

# VINTAGE OAKS ESTATES

FEBRUARY 1998

# 141

PART OF THE POLO CLUB P.U.D.  
 REPLAT OF LOTS 87 - 91, PORTION OF TRACTS 'A' & 'B' "THE POLO OAKS"  
 PB. 71, PGS. 117 - 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 26  
 SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_ A.D. 1998 AND  
 DULY RECORDED IN PLAT BOOK  
 \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
 \_\_\_\_\_  
 DOROTHY WILKEN, CLERK  
 CIRCUIT COURT.  
 BY: \_\_\_\_\_ DC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15<sup>TH</sup> DAY OF APRIL, 1998.

THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Conry Medhell BY: Robert M. Kosches - pres  
 WITNESS: Conry Medhell BY: Hal Kalker - V.P.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT M. KOSCHES AND HAL KALKER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY/VICE PRESIDENT RESPECTIVELY, OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 15<sup>TH</sup> DAY OF APRIL, 1998.  
 MY COMMISSION EXPIRES: 9-6-98 Neil J. Delyoung  
 NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VINTAGE OAKS ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17<sup>TH</sup> DAY OF April, 1998.

VINTAGE OAKS ESTATES PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT-FOR-PROFIT

WITNESS: Mary E. Young BY: Eugene Suttin  
 EUGENE SUTTIN, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VINTAGE OAKS ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 17<sup>TH</sup> DAY OF April, 1998.  
 MY COMMISSION EXPIRES Nov. 30, 2000 Antoinette Schuch  
 NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

OHIO SAVINGS BANK HEREBY CERTIFIES THAT IT IS A 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 THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7981 AT PAGE 21 AND AS MODIFIED IN OFFICIAL RECORD BOOK 8153 AT PAGE 711, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, 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 14<sup>TH</sup> DAY OF April, 1998.

WITNESS: Susan T. Deljani BY: Steven S. Swartz  
 PRINTED NAME: Susan T. Deljani Steven S. Swartz

### ACKNOWLEDGEMENT

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED FRANK J. BLOCH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ VICE PRESIDENT OF OHIO SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 14<sup>TH</sup> DAY OF April, 1998.  
 MY COMMISSION EXPIRES: 6-14-1997 Susan T. Deljani  
 NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL BOOK 10281 AT PAGE 218 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I \_\_\_\_\_ DO HERETO SET MY HAND AND SEAL THIS April 17<sup>th</sup> DAY OF April 1998.

WITNESS: Mary E. Young BY: Sheldon W. Rubin  
 PRINTED NAME: MARY E. YOUNG PRINTED NAME: SHELDON W. RUBIN

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Sheldon W. Rubin WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>TH</sup> DAY OF April, 1998.  
 MY COMMISSION EXPIRES Nov. 30, 2000 Antoinette Schuch  
 NOTARY PUBLIC

### SURVEYOR CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW, PRIOR TO THE EXPIRATION OF THE BOND OR THE OTHER SURETY 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.

DATE: 4-21-98

CHARLES H. ANDERSON, PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 4392

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, KAREN P. KONDELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AZA VENTURES VIII, INC. A FLORIDA CORPORATION, OAKS AT THE POLO CLUB LTD., A FLORIDA LIMITED PARTNERSHIP AND CLIFTON/RBG XXIV, LTD., A FLORIDA LIMITED PARTNERSHIP; THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

COHEN, BERKE, BERNSTEIN, BRODIE, & KONDELL, P.A.  
 DATE: 4/13/98 BY: Karen P. Kondell  
 KAREN P. KONDELL  
 FOR THE FIRM

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 15 DAY OF June, 1998.

George F. Webb  
 GEORGE F. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING ON THE NORTHERLY LINE OF TRACT K, POLO OAKS, AS RECORDED IN PLAT BOOK 71 PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°15'53" WEST.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LINE THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE AS APPROVED BY PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON EASEMENTS WITHOUT THE PERMISSION OF THE OCCUPYING UTILITIES.

PET. 84-71 H  
 ALLOC. #0001  
 5/3/3/K

TRACT R  
 POLO CLUB PUD

KESHAVARZ & ASSOCIATES, INC.  
 THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (561) 689-8600/ FAX 689-7476

0436-052

BACK 80  
 FLOOD ZONE B  
 QUID # 37  
 SE 84-71  
 PUD NAME  
 FAGE 141  
 FLOOD MAP #  
 ZONING R1S/SE  
 ZIP CODE 33482  
 POLO CLUB  
 TAE A77