

# VINTAGE OAKS - REPLAT # 1

BEING A REPLAT OF LOTS 25 AND 26 OF VINTAGE OAKS (A PART OF THE POLO CLUB P. U. D.) PB. 74, PGS 124 - 125 LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
MAY 1997 SHEET 1 OF 2



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD AT 2:46 PM THIS 10<sup>th</sup> DAY OF September A.D. 1997 AND DULY RECORDED IN PLAT BOOK 80 ON PAGES 176 AND 177.  
DOROTHY WILKEN, CLERK  
CIRCUIT COURT  
BY: *Luigi A. Standa, DC*

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS "VINTAGE OAKS - REPLAT # 1", BEING A REPLAT OF LOTS 25 AND 26 OF VINTAGE OAKS, (PART OF THE POLO CLUB P. U. D.) PB. 74, PGS. 124 - 125 LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 25 AND 26, VINTAGE OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 124 THROUGH 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 40832 SQUARE FEET (.937 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF, AZA VENTURES V INC., A FLORIDA CORPORATION, AS SOLE GENERAL PARTNER OF VINTAGE PROPERTIES V, A FLORIDA LIMITED PARTNERSHIP, AS THE GENERAL PARTNER OF OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASST. SECY. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12<sup>th</sup> DAY OF August, 1997.

OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP  
ITS GENERAL PARTNER  
BY: AZA VENTURES V, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

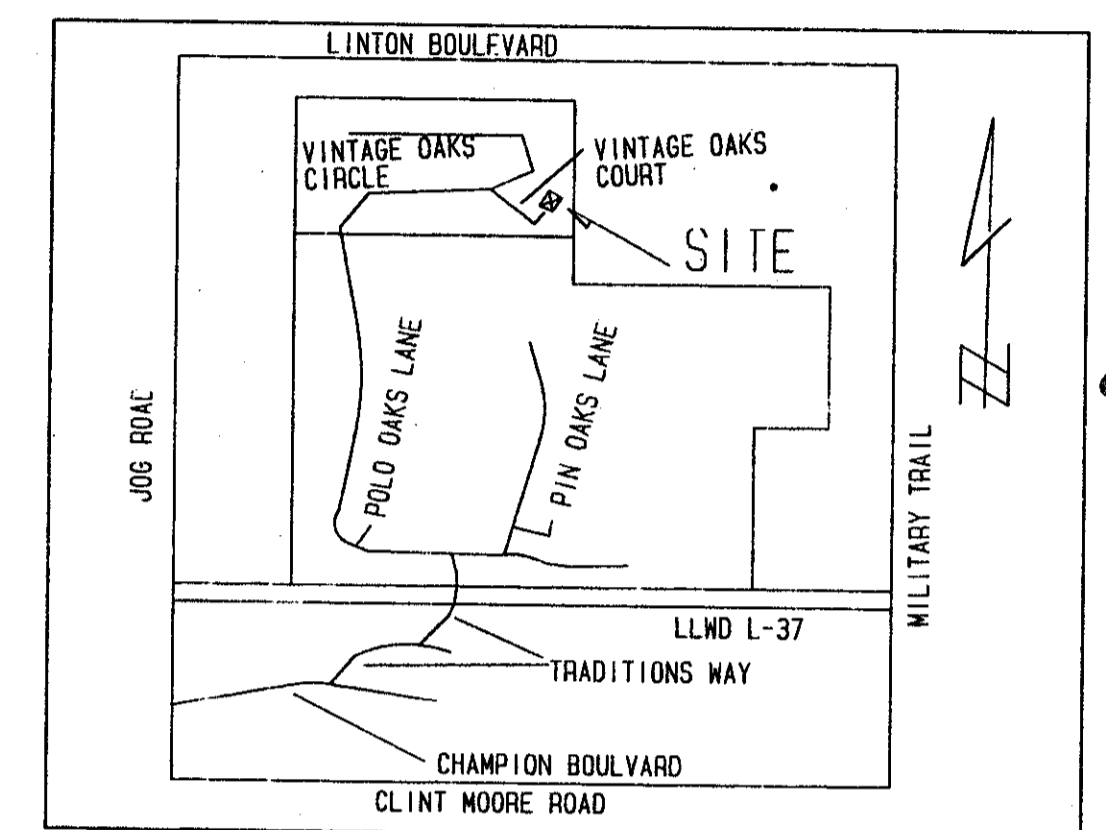
ATTEST: *Ken Weitz* BY: *Eugene N. Suttin*  
KEN WEITZ BY: EUGENE N. SUTTIN  
ASST. SECY. PRESIDENT

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL A. BERUS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT

DATE: August 13, 1997 BY: *Michael A. Berus*  
ATTORNEY AT LAW



LOCATION MAP (NOT TO SCALE)

PET. 84-71  
AVOC. #0001  
5/13/3/K

### SURVEYOR'S CERTIFICATE:

THIS IS TO 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 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*Charles H. Anderson*  
CHARLES H. ANDERSON, PLS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4392  
DATE: August 15, 1997

### P. U. D. TABULAR DATA:

P. B. CO. PETITION NO.	84-71
TOTAL AREA	.937 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	1.07 UNITS/ACRE

PET. 84-71  
TRACT R  
POLO CLUB PUD

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN AND *Ken Weitz* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS

IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECY. RESPECTIVELY OF AZA VENTURES V, INC., A FLORIDA CORPORATION, AS SOLE GENERAL PARTNER OF VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP, AS GENERAL PARTNER OF OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE 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 12<sup>th</sup> DAY OF August, 1997

MY COMMISSION EXPIRES: 4-15-99 *Susan R. Schedler*  
NOTARY PUBLIC

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 9<sup>th</sup> DAY OF Sept 1997

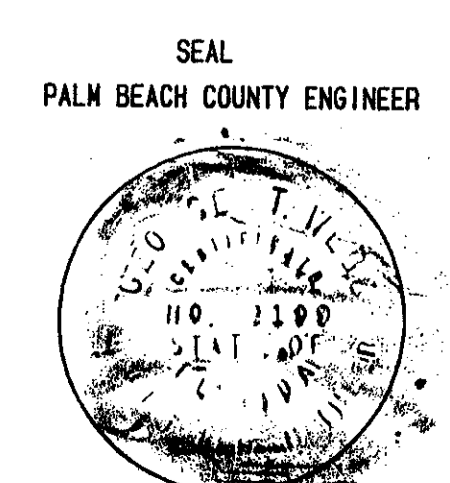
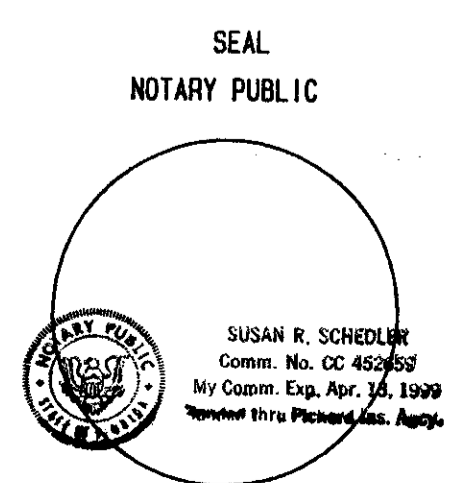
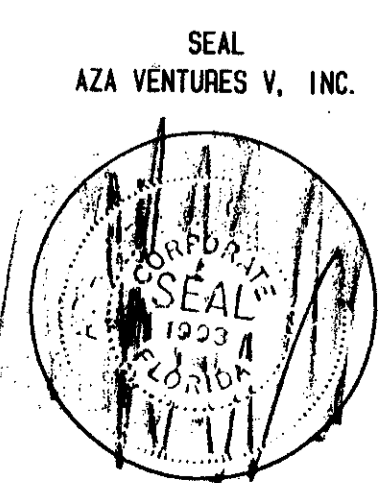
*George T. Webb*  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING ON THE EASTERLY LINE OF THE PLAT OF VINTAGE OAKS, AS RECORDED IN PLAT BOOK 74 PAGES 124 THROUGH 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS NORTH 00° 31' 48" WEST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- INES 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.

SUBDIVISION \* VINTAGE OAKS  
BOOK 80 PAGE 176  
FLOOD ZONE B FLOOD MAP # 2208  
ZONING AR/SE  
QUAD # 37  
SR 87-18  
ZIP CODE 33445  
PID NAME VINTAGE OAKS REPLAT

# 0436-050



80/177