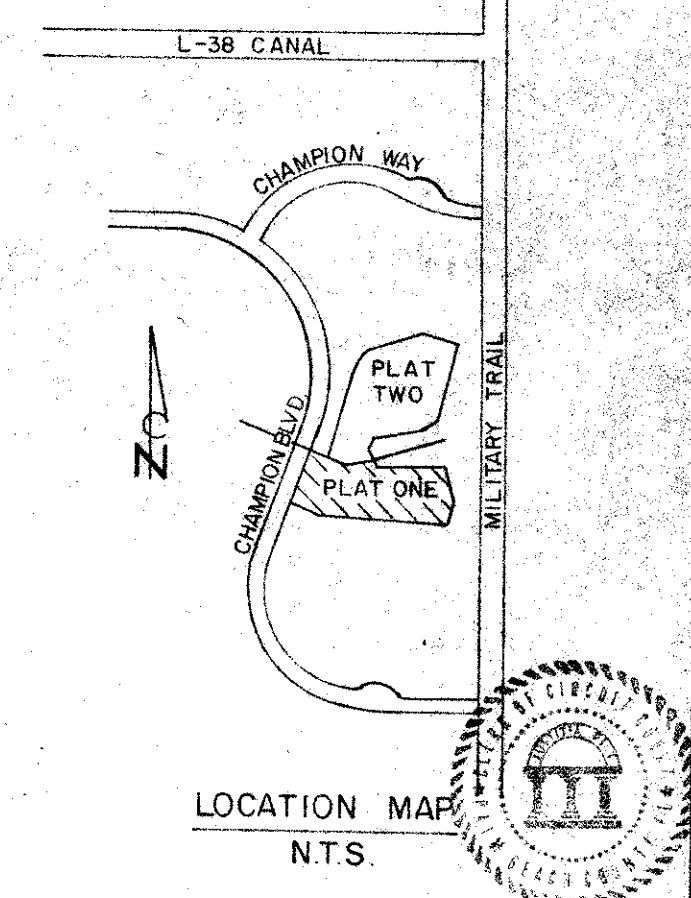


VILLE DE CAPRI PLAT ONE
PART OF PARCEL C, THE POLO CLUB P.U.D.
BEING A REPLAT OF A PORTION OF "THE POLO CLUB PLAT I"
SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY, 1986 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:06 AM
THIS 27th DAY OF FEBRUARY
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 52 ON PAGES
186 AND 187
JOHN B. DUNKLE, CLERK
BY: [Signature]

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 ONE, 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 52 ON PAGES 35 AND 36, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERMOST CORNER OF THE AFOREMENTIONED POLO CLUB PLAT I; THENCE ALONG THE WESTERN BOUNDARY LINE OF SAID PLAT, N00°13'48"W, A DISTANCE OF 2538.62 FEET; THENCE DEPARTING FROM SAID WESTERN BOUNDARY LINE OF SAID PLAT, N89°46'42"E, A DISTANCE OF 1231.46 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON AFOREMENTIONED PLAT, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S68°03'41"E A DISTANCE OF 125.74 FEET; THENCE S10°00'03"W, A DISTANCE OF 51.63 FEET; THENCE S54°43'52"E A DISTANCE OF 74.99 FEET; THENCE S29°09'14"E A DISTANCE OF 23.15 FEET; THENCE S54°43'52"E A DISTANCE OF 30.00 FEET; THENCE S88°57'40"E, A DISTANCE OF 51.22 FEET; THENCE N85°00'04"E, A DISTANCE OF 31.00 FEET; THENCE S49°59'56"E, A DISTANCE OF 14.14 FEET; THENCE N85°00'04"E, A DISTANCE OF 82.22 FEET; THENCE N13°32'45"E, A DISTANCE OF 117.50 FEET; THENCE S34°55'00"E, A DISTANCE OF 67.89 FEET; THENCE N79°52'42"E, A DISTANCE OF 96.58 FEET; THENCE N84°50'50"E, A DISTANCE OF 443.75 FEET; THENCE S24°08'20"E, A DISTANCE OF 186.40 FEET; THENCE S15°25'22"W, A DISTANCE OF 202.89 FEET; THENCE S00°28'08"E, A DISTANCE OF 69.98 FEET; THENCE N87°08'23"W, A DISTANCE OF 1008.23 FEET; THENCE N87°08'41"W, A DISTANCE OF 166.90 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT, SAID POINT BEING THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9.565 ACRES, MORE OR LESS.

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

- 1. TRACTS A, B, C, 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, OPEN SPACE 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.
2. TRACT H, 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.
3. TRACT I, 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.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
5. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
6. THE MAINTENANCE EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND OTHER PROPER PURPOSES, 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 27th DAY OF JANUARY, 1986.

ATTEST: [Signature] RICHARD PFENDLER, VICE PRESIDENT; [Signature] 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 27th DAY OF JANUARY, 1986.

MY COMMISSION EXPIRES: [Signature] 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 HEREBY 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 1959 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 SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS Asst. Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF JANUARY, 1986.

ATTEST: [Signature] D. ROBERT SHERBUNDY; [Signature] WILLIAM B. SMITH, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM B. SMITH AND D. ROBERT SHERBUNDY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND Asst. VICE PRESIDENT 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 27th DAY OF JANUARY, 1986.

MY COMMISSION EXPIRES: [Signature] 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 HEREBY 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 1965, AS ASSIGNED TO ASSOCIATED MORTGAGE INVESTORS IN OFFICIAL RECORD BOOK 4702 AT PAGE 830, AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN OFFICIAL RECORD BOOK 4711 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 VICE 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 22nd DAY OF JANUARY, 1986.

ATTEST: [Signature] BY: [Signature]

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED Howard B. Stevens and Emerson B. Coyle TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Secy 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF JANUARY, 1986.

MY COMMISSION EXPIRES: 8/29/89 Sue Henwood, NOTARY PUBLIC

TITLE CERTIFICATION

WE, BRAD AND CASSEL, AS AGENTS FOR TIGOR 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 UNENCUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: January 8, 1986 BY: [Signature] JEFFREY A. DEUTCH, P.U.D. TABLE

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 2144-6 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 22nd DAY OF January, 1986. [Signature]

MICHAEL A. MARZIE, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 4069

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF February, 1986. BY: [Signature] KAREN T. MARCUS, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK, SEAL BOARD OF COUNTY COMMISSIONERS; [Signature] KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF February, 1986.

BY: [Signature] HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES

- 1. 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 THUS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: [Symbol]

- 2. 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.

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

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

Table with 2 columns: P.U.D. TABLE and TOTAL ACRES. Rows include: TOTAL ACREAGE (9.565 AC), DENSITY (5.227 DU/AC), TOTAL DWELLING UNITS (50 DU), BUILDING COVERAGE (1.949 AC), WATER AREA (0.000 AC), OPEN SPACE (5.882 AC), ROADS (1.734 AC).

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

Meridian Surveying and mapping inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL. 0436-026. DRAWN M.H.C. DATE AUG. 1985. CHECKED M.A.M. SCALE NONE. DRAWING NO. 85-P1-037. VILLE DE CAPRI PLAT ONE PART OF PARCEL C, THE POLO CLUB P.U.D.

DRAWING NUMBER 521186

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SEAL NATIONAL DEVELOPMENT AND LAND CORPORATION; SEAL NOTARY PUBLIC

SEAL FINANCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION; SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR; SEAL COUNTY ENGINEER

