

CATALINA AT THE POLO CLUB PLAT TWO

PART OF THE POLO CLUB P.U.D.

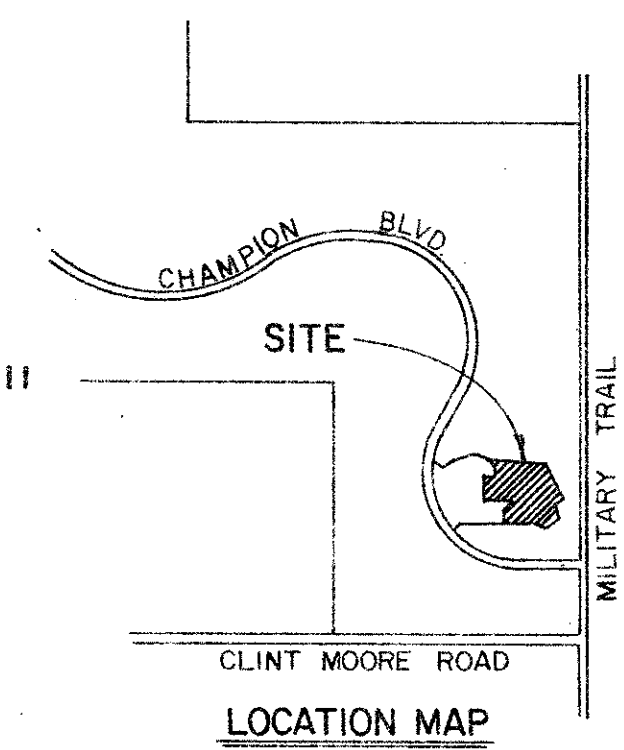
BEING A REPLAT OF A PORTION OF TRACT II OF "THE POLO CLUB PLAT I"

SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

1987

SHEET 1 OF 2



114

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:00 A.M.
THIS 14 DAY OF AUG.
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 57 ON PAGES
114 AND 115
JOHN B. DUNKLE, CLERK
By Barbara A. Plad D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT YALE PROPERTIES-POLO CLUB, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "CATALINA AT THE POLO CLUB PLAT TWO", 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, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERMOST CORNER OF "THE POLO CLUB OPEN SPACE PLAT TWO" RECORDED IN PLAT BOOK 53 AT PAGES 140 THROUGH 147 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ALONG THE WESTERN RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE ALONG SAID WESTERN RIGHT-OF-WAY OF MILITARY TRAIL AND THE EASTERN BOUNDARY LINE OF THE AFOREMENTIONED PLAT S01°08'04"E, A DISTANCE OF 597.72 FEET; THENCE DEPARTING FROM SAID WESTERN RIGHT-OF-WAY OF MILITARY TRAIL AND THE EASTERN BOUNDARY LINE OF SAID PLAT S88°51'56"W, A DISTANCE OF 188.46 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S32°05'22"W, A DISTANCE OF 87.94 FEET; THENCE S07°31'59"E, A DISTANCE OF 159.06 FEET; THENCE S44°15'03"W, A DISTANCE OF 109.61 FEET; THENCE N78°39'26"W, A DISTANCE OF 158.94 FEET; THENCE S81°45'35"W, A DISTANCE OF 170.00 FEET; THENCE S88°54'58"W, A DISTANCE OF 175.69 FEET; THENCE N01°15'02"W, A DISTANCE OF 140.90 FEET; THENCE N88°54'58"E, A DISTANCE OF 31.00 FEET; THENCE N01°05'02"W, A DISTANCE OF 139.00 FEET; THENCE N88°39'47"W, A DISTANCE OF 256.42 FEET; THENCE N02°28'32"E, A DISTANCE OF 156.00 FEET; THENCE S88°39'47"E, A DISTANCE OF 71.42 FEET; THENCE N02°28'32"E, A DISTANCE OF 245.00 FEET; THENCE S87°31'28"E, A DISTANCE OF 485.00 FEET; THENCE S75°33'16"E, A DISTANCE OF 91.35 FEET; THENCE S26°11'20"E, A DISTANCE OF 376.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9.59 ACRES, MORE OR LESS.

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

- TRACT F AND TRACT G THE WATER MANAGEMENT TRACTS, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT A, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO CATALINA AT THE POLO CLUB CONDOMINIUM 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.
- 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.
- 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 THE MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B AND TRACT C ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING, RECREATION AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

SEAL
YALE PROPERTIES-
POLO CLUB INC.

SEAL
NOTARY PUBLIC

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IN WITNESS WHEREOF, YALE PROPERTIES-POLO CLUB, INC., A FLORIDA CORPORATION, A GENERAL PARTNER OF YALE PROPERTIES-POLO CLUB, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 12 DAY OF July, 1987.

YALE PROPERTIES-POLO CLUB, INC.

ATTEST: Gordon Deckelbaum SECRETARY
GORDON DECKELBAUM,
SECRETARY

BY: Sam Richter
SAM RICHTER,
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SAM RICHTER AND GORDON DECKELBAUM, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES. AND SECRETARY OF YALE PROPERTIES-POLO CLUB, 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 12 DAY OF July, 1987.

MY COMMISSION EXPIRES: Sept. 24th, 1988

James Gould
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 4801 AT PAGE 124 AND ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN OFFICIAL RECORD BOOK 4816 AT PAGE 1963, 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 PRES. AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF July, 1987.

ATTEST: Kim Abongon
Kim Abongon, Asst. Secretary

BY: Everton C. Cope Jr.
Everton C. Cope Jr., Senior Vice President

SEAL
NOTARY PUBLIC

SEAL
SECURITY PACIFIC
NATIONAL BANK

SEAL
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME PERSONALLY APPEARED Carol A. Roberts AND Sam Richter TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Chairman AND Secretary 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 7th DAY OF July, 1987.

MY COMMISSION EXPIRES: Sept. 24th, 1988
NOTARY PUBLIC

TITLE CERTIFICATION

WE, BROAD AND CASSEL, AS AGENTS FOR TICOR 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 YALE PROPERTIES-POLO CLUB, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: July 4, 1987

BROAD AND CASSEL
BY: Jeffrey A. Deutch
JEFFREY A. DEUTCH

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 214H-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 7th DAY OF July, 1987.

Michael A. Manzie
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4069

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 AUGUST, 1987.

BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIRMAN

ATTEST: John B. Dunkle SEAL BOARD OF COUNTY COMMISSIONERS
JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF AUGUST, 1987.

BY: Herbert F. Kahler
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, 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 FOUND, 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. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS 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	9.585 AC.
DENSITY	9.181 DU/AC.
TOTAL DWELLING UNITS	88 DU
BUILDING COVERAGE	2.99 AC.
WATER AREA	1.496 AC.
OPEN SPACE	4.17 AC.

THIS INSTRUMENT WAS PREPARED BY JOANNE L. BRITO IN THE OFFICES OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

Meridian Surveying and Mapping Inc.
2000 LOMBARD STREET
WEST PALM BEACH, FL.
DRAWN: J.L.B. DATE: 06.7.1987
CHECKED: M.A.M. SCALE: NONE
DRAWING NO. 86-P2-044
CATALINA AT THE POLO CLUB PLAT TWO
PARCEL D,
THE POLO CLUB P.U.D.

SUBDIVISION - Catalina
BOOK 57 PAGES 114
FLOOD MAP - 2-208
QUAD - 37
SE
ZIP CODE 33431
PUD NAME Polo Club PUD

84-11
0436-300

57/114