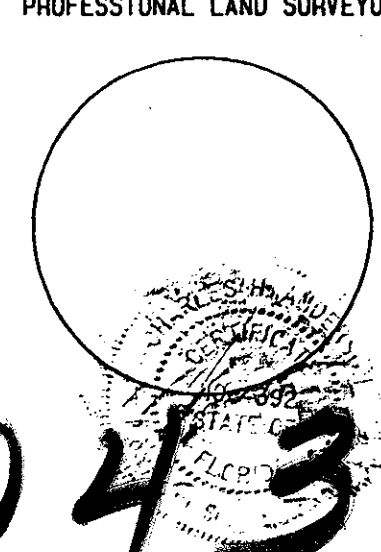
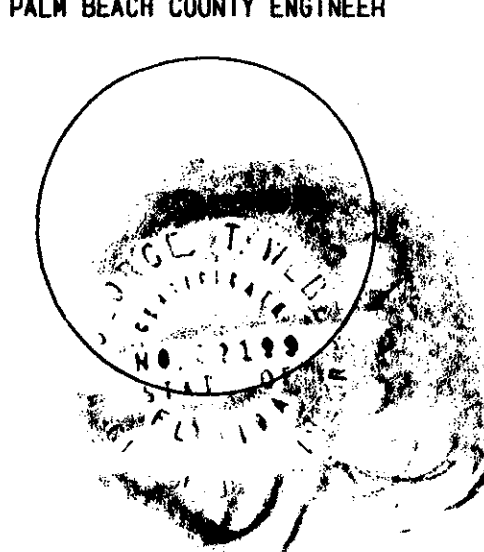
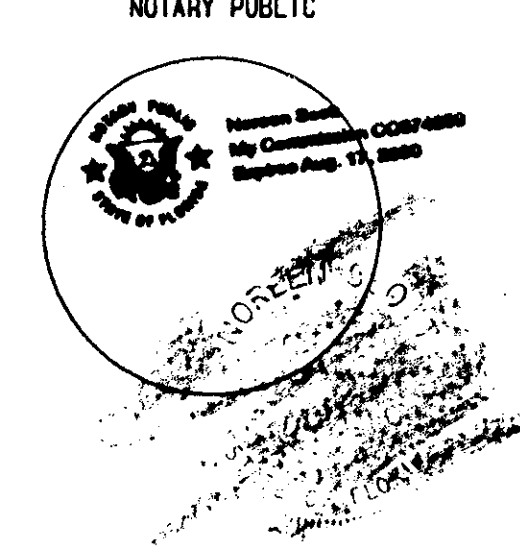
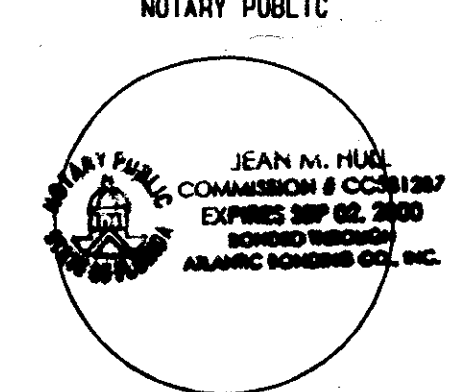
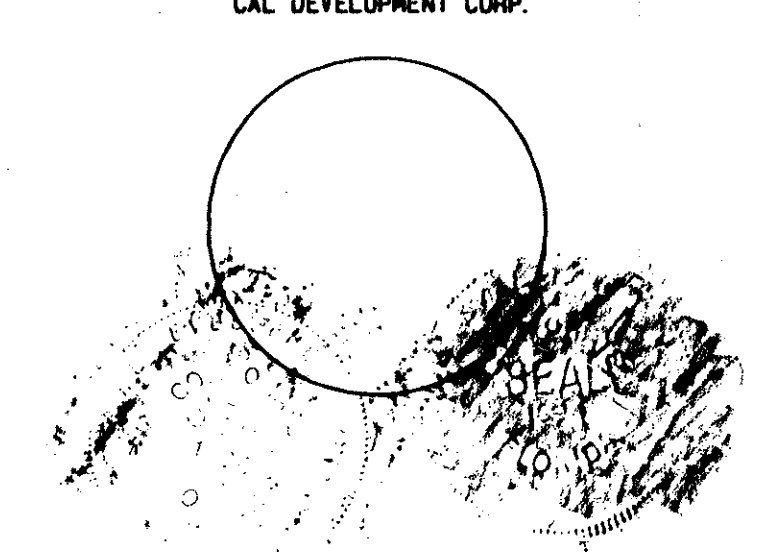
SEAL CAL DEVELOPMENT CORP.

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL PALM BEACH COUNTY ENGINEER

SEAL PROFESSIONAL LAND SURVEYOR



12/2/96 REVISION 1 - REVISE PER FIRST P.B. CO. COMMENTS - C. ANDERSON

KESHAVARZ & ASSOCIATES, INC.

THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (561) 689-8600/ FAX 689-7476

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79/46

REPLAT OF POLO OAKS - REPLAT OF  
SUBDIVISION # POLO OAKS - REPLAT OF  
PAGE 11  
BOOK 71  
PAGE 117-123  
PLAT 79-46  
PUD NAME: Polo Club