

0436-051

109

POLO OAKS - REPLAT # 1

BEING A REPLAT OF LOTS 72 AND 73 OF POLO OAKS (A 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
JUNE 1997 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:58 AM THIS 19th DAY OF AUGUST A.D. 1997 AND DULY RECORDED IN PLAT BOOK 80 ON PAGES 109 AND 110
DOROTHY WILKEN, CLERK
CIRCUIT COURT
BY: *[Signature]* DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS VINTAGE PROPERTIES V, 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 # 1", BEING A REPLAT OF LOTS 72 AND 73 OF POLO OAKS, (A 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 72 AND 73, 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 35246 SQUARE FEET (.809 ACRES) MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF, AZA VENTURES V, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ~~SECRETARY~~ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY ITS BOARD OF DIRECTORS, THIS 25th DAY OF JULY 1997

VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP BY: AZA VENTURES V, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER.

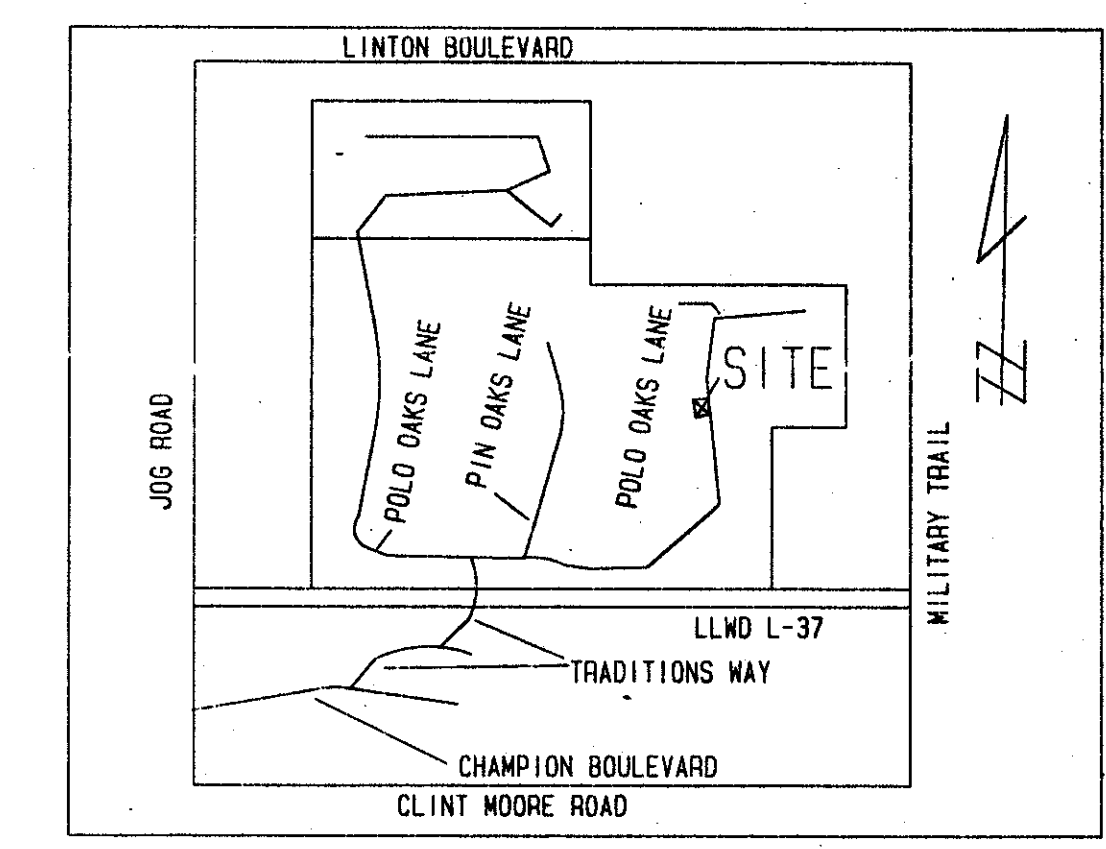
ATTEST: *[Signature]* EUGENE N. SUTTIN
PRESIDENT

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 VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: 7/25/97 BY: *[Signature]*
KAREN P. KONDELL
ATTORNEY AT LAW



LOCATION MAP (NOT TO SCALE)

PET. 84-71
ALLO. #0001
5/3/3/K

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.

[Signature] DATE: 7-29-97
CHARLES H. ANDERSON, PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4392

P. U. D. TABULAR DATA:

P. S. CO. PETITION NO.	84-71
TOTAL AREA	.809 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	1.24 UNITS/ACRE

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING ON THE NORTHERLY LINE OF LOT 73, 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 89°27'19" 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.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN AND *KAREN P. KONDELL* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED

IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ~~SECRETARY~~ RESPECTIVELY OF AZA VENTURES V, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED 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 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 25th DAY OF JULY 1997

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

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 19 DAY OF August 1997
[Signature]
GEORGE T. WEBB, P. E. - COUNTY ENGINEER

SUBDIVISION: POLO OAKS
PAGE: 109
FLOOD ZONE: B
ZONING: AR
PUD NAME: POLO OAKS - REPLAT #1
ZIP CODE: 33471

SEAL AZA VENTURES V, INC. SEAL NOTARY PUBLIC SEAL PALM BEACH COUNTY ENGINEER SEAL PROFESSIONAL LAND SURVEYOR

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80/109

6/3/97 REVISE PER P.B. CO. COMMENTS.
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