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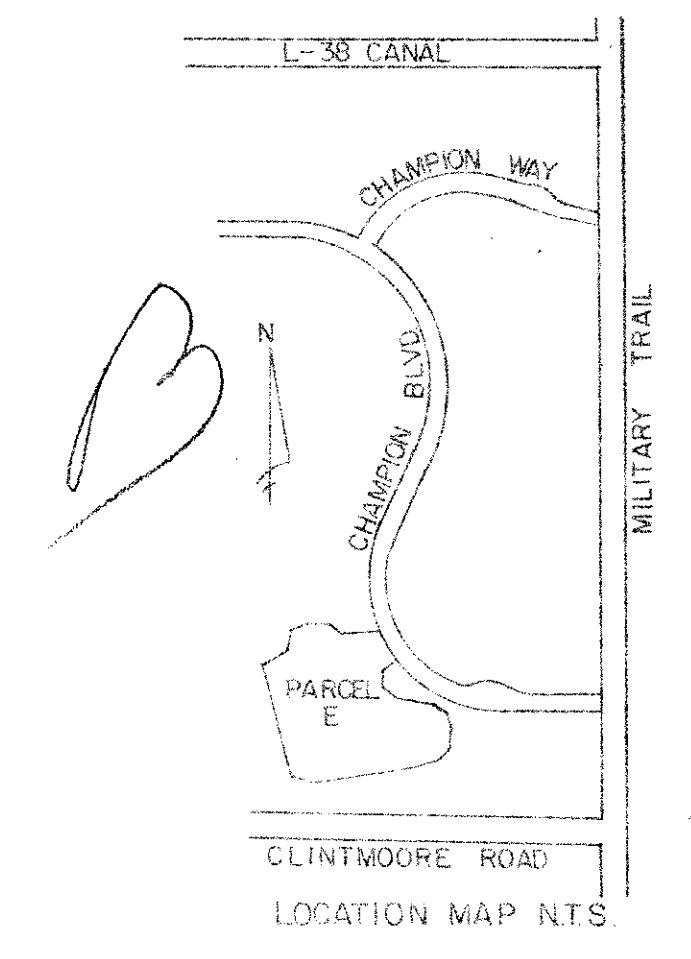
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# THE LAURELS

## PARCEL E, 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



53  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD ON 10/22/85  
THIS 11th DAY OF March  
A.D. 1986 AND DULY RECORDED  
IN PLAT BOOK 0436 ON PAGES  
1 AND 2  
JOHN B. DUNKLE, CLERK  
BY: [Signature] D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, OWNERS OF THE LAND SHOWN HEREON AS THE LAURELS, PARCEL E, 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 III, "THE POLO CLUB PLAT I", AS RECORDED IN PLAT BOOK 52, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERMOST CORNER OF THE AFOREMENTIONED POLO CLUB PLAT I; THENCE N00°13'48"W ALONG THE WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 1354.14 FEET; THENCE N89°46'12"E, DEPARTING FROM SAID WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 880.30 FEET TO INTERSECT THE WEST RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, 90.00 FEET IN WIDTH AS SHOWN ON SAID PLAT, AT A POINT ALONG A CURVE HAVING A RADIUS OF 895.00 FEET FROM WHICH A RADIAL LINE BEARS N71°42'21"E, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°27'11", A DISTANCE OF 303.87 FEET; THENCE S52°45'10"W A DISTANCE OF 125.89 FEET; THENCE S28°49'40"W A DISTANCE OF 85.00 FEET; THENCE S08°21'14"E A DISTANCE OF 95.00 FEET; THENCE S53°39'19"E A DISTANCE OF 110.00 FEET; THENCE S78°23'30"E A DISTANCE OF 290.00 FEET; THENCE S55°05'57"E A DISTANCE OF 110.00 FEET; THENCE S22°04'38"E A DISTANCE OF 90.00 FEET; THENCE S17°25'35"W A DISTANCE OF 205.00 FEET; THENCE S47°10'56"W A DISTANCE OF 78.57 FEET; THENCE S65°20'18"W A DISTANCE OF 138.59 FEET; THENCE S78°47'25"W A DISTANCE OF 710.04 FEET; THENCE N81°13'07"W A DISTANCE OF 209.05 FEET; THENCE N15°04'50"W A DISTANCE OF 700.17 FEET; THENCE N00°13'48"W A DISTANCE OF 152.32 FEET; THENCE N59°25'03"E A DISTANCE OF 169.15 FEET; THENCE N09°30'07"E A DISTANCE OF 150.00 FEET; THENCE N70°10'59"E A DISTANCE OF 159.09 FEET; THENCE S87°44'16"E A DISTANCE OF 104.00 FEET; THENCE S63°37'52"E A DISTANCE OF 127.44 FEET; THENCE N87°11'30"E A DISTANCE OF 105.93 FEET; THENCE N58°47'36"E A DISTANCE OF 196.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 24.047 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A AND B, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAURELS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE 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.
- TRACT C, THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAURELS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 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.
- THE MAINTENANCE EASEMENT AND MAINTENANCE ACCESS EASEMENT ARE 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 THE MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS PRESIDENT, RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 7th DAY OF February 1986.

RAINBERRY DEVELOPERS FOUR, INC.  
ATTEST: [Signature] MARIAN PEARLMAN NEASE, SECRETARY  
[Signature] ROY FLACK, PRESIDENT

FIRST AMERICAN EQUITY POLO CORPORATION  
ATTEST: [Signature] RICHARD C. PROSSER, VICE PRESIDENT  
[Signature] KIMBERLY JANKURA, VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF RAINBERRY DEVELOPERS FOUR, INC., 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 7th DAY OF February, 1986.  
MY COMMISSION EXPIRES: 6-1-88  
[Signature] NOTARY PUBLIC

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KIMBERLY JANKURA AND RICHARD C. PROSSER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT OF FIRST AMERICAN EQUITY POLO 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 11th DAY OF February, 1986.  
MY COMMISSION EXPIRES: 9-23-88  
[Signature] NOTARY PUBLIC

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

POLO ASSOCIATES, INC. A FLORIDA CORPORATION, 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 IN OFFICIAL RECORD BOOK 4534 AT PAGE 755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, POLO ASSOCIATES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [Signature] AND ATTESTED TO BY ITS [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF February, 1986.

ATTEST: [Signature] [Signature]  
[Signature] VICE-PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] AND [Signature] OF POLO ASSOCIATES, INC., 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 20th DAY OF February, 1986.  
MY COMMISSION EXPIRES: 6-1-87  
[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 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 IN OFFICIAL RECORD BOOK 4534 AT PAGE 777, AS MODIFIED IN OFFICIAL RECORD BOOK 4711 AT PAGE 939, AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN OFFICIAL RECORD BOOK 4711 AT PAGE 1025, 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 [Signature] AND ATTESTED TO BY [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF February, 1986.

ATTEST: [Signature] [Signature]  
[Signature] PRESIDENT

ACKNOWLEDGEMENT  
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] AND [Signature] 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 February, 1986.  
MY COMMISSION EXPIRES: 6-23-87  
[Signature] NOTARY PUBLIC

TITLE PARTICIPATION  
ME, BROAD 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 RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCOMPASSED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: February 29, 1986 BY: [Signature] JEFFREY A. DEUTCH  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4069

SURVEYOR'S DECLARATION  
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 319.08 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (IF ANY) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (IF ANY) 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 477 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 22nd DAY OF February, 1986.  
MICHAEL A. HANZIE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4069

SEAL RAINBERRY DEVELOPERS FOUR, INC. SEAL NOTARY PUBLIC SEAL POLO ASSOCIATES, INC. SEAL NOTARY PUBLIC SEAL FIRST AMERICAN EQUITY POLO CORPORATION SEAL SECURITY PACIFIC NATIONAL BANK SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF March, 1986.  
BY: [Signature] KAREN T. MARCUS, CHAIR  
ATTORNEY JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS  
BY: [Signature] DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF March, 1986.  
BY: [Signature] HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES

- 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.  
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: —●—  
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: —●—
- 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.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

P.U.D. TABLE	
TOTAL ACREAGE	24.047 AC.
DENSITY	1.912 DU/AC.
TOTAL DWELLING UNITS	46 DU
BUILDING COVERAGE	5.91 AC.
WATER AREA	1.280 AC.
OPEN SPACE	14.28 AC.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2326 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

53/1  
THE LAURELS  
0436-025

Meridian Surveying and Mapping Inc. 2326 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN	M.H.C.	DATE	OCT. 1985
CHECKED	M.A.M.	SCALE	NONE
DRAWING NO.			85-P-078

THE LAURELS PARCEL E, THE POLO CLUB P.U.D.