## THE POLO CLUB OPEN SPACE PLAT FIVE

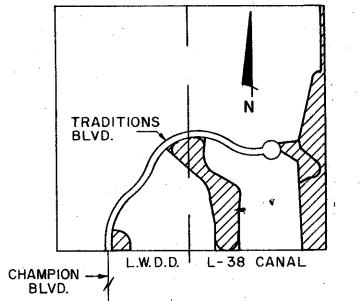
PART OF THE POLO CLUB P.U.D.

BEING A REPLAT OF A PORTION OF TRACT IV OF "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46 - 49) SITUATE IN SECTIONS 26 AND 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA.

SEPTEMBER. 1988

SHEET 2 OF 3



L.W.D.D. L-37 CANAL

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR THIS \_\_\_\_\_ DAY OF \_\_\_\_ AD, 1988 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES

JOHN B. DUNKLE, CLERK

CIRCUIT COURT SEAL

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH )

CENVILL DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, 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 WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4534 AT PAGE 777, AS ASSIGNED TO CENVILL DEVELOPMENT CORPORATION IN O.R.B. 5728 AT PAGE 359, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL DEVELOPMENT CORPORATION, CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS YICL Pres. AND ATTESTED TO BY ITS \_Sec. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_ DAY OF 5cpt. 1988.

CENVILL DEVELOPMENT CORPORATION

ACKNOWLEDGEMENT

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STATE OF FLORIDA COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CINCI M. Frick AND Eleanor B. Halperin TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS  $\frac{\sqrt{2}}{\sqrt{2}}$  AND  $\frac{\sqrt{2}}{\sqrt{2}}$  AND  $\frac{\sqrt{2}}{\sqrt{2}}$  AND  $\frac{\sqrt{2}}{\sqrt{2}}$ DEVELOPMENT 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 8th DAY OF September, 1988.

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES)

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 4534 AT PAGE 777. AS MODIFIED IN O.R.B. 4711 AT PAGE 959, AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN O.R.B. 4711 AT PAGE 1025, 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 ITSMICE 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 23rd DAY OF SETTEMBER 1988.

SECURITY PACIFIC NATIONAL BANK

ATTEST: Mary Ann Kelly Mary Ann Kelly

talt m FIRST VICE PRESIDENT Neal B. Drews

45.0R6/A STATE OF CALIFORNIA. ) COUNTY OF EUE ANGELES)

BEFORE ME PERSONALLY APPEARED NEW R. DIENS AND MARY ANN KELLY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ( V. P. AND V. P. 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.

MY COMMISSION EXPIRES: Dec. 6/99/

TITLE CERTIFICATION

WE. FLAMINGO TITLE, INC., A TITLE 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 WESTED IN RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON: THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT

FLAMINGO TITLE, VINC.

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 21HH-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 13 DAY OF OCTOBER, 1988.

PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 4567

P.U.D. TABULAR DATA

19.324 ACRES NUMBER OF UNITS O D.U./ACRE DENSITY ACRES BUILDING COVERAGE 0.00 ACRES 8.460 ACRES WATER BODIES 19.324 ACRES OPEN SPACE

**APPROVALS** 

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

PALM BEACH COUNTY, FLORIDA NOVEMBER

ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°07'44"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 35. TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID BEARING BASE IS ALSO EQUAL TO THE BEARING BASE OF "THE POLO CLUB PLAT II". AS RECORDED IN PLAT'BOOK 57 PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.

PALM BEACH COUNTY.

D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT

HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

P.R.M. DENOTES PERMANÈNT REFERENCE MONUMENT, SHOWN THUS: -

UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF

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

- 3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA

CENVILL DEVELOPMENT CORPORATION

NOTARY PUBLIC

SECURITY PACIFIC NATIONAL BANK

NOTARY PUBLIC

**PROFESSIONAL** LAND SURVEYOR COUNTY ENGINEER

THE POLO CLUB OPEN SPACE