

# SAN MICHEL OF THE POLO CLUB P.U.D.

0436-049

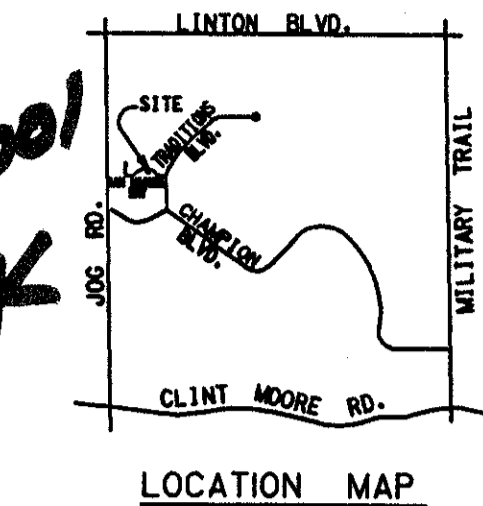
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## REPLAT 5

BEING A REPLAT OF A PORTION OF SAN MICHEL OF THE POLO CLUB, REPLAT 3 AS RECORDED IN PLAT BOOK 79 AT PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

METRIC ENGINEERING, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
WEST PALM BEACH, FLORIDA  
FEBRUARY 1997 SHEET 1 OF 2

PET. 84.71  
ALLO. #0001  
5/13/97



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 12:52 PM, this 25th day of June 1997 and duly recorded in Plat Book no. 79 on Pages 167 Through 168.  
Clerk Circuit Court  
By: Leigh A. Standley, C.

### NOTES

- All bearings shown hereon refer to an assumed meridian of North 47° 33' 53" East, along the centerline of San Michel Way, adjacent to Lots 57B through 61B as shown on "SAN MICHEL OF THE POLO CLUB", REPLAT 3, as recorded in Plat Book 79, Pages 25 and 26, Palm Beach County Public Records.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easements beneficiaries and all applicable County approvals or permits as required for such encroachments.
- All lines which intersect curves are not radial to those curves unless so indicated.
- Buildings 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 Palm Beach County.
- COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000305875  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N47°33'53"E (PLAT BEARING) +00°04'47" = BEARING ROTATION (CLOCKWISE)  
N47°38'40"E (GRID BEARING) (PLAT TO GRID)  
COMMON LINE BETWEEN REPLAT 3 AND REPLAT 5  
CENTERLINE OF SAN MICHEL WAY  
PER PLAT BOOK 79, PAGES 25 AND 26

PARCEL P. 6  
POLO CLUBS PUD

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that SAN MICHEL / RBG VIII, L.P. an ILLINOIS LIMITED PARTNERSHIP, D/B/A SAN MICHEL / RBG VIII, L.P., LTD., authorized to do business in the State of Florida, owner of the land shown hereon as "SAN MICHEL OF THE POLO CLUB P.U.D., REPLAT 5", being a replat of a portion of "SAN MICHEL OF THE POLO CLUB, REPLAT 3" as recorded in Plat Book 79 at Pages 25 and 26 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Lots 58B through 60B of the Plat of San Michel of the Polo Club, Replat 3 according to the Plat thereof, as recorded in Plat Book 79 at Pages 25 and 26, inclusive, of the Public Records of Palm Beach County, Florida.

Containing 16,900 Square Feet (0.388 Acres) more or less.

Has caused the same to be surveyed and platted as shown hereon:

IN WITNESS WHEREOF, SAN MICHEL / RBG VIII, L.P., an ILLINOIS LIMITED PARTNERSHIP, D/B/A SAN MICHEL / RBG VIII, L.P., LTD., authorized to do business in the State of Florida, has caused these presents to be signed by its General Partner and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of May, 1997.

SAN MICHEL / RBG VIII, L.P. an ILLINOIS LIMITED PARTNERSHIP D/B/A/ SAN MICHEL / RBG VIII L.P., LTD.

By: ZUCKERMAN HOMES AT THE POLO CLUB, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

*Andrew Zuckerman*  
Andrew Zuckerman, President

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, as successor by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., 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 owners at Page 1575 of the Public Records of Palm Beach County, Florida, be thereof and agrees that its mortgage which is recorded in Official Records Book 8055 shall be subordinated to the dedication shown hereon (if any).

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association as successors by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 13th day of May, 1997.

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association

ATTEST: *Albert Fils* Albert Fils, Vice President By: *James D. Davis* James D. Davis, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared Albert Fils and James D. Davis who are personally known to me, and who executed the foregoing Instrument as Vice President and Vice President, respectively, of FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, as successor by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., 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 13 day of May, 1997.

My Commission expires Aug 10, 2000  
*Sally Willmott*  
Notary Public, State of Florida

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, Peter M. Hodkin, P.A. f/k/a/ Law Offices of Peter M. Hodkin, P.A., a Florida professional service corporation of attorneys who are duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find title to the property is vested to SAN MICHEL / RBG VIII, L.P., an ILLINOIS LIMITED PARTNERSHIP D/B/A/ SAN MICHEL / RBG VIII, L.P., LTD., authorized to do business in the State of Florida, 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 no other encumbrances of record.

Date: *May 13, 1997* By: *Peter M. Hodkin*  
Peter M. Hodkin, Esq.

### 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 24 day of June, 1997.

By: *George T. Webb*  
George T. Webb, P.E., County Engineer

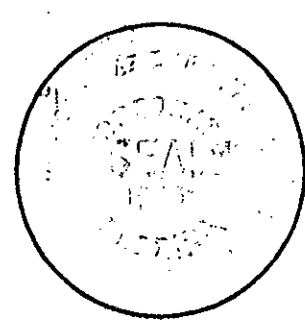
### SURVEYOR'S CERTIFICATE

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 and that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'S) Permanent Reference Monuments have been placed as required by law; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

*Patrick B. Meeds*  
Patrick B. Meeds  
Professional Surveyor & Mapper  
Florida Certificate No. 4728

SUBDIVISION \* THE POLO CLUB PUD \* REPLAT 5  
BOOK 79  
FLOOD ZONE 2/5A FLOOD MAP \* B  
QUAD \* 37  
ZONING  
ZIP CODE 33484  
PUD NAME SAN MICHEL OF THE POLO CLUB P.U.D.

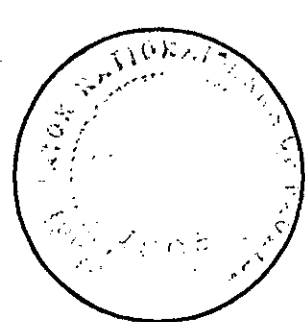
ZUCKERMAN HOMES AT THE POLO CLUB, INC.,  
A FLORIDA CORPORATION



NOTARY SEAL



FIRST UNION NATIONAL  
BANK OF FLORIDA

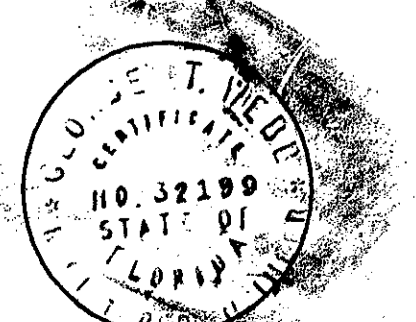


NOTARY SEAL

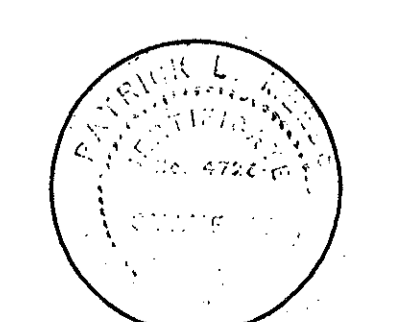


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COUNTY ENGINEER



SURVEYOR AND MAPPER



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