

DRAWING NUMBER 55/34

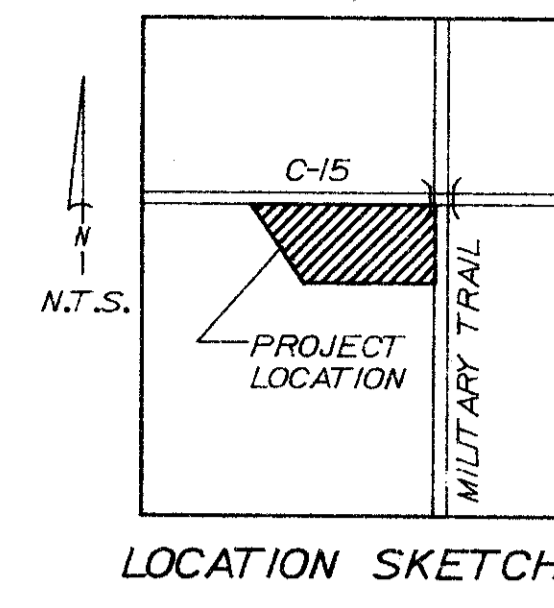
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WINDSOR PARKE AT THE POLO CLUB,

A REPLAT OF A PORTION OF TRACT 1 OF "THE POLO CLUB PLAT 1"
(PLAT BOOK 52 PAGES 35 & 36 P.B.C.R.)
SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
JULY, 1986
PART OF A P.U.D.



34

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/22/86
the 22nd day of December
1986, and duly recorded in Plat Book No.
55 on page 34-35
Cliff B. Dunkle, Clerk Circuit Court
Paul A. Platt

SHEET 1 OF 2 SHEETS

DEDICATION

KNOWN BY ALL MEN PRESENTS THAT CTB POLO LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "WINDSOR PARKE AT THE POLO CLUB, A REPLAT OF A PORTION OF TRACT 1 OF "THE POLO CLUB PLAT 1" (PLAT BOOK 52 PAGES 35 & 36 P.B.C.R.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S01°07'50"E ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, A DISTANCE OF 105.00 FEET; THENCE S89°07'45"W, DEPARTING FROM THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-38 AS RECORDED IN OFFICIAL RECORD BOOK 4299, PAGE 522 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FROM THE POINT OF BEGINNING; THENCE S01°07'50"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 480.00 FEET; THENCE S88°52'10"W, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET; THENCE N68°53'06"W, A DISTANCE OF 107.37 FEET; THENCE S67°58'15"W, A DISTANCE OF 156.05 FEET; THENCE S07°03'47"W, A DISTANCE OF 145.62 FEET; THENCE S37°56'13"E, A DISTANCE OF 38.00 FEET, TO A POINT ON A CURVE HAVING A RADIUS OF 770.00 FEET, FROM WHICH A RADIAL LINE BEARS S12°02'42"W, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 09°57'51", A DISTANCE OF 133.91 FEET; THENCE N52°03'47"E, A DISTANCE OF 38.00 FEET; THENCE N07°03'47"E, A DISTANCE OF 47.05 FEET; THENCE N38°04'14"W, A DISTANCE OF 635.55 FEET; THENCE N00°52'15"W, A DISTANCE OF 78.98 FEET TO THE ABOVE REFERENCED SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-38; THENCE N89°07'45"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1270.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.014 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD.

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

1. WINDSOR PARKE DRIVE A TRACT FOR PRIVATE ROAD PURPOSE AS SHOWN HEREON, IS DEDICATED TO THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT B, AS SHOWN HEREON, IS DESIGNATED AS A WATER MANAGEMENT TRACT, AND IS RESERVED UNTO WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT C, AS SHOWN HEREON, IS DESIGNATED AS A WATER MANAGEMENT TRACT, AND IS RESERVED UNTO WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT D, THE ACCESS TRACT AS SHOWN HEREON IS RESERVED UNTO WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, AND UTILITIES. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.
6. THE BUFFER ZONES ARE HEREBY RESERVED FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. TRACTS E-1, E-2 AND E-3, AS SHOWN HEREON, ARE RESERVED UNTO WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SIGNAGE AND LANDSCAPING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED FOR MAINTENANCE OF THE WATER MANAGEMENT TRACTS.
9. THIS PLAT IS FURTHER RESTRICTED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WINDSOR PARKE AT THE POLO CLUB HOMEOWNERS ASSOCIATION INCORPORATED.

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, 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 AND RECORDED IN OFFICIAL RECORD BOOK 4763 AT PAGE 501 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF SECURITY PACIFIC NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE

SIGNED BY ITS Senior Vice President AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF August, 1986.

SECURITY PACIFIC NATIONAL BANK, A CORPORATION OF THE STATE OF CALIFORNIA
BY: [Signature]
SENIOR VICE PRESIDENT
ATTEST: [Signature]
ASST. SECRETARY

ACKNOWLEDGMENT :

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
BEFORE ME PERSONALLY APPEARED Stephen G. Vrabel AND Ronald B. [Signature] 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. Secretary OF SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, 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 5th DAY OF August, 1986.
MY COMMISSION EXPIRES: 3/29/89
Sue Hanwood
NOTARY PUBLIC

IN WITNESS WHEREOF, C T B POLO LIMITED, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY AND WITH THE AUTHORITY OF THE PARTNERSHIP THIS 14th DAY OF July, 1986.

BY: [Signature]
C T B DEVELOPMENT CO. INC.
A FLORIDA CORPORATION
GENERAL PARTNER
GEORGE G. BROD, PRESIDENT
ATTEST: [Signature]
C T B DEVELOPMENT CO. INC.
A FLORIDA CORPORATION
GENERAL PARTNER
CAREN BROD, VICE PRESIDENT/SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED GEORGE G. BROD AND CAREN BROD, 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/SECRETARY OF THE C T B DEVELOPMENT CO. INC., A FLORIDA CORPORATION, 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 14th DAY OF July, 1986.
MY COMMISSION EXPIRES: August, 1989
[Signature]
NOTARY PUBLIC

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Dec, 1986.

BY: [Signature]
KAREN J. MARCUS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

BY: [Signature]
KATHRYN S. MILLER
DEPUTY CLERK

SEAL BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Dec, 1986.

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

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 AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW UNDER GUARANTEES POSTED FOR THE REQUIRED IMPROVEMENTS WITH PALM BEACH COUNTY, AND I FURTHER CERTIFY THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 14th DAY OF July, 1986.
[Signature]
STEPHEN G. VRABEL
REGISTERED SURVEYOR NO. 3512
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Dade

I, Robert T. Youngs, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CTB POLO LIMITED, A FLORIDA LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: OCTOBER 22, 1986
10:45 A.M.
Robert T. Youngs
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

ZONING TABULAR DATA :

PLAT ACREAGE	13.014 AC.	566,890 SQ. FT.
OPEN SPACE	6,586 AC.	286,889,065 SQ. FT.
NUMBER OF DWELLING UNITS	80	
TYPE OF DWELLING UNITS	TOWNHOMES	
GROSS AND NET DENSITY	615 UNITS/AC.	

SUBDIVISION * Windsor Parke
BOOK 55 PAGE 34
FLOOD ZONE B FLOOD MAP # 220B
QUAD # 37 ZONING R5/PUD
SE ZIP CODE 3343
PUD NAME at the Polo Club

0436-306
55/34

THIS INSTRUMENT WAS PREPARED BY STEPHEN G. VRABEL OF CONSUL-TECH ENGINEERING, INC., 3661 W. OAKLAND PARK BLVD., SUITE 308, FT. LAUDERDALE, FLORIDA 33311.

CTE CONSUL-TECH ENGINEERING, INC.
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
GLENDALE FEDERAL BANK BUILDING
3661 W. OAKLAND PARK BLVD., SUITE 308
FT. LAUDERDALE, FLORIDA 33311

WINDSOR PARKE AT THE POLO CLUB

55/34