

0436-054



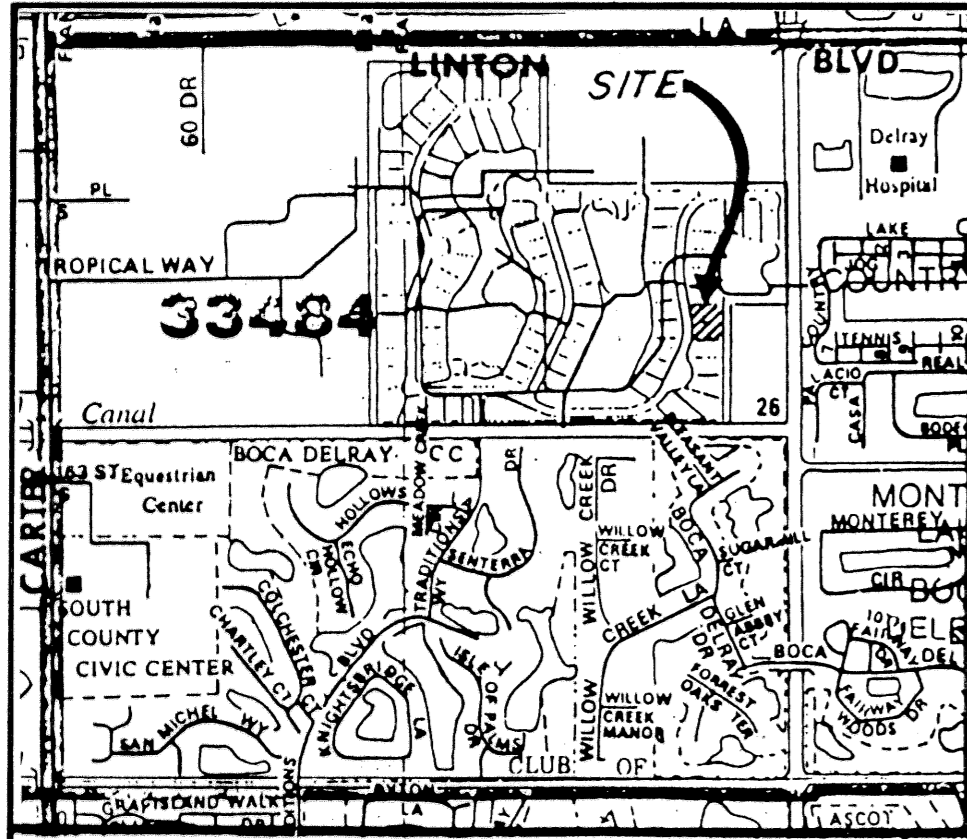
38

# POLO OAKS - REPLAT OF LOTS 85 AND 86

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.

MAY 1998

SHEET 1 OF 2



LOCATION MAP n.t.s.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 8:45 am this 29 day of December 1998, and duly recorded in Plat Book No. 84 thru 39 Pages 38 thru 39  
DOROTHY H. WILKIN  
Clerk Circuit Court  
By: *Roger A. Hagler*  
D.C.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NATIONAL CUSTOM HOMES IV, INC., 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 85 AND 86, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 85 AND 86 OF "THE POLO OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 117 THROUGH 123 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 35,466.186 SQUARE FEET (0.814 ACRES) MORE OR LESS.

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

- LOT 85A, 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, THE ABOVE-NAMED 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 21st DAY OF July, 1998.

NATIONAL CUSTOM HOMES IV, INC.

WITNESS: *Diana Thompson* Richard R. Pfendler  
BY: RICHARD R. PFENDLER  
PRESIDENT  
WITNESS: *Margaret*

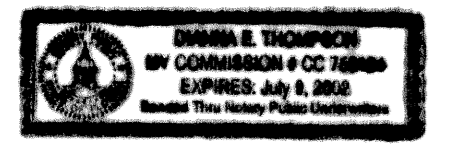
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

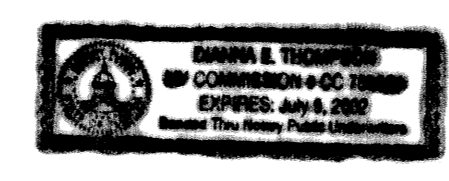
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF July, 1998.

MY COMMISSION EXPIRES: *Diana Thompson*  
NOTARY PUBLIC

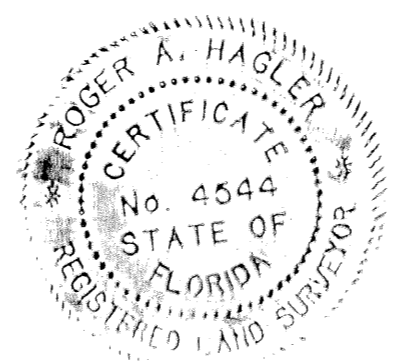


"SEAL"  
NATIONAL CUSTOM HOMES IV, INC.

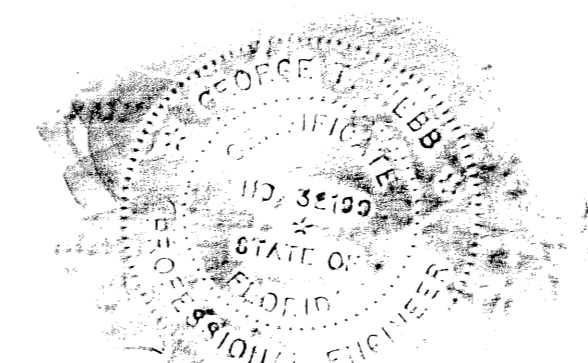
"SEAL"  
NOTARY PUBLIC



"SEAL"  
PROFESSIONAL LAND SURVEYOR



"SEAL"  
PALM BEACH COUNTY ENGINEER



### 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: *July 7, 1998*  
November 18, 1998

### 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 MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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.

PETSCHKE & ASSOCIATES, INC., LB # 4574

*Roger A. Hagler* 11-18-98  
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 # 4392, UNLESS OTHERWISE NOTED.
- DENOTES PERMANENT CONTROL POINT FOUND (P.C.P.), PLS # 4763, UNLESS OTHERWISE NOTED.
- DENOTES SET 3/4" PIPE & CAP "PETSCHKE" UNLESS OTHERWISE NOTED.

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF SOUTH 89°18'25" WEST ON THE NORTH LINE OF THE LOT 85 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: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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 23 DAY OF Dec, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

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

P.B.CO. PETITION NO.	PDD 84-71
TOTAL AREA	0.814 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	1.23 UNITS/ACRE

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

REV: REVISE PER P.B. COUNTY COMMENTS 9-3-98

**PETSCHKE & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants - Testing Services  
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800  
1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (972) 562-9606

POLO OAKS  
REPLAT OF LOTS 85 AND 86  
SECTION 26, TOWNSHIP 46S., RANGE 42E.  
PALM BEACH COUNTY, FLORIDA

Drawn by:	Date:	SCALE:	JOB NUMBER:	SHEET OF
R. HAGLER	MAY 1998	NONE	96002PL.DWG	1 OF 2
Designed by:	Checked by:			
	R. HAGLER			

POLO OAKS LOTS 85/86  
SUBDIVISION PAGE 38  
BOOK 84 FLOOD ZONE 2206  
FLOOD ZONE 6 ZONING PUD  
GUIDE # 37 ZIP CODE 33496  
TAX 982  
PUD NAME Polo Club

