

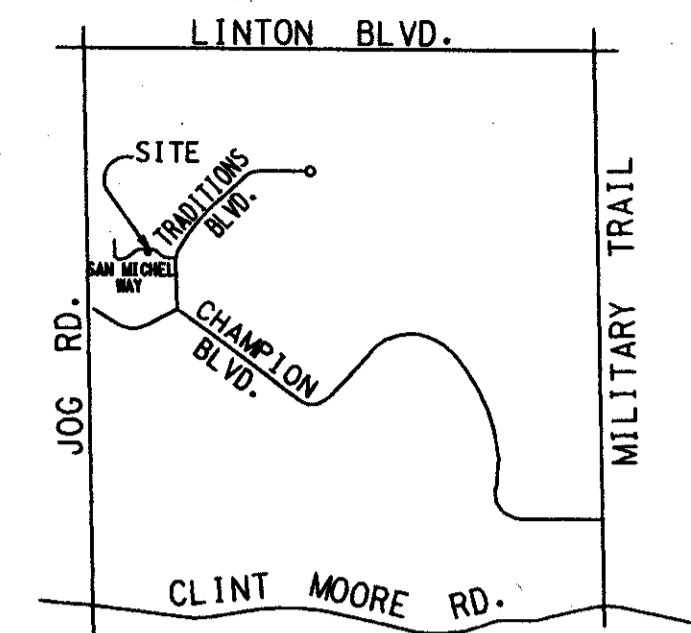
# SAN MICHEL OF THE POLO CLUB P.U.D.

## REPLAT 3

BEING A REPLAT OF A PORTION OF SAN MICHEL OF THE POLO CLUB AS RECORDED IN PLAT BOOK 64 AT PAGES 124 THROUGH 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

METRIC ENGINEERING, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
WEST PALM BEACH, FLORIDA  
JULY 1996 SHEET 1 OF 2

436-044



LOCATION MAP

25

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 12:55 PM this 11 day of February, 1997 and duly recorded in Plat Book no. 79 on Pages 25 through 26.

Clerk Circuit Court  
By: Dawn A. Martin, D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that SAN MICHEL/RBG VIII, L.P. an ILLINOIS LIMITED PARTNERSHIP, D/B/A SAN MICHEL/RBG VIII, L.P., LTD., authorized to do business in the State of Florida, and SAN MICHEL HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation owners of the land shown hereon as "REPLAT 3", being a replat of a portion of "SAN MICHEL OF THE POLO CLUB" as recorded in Plat Book 64 at Pages 124 through 131 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Lots 45 through 49, 51 through 53, 55, 57 through 61 and Tract L-6 of the Plat of San Michel of Polo Club, according to the Plat thereof, as recorded in Plat Book 64 at Pages 124 through 131, Inclusive, of the Public Records of Palm Beach County, Florida.

Containing 111,132 Square Feet (2.551 Acres) more or less.

Has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

TRACT L-6B, as shown, is hereby dedicated to, and shall be the perpetual maintenance obligation of, SAN MICHEL HOMEOWNERS ASSOCIATION, Inc., Its Successors and Assigns as common area for landscape and other proper purposes and is restricted against any construction inhibiting the drainage of this tract, without recourse to PALM BEACH COUNTY.

PALM BEACH COUNTY shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of the public roads.

IN WITNESS WHEREOF, CLIFTON MANAGEMENT INC., A FLORIDA CORPORATION, Attorney-in-fact for SAN MICHEL/RBG VIII, L.P., an ILLINOIS LIMITED PARTNERSHIP, D/B/A SAN MICHEL/RBG VIII, L.P., LTD. authorized to do business in the State of Florida, has caused these presents to be signed by Its President and attested to by Its Vice President and Its corporate seal to be affixed thereto by and with the authority of Its Board of Directors, this 21<sup>st</sup> day of October, 1996.

CLIFTON MANAGEMENT, INC., A FLORIDA CORPORATION, Attorney-In-Fact (for SAN MICHEL/RBG VIII, L.P., an ILLINOIS LIMITED PARTNERSHIP, D/B/A SAN MICHEL/RBG VIII, L.P., LTD.) by virtue of that certain duly executed Power of Attorney recorded in Official Records Book 9025, Page 523, of the Public Records of Palm Beach County, Florida.

ATTEST: *[Signature]* Philip A. Binns, Vice President  
By: *[Signature]* J. Martin Carder, President

### ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

I hereby certify that on this day, before me, an officer duly authorized in the State of Florida and County of Palm Beach to take acknowledgments, personally appeared J. Martin Carder, President and Philip A. Binns, Vice President of CLIFTON MANAGEMENT, INC., a Florida corporation, Attorney-In-Fact for SAN MICHEL/RBG VIII, L.P., an ILLINOIS LIMITED PARTNERSHIP, D/B/A SAN MICHEL/RBG VIII, L.P., LTD., who are personally known to me to be the persons described in and who executed the foregoing Instrument and who did not take an oath.

Witness my hand and official seal this 21 day of OCT, 1996.

My Commission expires AUG. 17, 1999

*[Signature]*  
Notary Public, State of Florida

IN WITNESS WHEREOF, SAN MICHEL HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, authorized to do business in the State of Florida, has caused these presents to be signed by Its Vice President and attested to by Its President and Its corporate seal to be affixed hereto by and with the authority of Its Board of Directors, this 21<sup>st</sup> day of October, 1996.

SAN MICHEL HOMEOWNERS ASSOCIATION, INC., a FLORIDA NOT-FOR-PROFIT CORPORATION.

ATTEST: *[Signature]* Philip A. Binns, President  
By: *[Signature]* J. Martin Carder, Vice President

### ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

I hereby certify that on this day, before me, an officer duly authorized in the State of Florida and County of Palm Beach to take acknowledgments, personally appeared J. Martin Carder, Vice President and Philip A. Binns, President of SAN MICHEL HOMEOWNERS ASSOCIATION, INC., a not-for-profit Corporation, who are personally known to me to be the persons described in and who executed the foregoing Instrument and who did not take an oath.

Witness my hand and official seal this 21 day of OCT, 1996.

My Commission expires AUG. 17, 1999

*[Signature]*  
Notary Public, State of Florida

### MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, as successor by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners at Page 1575 of the Public Records of Palm Beach County, Florida, shall be thereof and agrees that its mortgage which is recorded in Official Records Book 8055 subordinated to the dedication shown hereon (if any).

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association as successor by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., has caused these presents to be signed by Its Vice President and attested by Its Vice President and Its corporate seal to be affixed hereto by and with the authority of Its Board of Directors this 30 day of OCT, 1996.

FIRST UNION NATIONAL BANK OF FLORIDA,  
a national banking association.

ATTEST: *[Signature]* Albert Fils, Vice President  
By: *[Signature]* James D. Davis, Vice President

### ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared Albert Fils and James D. Davis who are personally known to me, and who executed the foregoing Instrument as Vice President and Vice President, respectively, of FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, as successor by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., and severally acknowledged to and before me that they executed such instrument as such officers 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 30 day of OCTOBER, 1996.

My Commission expires 8/10/2000

*[Signature]*  
Notary Public, State of Florida

### 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 11 day of February, 1997.

By: *[Signature]* George T. Webb, P.E., County Engineer

### NOTES

- All bearings shown hereon refer to an assumed meridian of North 86°17'04" East, along the Centerline of San Michel Way, adjacent to Lot 54 as shown on "San Michel of the Polo Club", as recorded in Plat Book 64, Pages 124 through 131, Palm Beach County Public Records.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easements beneficiaries and all applicable County approvals or permits as required for such encroachments.
- All lines which intersect curves are not radial to those curves unless so indicated.
- Building setbacks 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 Palm Beach County.
- COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000305875  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N89°25'34"E (PLAT BEARING) +00°04'47" = BEARING ROTATION  
N89°30'21"E (GRID BEARING) (PLAT TO GRID)

COMMON LINE BETWEEN EXISTING PLAT AND REPLAT  
SOUTH LINE OF SAN MICHEL WAY  
PER PLAT BOOK 64, PAGES 124-131

### TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

We, Blas & Pike, P.A. f/k/a Law Offices of Andrew B. Blas, P.A., a Florida professional service corporation of attorneys who are duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find title to the property is vested to SAN MICHEL/RBG VIII, L.P., an ILLINOIS LIMITED PARTNERSHIP D/B/A SAN MICHEL/RBG VIII, L.P., LTD., authorized to do business in the State of Florida and SAN MICHEL HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon, and that there are no other encumbrances of record.

Date: NOVEMBER 4, 1996 By: *[Signature]* Andrew B. Blas, Esq.

### 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 and that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'S) Permanent Reference Monuments and (P.C.P.'S) Permanent Control Points have been placed as required by law; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

*[Signature]*  
Patrick B. Meeds  
Professional Surveyor And Mapper  
Florida Certificate No. 4728

SUBDIVISION # SAN MICHEL OF THE POLO CLUB  
BOOK 79  
PAGE 25  
FLOOD ZONE B  
QUAD # 37  
SE 84-71  
ZIP CODE 33486  
PUD NAME SAN MICHEL OF THE POLO CLUB

CLIFTON MANAGEMENT, INC.

NOTARY SEAL

SAN MICHEL HOMEOWNERS ASSOCIATION, INC.

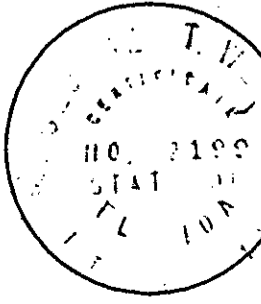
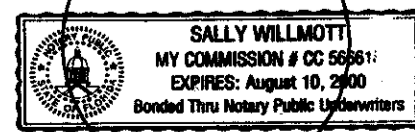
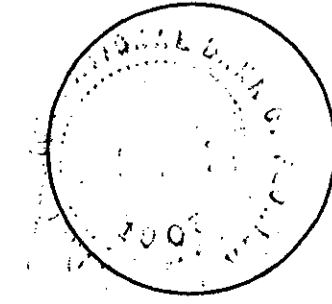
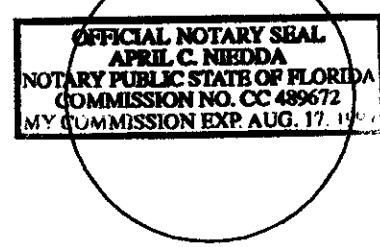
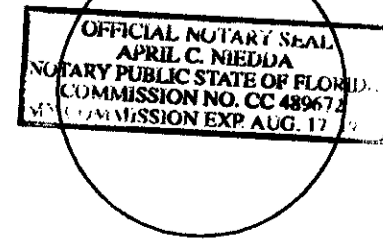
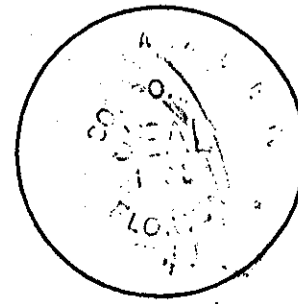
NOTARY SEAL

FIRST UNION NATIONAL BANK OF FLORIDA

NOTARY SEAL

COUNTY ENGINEER

SURVEYOR



0436-004

79/25