

117

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:37 P.M.
THIS 04 DAY OF NOVEMBER
AD, 1993 AND DULY RECORDED
IN PLAT BOOK 74 ON PAGES
327 AND 328.

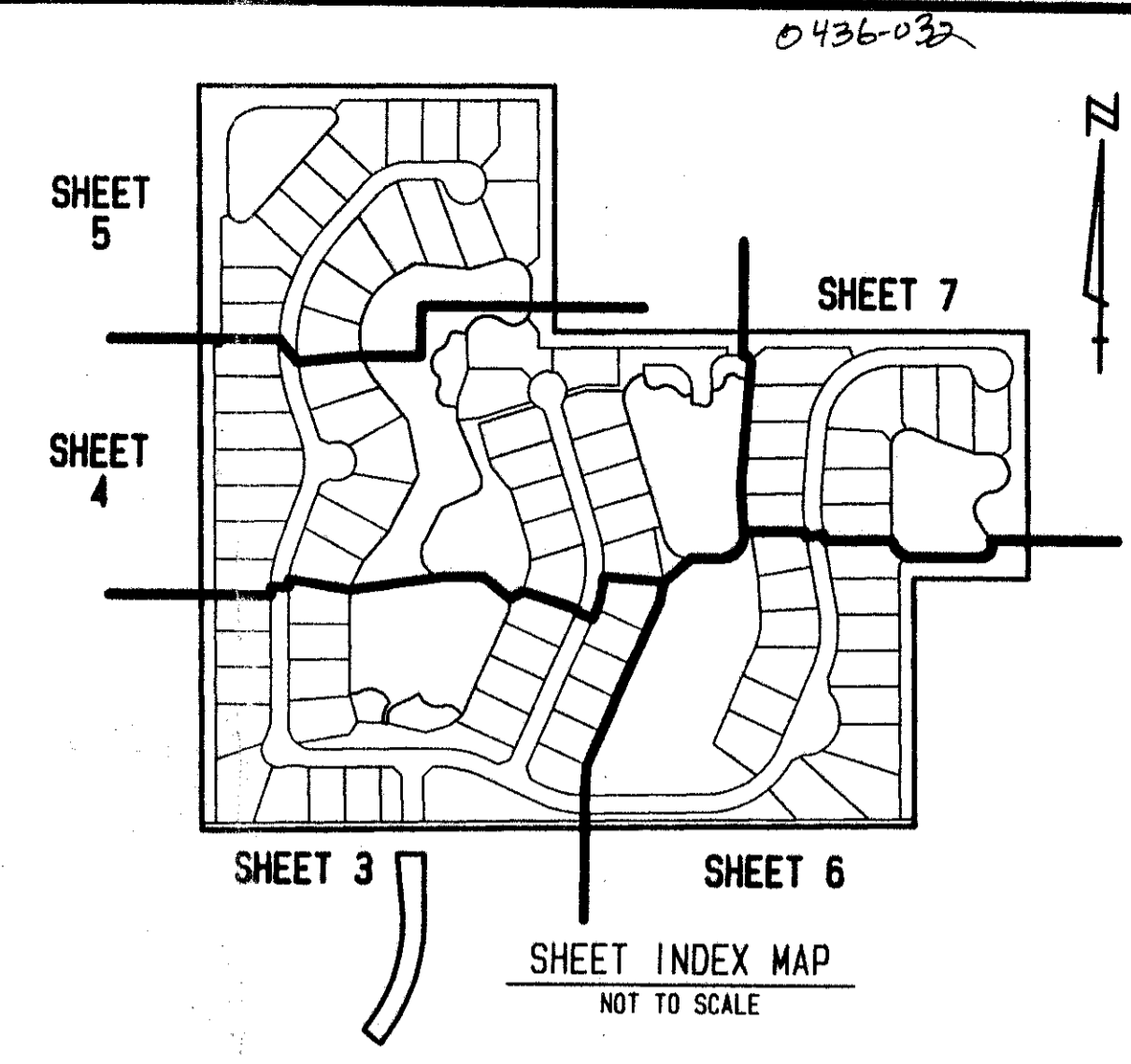
DOROTHY H. WILKEN, CLERK
By: *[Signature]* D.C.

CIRCUIT COURT SEAL



THE POLO OAKS

PART OF THE POLO CLUB P. U. D.
SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1993 SHEET 1 OF 7



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BA PROPERTIES, INC., A DELAWARE CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS HOLDING PATTERN COMPANY, AND THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS "THE POLO OAKS", SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT THE NORTHWEST CORNER OF "THE POLO CLUB OPEN SPACE PLAT SIX" AS RECORDED IN PLAT BOOK 62 PAGES 88 AND 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89-22-58 EAST, A DISTANCE OF 1356.20 FEET; THENCE NORTH 00-37-02 WEST, A DISTANCE OF 70.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE NORTH DRAINAGE DISTRICT L-37 CANAL AS RECORDED IN THE OFFICIAL RECORD BOOK 5290, PAGE 1264, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE NORTH 00-38-42 WEST, A DISTANCE OF 2046.43 FEET; THENCE NORTH 89-38-50 EAST, A DISTANCE OF 994.29 FEET; THENCE SOUTH 00-31-48 EAST, A DISTANCE OF 680.76 FEET; THENCE NORTH 89-27-19 EAST, A DISTANCE OF 1317.28 FEET; THENCE SOUTH 00-48-08 EAST, A DISTANCE OF 677.33 FEET; THENCE SOUTH 89-21-35 WEST, A DISTANCE OF 319.07 FEET; THENCE SOUTH 00-41-35 EAST, A DISTANCE OF 677.85 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF THE L.W.D.D. L-37 CANAL; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89-15-53 WEST, A DISTANCE OF 1993.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 82.698 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH PARCEL TWO:

BEGINNING AT THE NORTHEAST CORNER OF THE AFOREMENTIONED "THE POLO CLUB OPEN SPACE PLAT SIX" SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED L-37 CANAL; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89-15-53 EAST, A DISTANCE OF 76.00 FEET TO THE NORTHWEST CORNER OF "ROYAL HIDDEN COVER" AS RECORDED IN PLAT BOOK 63 PAGES 107 THROUGH 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PLAT, AND DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00-44-07 EAST, A DISTANCE OF 172.14 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 555.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 89-15-53 WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 38-55-41, A DISTANCE OF 377.08 FEET TO A POINT ON THE EAST BOUNDARY LINE OF "THE HOLLOW" AS RECORDED IN PLAT BOOK 62 PAGES 115 THROUGH 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE 50.00 FOOT RIGHT-OF-WAY OF TRADITIONS WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EAST BOUNDARY LINE, NORTH 51-48-25 WEST, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID TRADITIONS WAY, SAID POINT ALSO LYING ON A NON-TANGENT CURVE HAVING A RADIUS OF 495.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 51-48-25 WEST; THENCE CONTINUING ALONG SAID EAST BOUNDARY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 38-55-41, A DISTANCE OF 336.32 FEET; THENCE NORTH 00-44-07 WEST, A DISTANCE OF 12.14 FEET; THENCE NORTH 06-25-45 WEST, A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 0.758 ACRE OF LAND, MORE OR LESS.

THE ABOVE TWO PARCELS CONTAIN 83.456 ACRES OF LAND, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT AA, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, J, AND M, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VINTAGE OAKS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, L, AND N, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, RECREATION AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS F, G, H, AND I, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS FL-1, FL-2, FL-3, GL-1 AND GL-2 AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

- TRACT K, THE CANAL RIGHT-OF-WAY TRACT, HAS BEEN DEDICATED TO THE LAKE NORTH DRAINAGE DISTRICT, AS RECORDED IN OFFICIAL RECORD BOOK 6025 AT PAGE 1614 OF SAID PUBLIC RECORDS, ITS SUCCESSORS AND ASSIGNS AND SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION FOR SAID CANAL RIGHT-OF-WAY AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATIONS, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE GOLF CART EASEMENTS, LANDSCAPE BUFFERS, AND P.U.D. BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, MAINTENANCE AND OTHER PROPER PURPOSES AND ARE 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, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- 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 STREETS, INCLUDING THE RIGHT TO UTILIZE THE PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VINTAGE OAKS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, BA PROPERTIES, INC., A DELAWARE CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA AS HOLDING PATTERN COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF SEPTEMBER, 1993.

BA PROPERTIES, INC.
A DELAWARE CORPORATION
ATTEST: *[Signature]* BY: *[Signature]*
THOMAS E. ROTTFEGG, SECRETARY
STUART D. SCHEINHOLTZ, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
BEFORE ME PERSONALLY APPEARED KRISTINE HACHIYA AND THOMAS E. ROTTFEGG, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF BA PROPERTIES, INC., A DELAWARE 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 14th DAY OF September, 1993.
MY COMMISSION EXPIRES: 2/9/96
[Signature]
NOTARY PUBLIC

IN WITNESS WHEREOF, THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF SEPTEMBER, 1993.

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

ATTEST: *[Signature]* BY: *[Signature]*
MARVIN HUBERT, SECRETARY
CAREY NADDELL, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CAREY NADDELL AND MARVIN HUBERT, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, 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 SAID 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 15th DAY OF SEPTEMBER, 1993.
MY COMMISSION EXPIRES: June 26, 1997
[Signature]
DATE NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
THE VINTAGE OAKS PROPERTY OWNERS ASSOCIATION, INC., 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 15th DAY OF SEPTEMBER, 1993.

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

ATTEST: *[Signature]* BY: *[Signature]*
THOMAS E. ROTTFEGG, SECRETARY
STUART D. SCHEINHOLTZ, VICE PRESIDENT

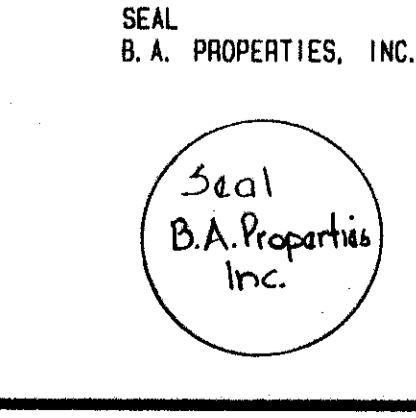
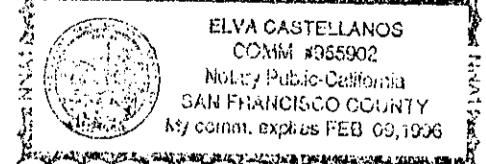
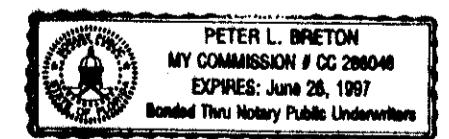
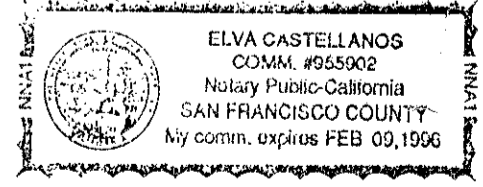
ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
BEFORE ME PERSONALLY APPEARED KRISTINE HACHIYA AND THOMAS E. ROTTFEGG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF VINTAGE OAKS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT 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 14th DAY OF September, 1993.
MY COMMISSION EXPIRES: 2/9/96
[Signature]
DATE NOTARY PUBLIC

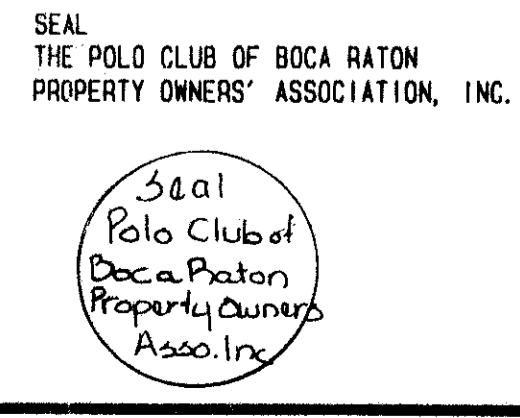
TAZ 477

CONTRACTOR: Polo Oaks
BOOK 71 PAGE 117
FLOOD ZONE: FLOOD MAP NOTED
CLUB # 37
SE 24-187-18
RUB NAME: Polo Club

NOV 04 1993 10:02 AM



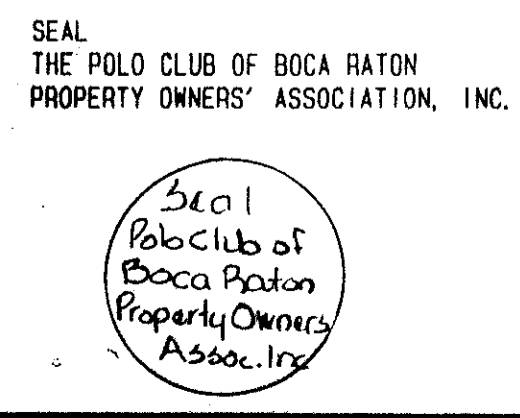
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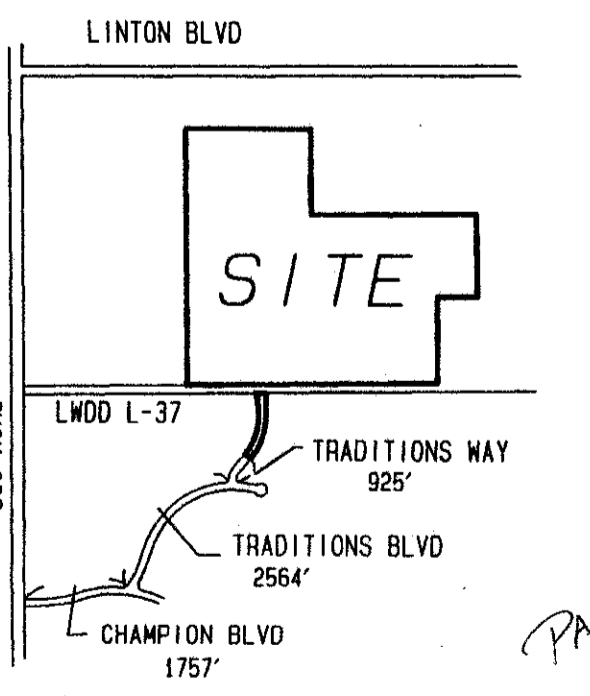
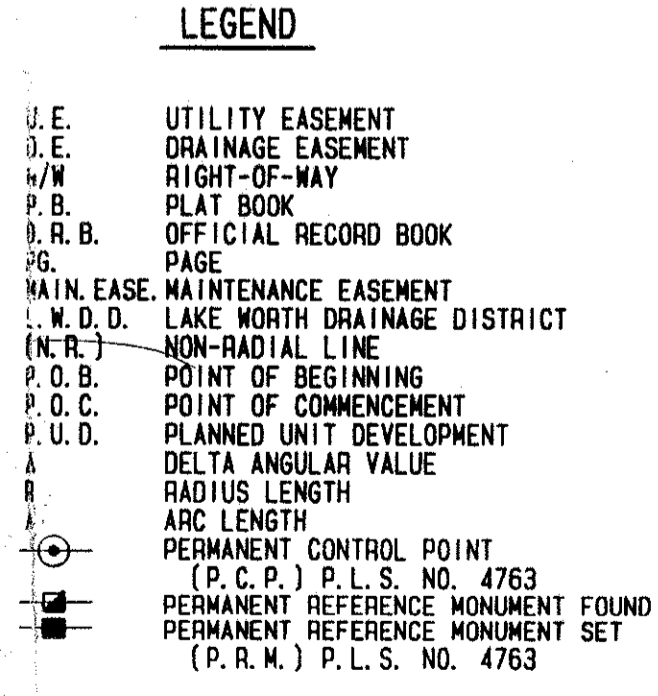
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LOCATION MAP NOT TO SCALE

0436-032

7/1/17

South County
PR#95-21475
Lot 43

S. County
PR#95-17039
Polo Oaks Lot 12

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33409 (407) 593-3113

SCALE: NONE DATE: JUNE, 1993
P. A. NO. 93137.00 DWG. NO. 46-42-26-6
THE POLO OAKS
PART OF "THE POLO CLUB P. U. D."
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST

SHEET 1 OF 7