

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

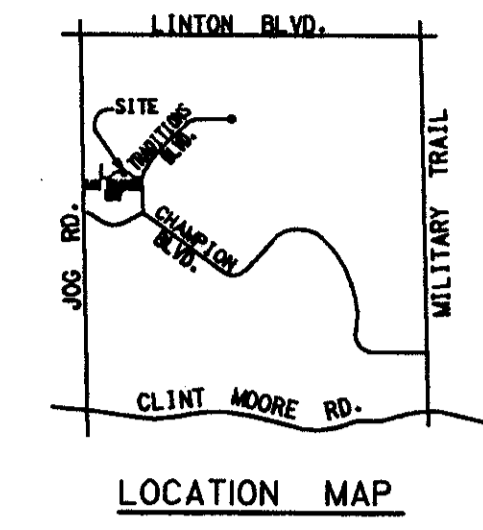
0436-048

62

## REPLAT 4

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  
FEBRUARY 1997 SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on 29 day of July 1997 and duly recorded in Plat Book no. 80 on Pages 62 Through 65  
Clerk Circuit Court  
By: Dauna 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, owner of the land shown hereon as "SAN MICHEL OF POLO CLUB P.U.D., REPLAT 4" being a replat of a portion of "SAN MICHEL OF THE POLO CLUB" as recorded in Book 64 at Pages 124 through 131 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Lots 26 through 33 and 64 through 66 of the Plat of San Michel of the 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 61,466 Square Feet (1.411 Acres) more or less.

Has caused the same to be surveyed and platted as shown hereon:

IN WITNESS WHEREOF, 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 General Partner and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 16 day of June, 1997.

SAN MICHEL / RBG VIII, L.P. an ILLINOIS LIMITED PARTNERSHIP D/B/A/ SAN MICHEL / RBG VIII L.P., LTD.

By: ZUCKERMAN HOMES AT THE POLO CLUB, INC., A FLORIDA CORPORATION, its GENERAL PARTNER

Andrew Zuckerman  
Andrew Zuckerman, President

Florine Shapiro  
FLORINE SHAPIRO, WITNESS

Catherine Holmes  
CATHERINE HOLMES, WITNESS

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, thereof and agrees that its mortgage which is recorded in Official Records Book 8055 shall be subordinated to the dedication shown hereon (if any).

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association as successors by merger with AMERICAN SAVINGS OF FLORIDA, F.S.B., 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 20th day of June, 1997.

FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association

ATTEST: Albert Fils By: James D. Davis  
Albert Fils, Vice President 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 20th day of June, 1997.

My Commission expires Aug 10, 2000  
Sally Willmott  
Notary Public, State of Florida

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, Peter M. Hodkin, P.A. f/k/a/ Law Offices of Peter M. Hodkin, 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, 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: 6/16/97 By: Peter M. Hodkin  
Peter M. Hodkin, Esq.

### 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 Lots 25 - 28 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.
- Buildings 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

N86°17'04"E (PLAT BEARING) +00°04'47" = BEARING ROTATION (CLOCKWISE)  
N86°21'51"E (GRID BEARING) (PLAT TO GRID)  
COMMON LINE BETWEEN PARENT PLAT AND REPLAT  
CENTERLINE OF SAN MICHEL WAY  
PER PLAT BOOK 64, PAGES 124-131

PET. 84-71  
ALOC. #0001  
5/3/3/M

PET. 84-71F  
Polo Club PUD  
Prelec P.6

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 29 day of July, 1997.

By: George T. Webb  
George T. Webb, 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; that (P.R.M.S) Permanent Reference Monuments 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.

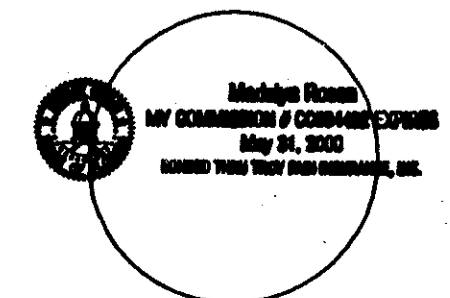
Patrick B. Meeds  
Patrick B. Meeds  
Professional Surveyor & Mapper  
Florida Certificate No. 4728

SAN MICHEL OF THE POLO CLUB  
SUBDIVISION # PALM CLUB  
BOOK 80 PAGE 62  
FLOOD MAP # 2515  
REAR # 37 ZONING R150C  
RE 84-71  
ZIP CODE 33496  
PUD NAME  
REPLAT 4  
SAN MICHEL OF THE POLO CLUB

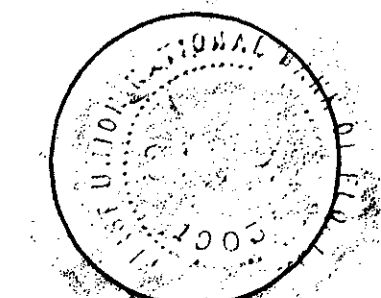
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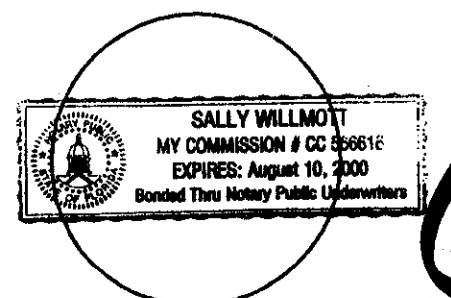
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FIRST UNION NATIONAL BANK OF FLORIDA



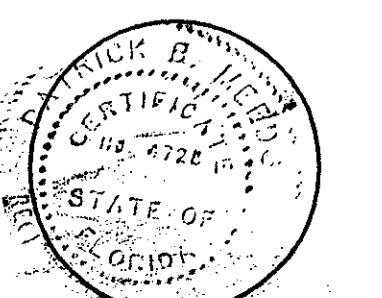
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COUNTY ENGINEER



SURVEYOR AND MAPPER



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