GRAYCLIFFS

A PART OF THE POLO CLUB P.U.D.

BEING A REPLAT OF A PORTION OF TRACT I, "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46-49), AND A REPLAT OF A PORTION OF TRACT LK 12, "THE POLO CLUB OPEN SPACE PLAT FOUR" (P.B. 59 PGS. 8-12), SITUATE IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MONOGRAM BUILDING AND DESIGN II A FLORIDA GENERAL PARTNERSHIP. OWNERS OF THE LAND SHOWN HEREON AS "GRAYCLIFFS". A PART OF THE POLO CLUB P.U.D., SITUATE IN SECTION 34. TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT I OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57. PAGES 46 THROUGH 49. INCLUSIVE, AND BEING A REPLAT OF A PORTION OF TRACT LK-12 OF "THE POLO CLUB OPEN SPACE PLAT FOUR", AS RECORDED IN PLAT BOOK 59 AT PAGES 8 THROUGH 12, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT I: THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT I, N89°13'10"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE, N89 13 10 E. A DISTANCE OF 1593.03 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF TRADITIONS BOULEVARD, 60.00 FEET IN WIDTH, AS RECORDED IN PLAT BOOK 57, AT PAGES 46 THROUGH 49 OF THE AFOREMENTIONED PUBLIC RECORDS: THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE S00°12'28"E, A DISTANCE OF 231.15 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 704.77 FEET, FROM WHICH A RADIAL LINE BEARS S89°47'32"W: THENCE SOUTHWESTERLY ALONG SAID WESTERN RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 23'15'28", A DISTANCE OF 286.08 FEET: THENCE \$23.03.00.W, A DISTANCE OF 74.77 FEET: THENCE DEPARTING FROM SAID WESTERN RIGHT-OF-WAY LINE, S67'28'58"W. A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD. 90.00 FEET IN WIDTH, AS RECORDED IN PLAT BOOK 57. AT PAGES 46 THROUGH 49 OF THE AFOREMENTIONED PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A CURVE HAVING A RADIUS OF 1145.00 FEET, FROM WHICH A RADIAL LINE BEARS S21.54.57"W; THENCE NORTHWESTERLY ALONG SAID NORTHERN RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 37.50.54", A DISTANCE OF 756.36 FEET: THENCE DEPARTING FROM SAID NORTHERN RIGHT-OF -WAY LINE, N11*17:12"W. A DISTANCE OF 124.43 FEET: THENCE N75°18'11"W, A DISTANCE OF 205.65 FEET; THENCE S30'57'56"W, A DISTANCE OF 82.95 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 320.20 FEET, FROM WHICH A RADIAL LINE BEARS N59°02'04"W: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. SUBTENDING A CENTRAL ANGLE OF 74'58'01". A DISTANCE OF 418.96 FEET TO A POINT OF COMPOUND CURVATURE, FROM WHICH A RADIAL LINE BEARS N15°55'57"E; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 134.41 FEET, SUBTENDING A CENTRAL ANGLE OF 73'00'04". A DISTANCE OF 171.25 FEET: THENCE NO1'03'59"W. A DISTANCE OF 444.80 FEET TO THE POINT BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 18.554 ACRES OF LAND, MORE OR LESS.

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

- 1. TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GRAYCLIFFS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACTS B. C. AND D. THE ACCESS TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF. GRAYCLIFFS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACTS J. K. AND L. AS SHOWN HEREON ARE HEREBY DEDICATED TO. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, GRAYCLIFFS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS. WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. THE MAINTENANCE EASEMENTS, AS SHOWN HEREON 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 MAINTENANCE AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS E, F, G, AND H AS SHOWN HEREON ARE HEREBY RESERVED FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES. WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACT I. THE RECREATION TRACT. IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAYCLIFFS CONDOMINIUM ASSOCIATION, INC., IT SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES. 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 (INCLUDING CABLE TELEVISION SYSTEMS)
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS 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
- 10. 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.
- THE LANDSCAPE BUFFER AS SHOWN HEREON IS HEREBY DEDICATED TO. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF. GRAYCLIFFS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES. WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF. MONOGRAM BUILDING AND DESIGN II, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, MONITOR POLO CLUB HOMES, INC., A FLORIDA CORPORATION, AND SWANSON POLO CLUB HOMES, INC., A FLORIDA CORPORATION, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 14TH DAY OF FEBRUARY, 1989.

MONOGRAM BUILDING AND DESIGN II, A FLORIDA GENERAL PARTNERSHIP, BY:

MONITOR POLO CLUB HOMES INC. RICHARD D. BRONSON, SECRETARY

1989

SWANSON POLO CLUB HOMES. INC. DON LA FON, VICE PRESIDENT

DAN E. SWANSON, PRESIDENT

well

SHELLIE A. FERGUSON, PRESIDENT

ACKNOWLEDGEMENT STATE OF CONNECTICUT) COUNTY OF HARTFORD)

BEFORE ME PERSONALLY APPEARED SHELLIE A. FERGUSON AND RICHARD D. BRONSON. 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 MONITOR POLO CLUB HOMES, 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 _____ DAY OF

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAN E. SWANSON AND DON LA FON, 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 OF SWANSON POLD CLUB HOMES, 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.

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH

RAINBERRY DEVELOPERS FOUR, INC., AND FIRST AMERICAN EQUITY POLO CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB BOCA RATON. 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 DATED JUNE 30. 1988 AND RECORDED JULY 7, 1988 IN OFFICIAL RECORD BOOK 5731 AT PAGE 594; AS ASSIGNED TO CENVILL DEVELOPMENT CORP. BY ASSIGNMENT OF MORTGAGE RECORDED SEPTEMBER 28, 1988, IN OFFICIAL RECORD BOOK 5821 AT PAGE 490; AS FURTHER ASSIGNED BY CENVILL DEVELOPMENT CORP. TO RAINBERRY DEVELOPERS FOUR, INC., AND FIRST AMERICAN EQUITY POLO CORPORATION, A JOINT VENTURE d/b/a THE POLO CLUB BOCA RATON, BY ASSIGNMENT OF MORTGAGE RECORDED MAY 2, 1989, IN OFFICIAL RECORD BOOK 6051 AT PAGE 8 WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF 1989 AND SUBORDINATED BY SUBORDINATION AGREEMENT DATED APRIL 28, 1989. RECORDER 5 MAY 2. 1989, IN OFFICIAL RECORD BOOK 6051 AT PAGE 125, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 BOCA RATON, 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 RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS __ 6 DAY OF _______

RAINBERRY DEVELOPERS FOUR, INC. A FLORIDA CORPORATION

ATTEST: Mallau Leak wan lasc MARIAN PEARLMAN NEASE, SECRETARY

ROY FLACK, PRESIDENT

FIRST AMERICAN EQUITY POLO CORPORATION A FLORIDA CORPORATION

CINDI M. FRICK, VICE PRESIDENT

HOMES, INC.

NOTARY PUBLIC

NOTARY PUBLIC

LWDD 1-38 CANAL STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD 1:01 PM.

THIS 14 DAY OF JULY AD, 1989 AND DULY RECORDED IN PLAT BOOK 63 ON PAGES

JOHN B. DUNKLE, CLERK BY: DISTANCE (Plate , D.C.

CIRCUIT COURT SEAL

LOCATION MAP

CLINT MOORE ROAD

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH)

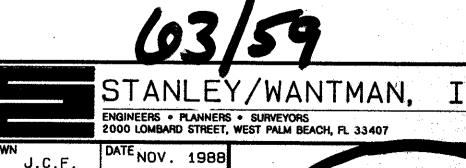
BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF RAINBERRY DEVELOPERS FOUR, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT 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.

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CINDI M. FRICK AND ELEANOR B. HALPERIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF FIRST AMERICAN EQUITY POLO 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.

Marie J. Kusciano MY COMMISSION EXPIRES:

0436-017



CHECKED R.B.P. SCALE NONE DRAWING NO. 09908PL

(407) 842-7444 GRAYCLIFFS PART OF THE POLO CLUB P.U.

MONITOR POLO CLUB

SWANSON POLO CLUB HOMES, INC

NOTARY PUBLIC

RAINBERRY LEVELOPERS FOUR, INC.

NOTARY PUBLIC

FIRST AMERICAN FQUITY