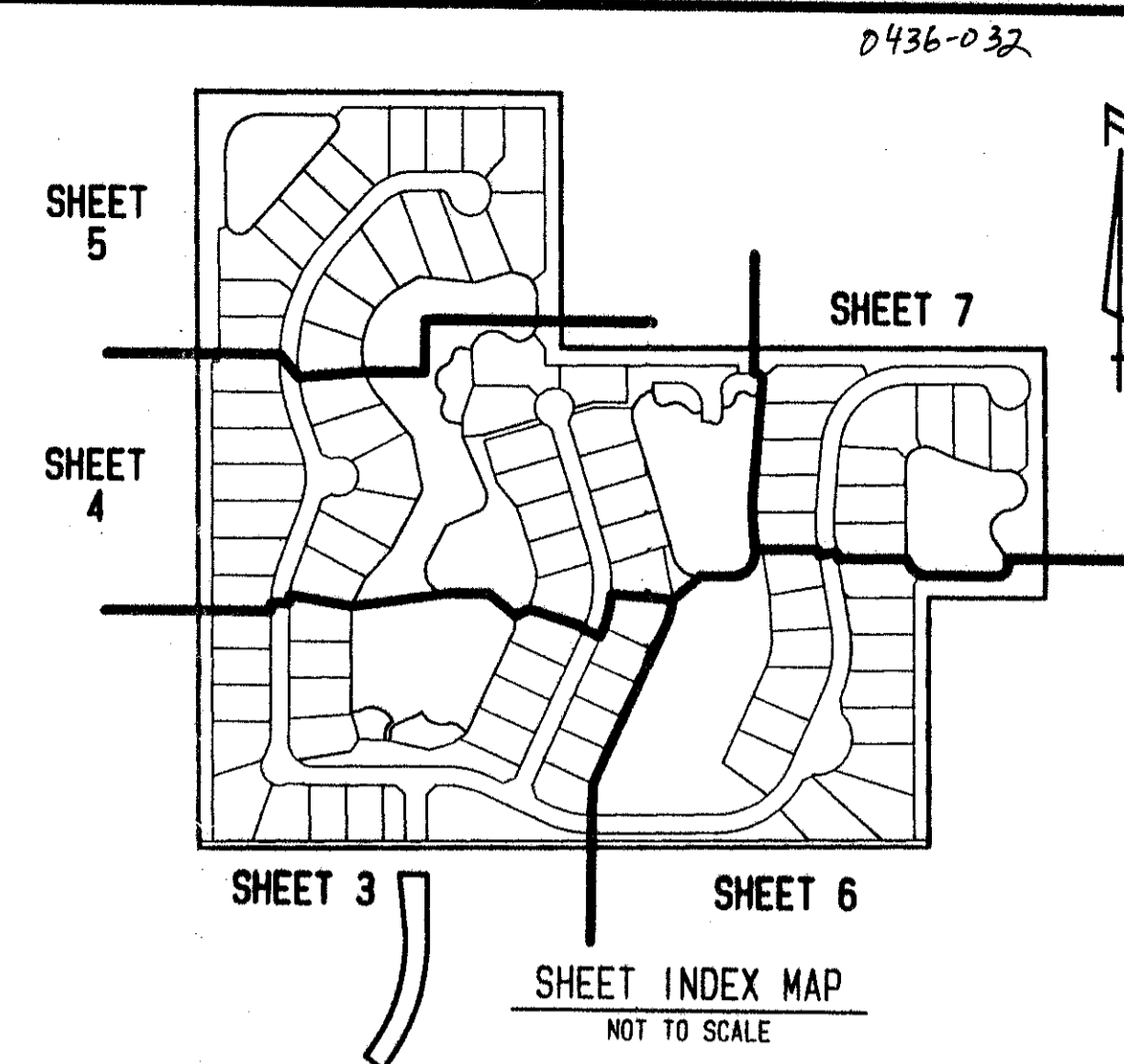


THE POLO OAKS

PART OF THE POLO CLUB P. U. D.
SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1993 SHEET 2 OF 7



118

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____ DAY OF _____ AD, 1993 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

DOROTHY H. WILKEN, CLERK
BY: _____, D. C.

CIRCUIT COURT SEAL

MORTGAGEE'S CONSENT

STATE OF _____ }
CITY OF _____ }

NATIONSBANK OF FLORIDA, N.A. 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 THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7926 AT PAGE 456 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NATIONSBANK OF FLORIDA, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF Oct, 1993.

ATTEST: John Powell VP. BY: Suzanne M. Gunther VP
John Powell, Vice President Suzanne M. Gunther, Vice President

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME PERSONALLY APPEARED Suzanne M. Gunther AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF NATIONSBANK OF FLORIDA, N.A., 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 27th DAY OF October, 1993.
MY COMMISSION EXPIRES: 8-25-97 Sharon A. Harris
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, INC., A TITLE COMPANY 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 BA PROPERTIES, INC., A DELAWARE CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS PATTERN HOLDING COMPANY AND THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD AND OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY, INC.

DATE: 10/27/93 BY: Glenda Bellamy
Glenda Bellamy
FOR THE FIRM act v. p.

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 89-15-53 WEST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, 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 111" AS RECORDED IN PLAT BOOK 59 AT PAGES 110 THROUGH 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 06-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

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.

LANDSCAPE 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.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE 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 THIS COUNTY.

SURVEYOR'S CERTIFICATION

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 21M-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 27 DAY OF Oct, 1993. Mary Hanna Clodfelter
Mary Hanna Clodfelter
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Nov, 1993.

BY: Mary McCarty
Mary McCarty, Chair

ATTEST:

DOROTHY H. WILKEN, CLERK

BY: Debra Bennett
Debra Bennett
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Nov, 1993.

BY: George Webb
George Webb, P. E., COUNTY ENGINEER

P. U. D. TABULAR DATA

TOTAL AREA	83.456 ACRES
NUMBER OF UNITS	91 UNITS
DENSITY	1.10 UNITS/ACRE
ROADS	9.025 ACRES
WATER MANAGEMENT TRACTS	14.805 ACRES
OPEN SPACE	9.181 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S., IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

DET. 84-71
ALLOC. #0002

0436-032

7/118

SUBDIVISION: Polo Oaks
 BOOK 71 PAGE 117
 PLATS: PLAT B
 ZONING: RFS-AR
 AREA: 37
 OF 247-87-18
 FOR NAME: Polo Club

SEAL NATIONSBANK OF FLORIDA, N.A.

SEAL NOTARY PUBLIC
Sharon A. Harris
MY COMMISSION # CO 51040
EXPIRES: August 26, 1997
Notary Public - Florida

SEAL PROFESSIONAL LAND SURVEYOR
Mary Hanna Clodfelter

SEAL COUNTY ENGINEER
George Webb

SHEET 2 OF 7

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: NONE	DATE: JUNE, 1993
P. A. NO. 0436-032	DWG. NO. 16-10-93-6

THE POLO OAKS
PART OF "THE POLO CLUB P. U. D."