

55/195
DRAWING NUMBER
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
RECORDED BY NUMBER 07548

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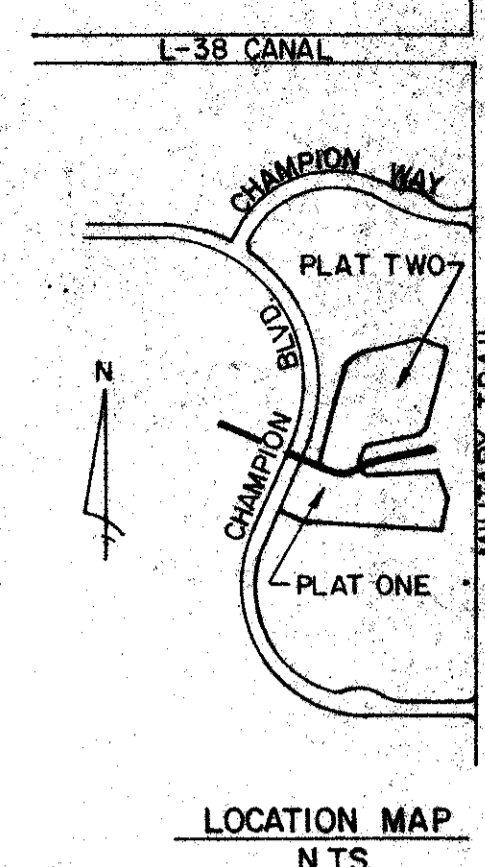
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VILLE DE CAPRI PLAT TWO

PART OF PARCEL C, THE POLO CLUB P.U.D.
BEING A REPLAT OF A PORTION OF "THE POLO CLUB PLAT I"
SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JANUARY, 1987 SHEET 1 OF 2



195

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:48 A.M.
THIS 15 DAY OF Feb
AD. 1987 AND DULY RECORDED
IN PLAT BOOK 55 ON PAGES
195 AND 196
JOHN B. DUNKLE, CLERK
BY: Carroll A. Roberts, D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NATIONAL DEVELOPMENT AND LAND CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS VILLE DE CAPRI PLAT TWO, PART OF PARCEL C, THE POLO CLUB P.U.D., SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT II, "THE POLO CLUB PLAT I", AS RECORDED IN PLAT BOOK 35, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERMOST CORNER OF SAID POLO CLUB PLAT I; THENCE ALONG THE EASTERN BOUNDARY LINE OF SAID PLAT, S01°07'50"E, A DISTANCE OF 1887.07 FEET; THENCE DEPARTING FROM SAID EASTERN BOUNDARY LINE OF SAID PLAT, S88°52'10"W, A DISTANCE OF 208.05 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S11°46'42"W A DISTANCE OF 551.92 FEET; THENCE S54°14'01"W, A DISTANCE OF 73.37 FEET; THENCE S76°57'35"W, A DISTANCE OF 373.64 FEET; THENCE S57°39'38"W A DISTANCE OF 8.91 FEET; THENCE S13°32'45"W A DISTANCE OF 164.84 FEET; THENCE S34°55'00"E A DISTANCE OF 13.36 FEET; THENCE S13°32'45"W, A DISTANCE OF 117.50 FEET; THENCE S85°00'04"W, A DISTANCE OF 82.22 FEET; THENCE N49°59'58"W, A DISTANCE OF 14.14 FEET; THENCE S85°00'04"W, A DISTANCE OF 31.00 FEET; THENCE N88°57'40"W, A DISTANCE OF 51.22 FEET; THENCE N54°43'52"W, A DISTANCE OF 30.00 FEET; THENCE N29°09'14"W, A DISTANCE OF 23.16 FEET; THENCE N54°43'52"W, A DISTANCE OF 74.99 FEET; THENCE N10°00'03"E, A DISTANCE OF 51.63 FEET; THENCE S68°03'41"E, A DISTANCE OF 11.55 FEET; THENCE N13°32'45"E, A DISTANCE OF 675.87 FEET; THENCE N32°18'51"E, A DISTANCE OF 84.50 FEET; THENCE N50°29'28"E, A DISTANCE OF 39.78 FEET; THENCE N72°43'40"E, A DISTANCE OF 425.35 FEET; THENCE S76°52'25"E, A DISTANCE OF 219.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.377 ACRES, MORE OR LESS.

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

- TRACT A, THE WATER MANAGEMENT TRACT, AND THE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS D, E, F AND G, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLE DE CAPRI HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, LANDSCAPE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, THE RIGHT-OF-WAY TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE VILLE DE CAPRI HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT C, THE ACCESS TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE VILLE DE CAPRI HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT H, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE VILLE DE CAPRI HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

B. THE GOLF CART EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY

IN WITNESS WHEREOF, NATIONAL DEVELOPMENT AND LAND CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF NOV, 1986.

ATTEST: Richard Pfendler RICHARD PFENDLER, VICE PRESIDENT
BY: Saul A. Slossberg SAUL A. SLOSSBERG, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SAUL A. SLOSSBERG AND RICHARD PFENDLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF NATIONAL DEVELOPMENT AND LAND CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 15th DAY OF November, 1986.

MY COMMISSION EXPIRES: 7/27/89 Dale D. Curtis NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE)

FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE DESCRIBED IN OFFICIAL RECORD BOOK 4614 AT PAGE 1969 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF November, 1986.

ATTEST: James C. Poch JAMES C. PPOCH, VICE PRESIDENT
BY: C. E. Poch C. E. PPOCH, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED C.E. Poch AND James C. Poch TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND Asst. Secretary OF FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 26th DAY OF November, 1986.

MY COMMISSION EXPIRES: 7/27/89 Curtis NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4614 AT PAGE 1969, AS ASSIGNED TO ASSOCIATED MORTGAGE INVESTORS IN OFFICIAL RECORD BOOK 4702 AT PAGE 832 AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN OFFICIAL RECORD BOOK 4714 AT PAGE 1043, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior VP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF December, 1986.

ATTEST: Kim Abangan Asst. Secretary
BY: Sue Hanwood Senior Vice President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME PERSONALLY APPEARED Kim Abangan AND Sue Hanwood TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Secy AND Senior VP OF SECURITY PACIFIC NATIONAL BANK AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 31st DAY OF December, 1986.

MY COMMISSION EXPIRES: 8/29/89 Sue Hanwood NOTARY PUBLIC

TITLE CERTIFICATION

WE, BROAD AND CASSEL, AS AGENTS FOR TICOR TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NATIONAL DEVELOPMENT AND LAND CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: January 3, 1987 BY: Jeffrey A. Deutch BROAD AND CASSEL, JEFFREY A. DEUTCH

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 7th DAY OF January, 1987. Michael A. Manzie MICHAEL A. MANZIE, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 4069

SEAL NATIONAL DEVELOPMENT AND LAND CORPORATION
SEAL NOTARY PUBLIC

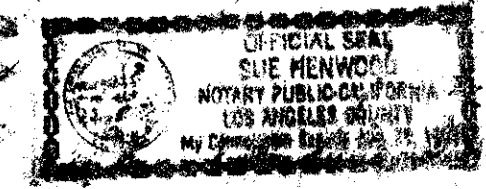
SEAL NOTARY PUBLIC

SEAL FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DADE COUNTY

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL SPNB Notary Seal



APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Feb, 1986.

BY: Carol A. Roberts CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Feb, 1986.

BY: Herbert F. Kahlert HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N01°08'04"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING EQUAL TO THE BEARING BASE OF "THE POLO CLUB PLAT I", AS RECORDED IN PLAT BOOK 52 ON PAGES 35 AND 36 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THIS: —●—
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THIS: —●—

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

P.U.D. TABLE

TOTAL ACREAGE	11.377 AC.
DENSITY	5.889 DU/AC.
TOTAL DWELLING UNITS	67 DU
BUILDING COVERAGE	2.611 AC.
WATER AREA	1.446 AC.
OPEN SPACE	7.126 AC.
ROADS	1.640 AC.

0436-021

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2928 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

Subdivision: Ville De Capri
BOOK: 55
FLOOD ZONE: B
QUAD: 37
SE: 210
PUD NAME: Plat 2

Meridian Surveying and Mapping Inc.
DATE: AUG. 1985
SCALE: NONE
DRAWING NO.: 85-P2-037
VILLE DE CAPRI PLAT TWO
PART OF PARCEL C
THE POLO CLUB P.U.D.

55/195