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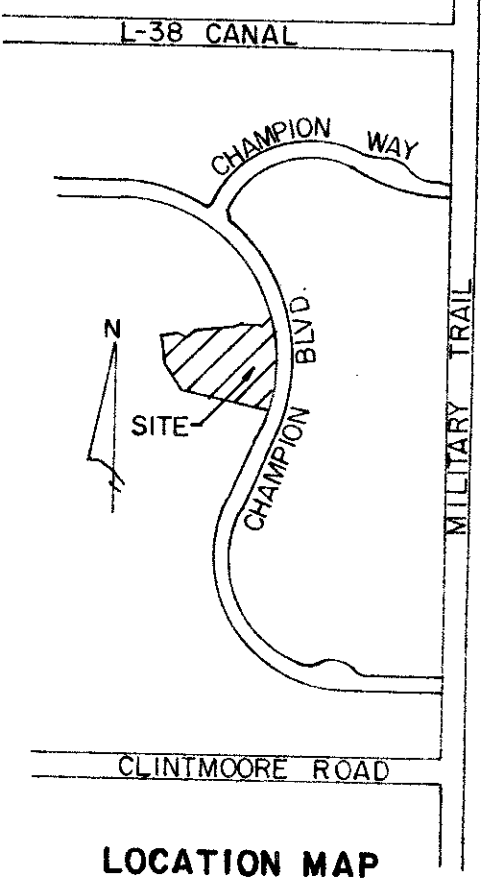
STEEPLE CHASE

PARCEL G, THE POLO CLUB P.U.D.

BEING A REPLAT OF A PORTION OF TRACT III, "THE POLO CLUB PLAT I"
SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

MARCH, 1986

SHEET 1 OF 2



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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD ON 24th DAY OF July AD, 1986 AND DULY RECORDED IN PLAT BOOK 52 ON PAGES 190 AND 191.

JOHN B. DUNKLE, CLERK
BY: *[Signature]* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIAMOND BROTHERS II, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS STEEPLE CHASE, PARCEL G, 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" OF "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 NORTHWESTERMOST CORNER OF THE AFOREMENTIONED POLO CLUB PLAT I; THENCE ALONG THE WESTERN BOUNDARY LINE OF SAID PLAT, S01°37'08"E, A DISTANCE OF 1987.42 FEET; THENCE DEPARTING FROM SAID WESTERN BOUNDARY LINE OF THE AFOREMENTIONED PLAT, N86°22'52"E, A DISTANCE OF 1256.03 FEET TO INTERSECT THE WESTERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, 90.00 FEET IN WIDTH, AS SHOWN ON THE SAID PLAT, AT A POINT ALONG A CURVE HAVING A RADIUS OF 1005.00 FEET FROM WHICH A RADIAL LINE BEARS S79°23'27"W, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, SUBTENDING A CENTRAL ANGLE OF 32°32'52", A DISTANCE OF 570.51 FEET; THENCE S21°55'19"W, A DISTANCE OF 195.00 FEET; THENCE DEPARTING FROM THE SAID RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, N74°03'47"W, A DISTANCE OF 731.74 FEET; THENCE N50°35'30"W, A DISTANCE OF 55.00 FEET; THENCE N29°32'20"W, A DISTANCE OF 195.75 FEET; THENCE N05°35'20"W, A DISTANCE OF 150.00 FEET; THENCE N09°54'33"E, A DISTANCE OF 85.00 FEET; THENCE N72°38'20"E, A DISTANCE OF 130.00 FEET; THENCE S71°46'11"E, A DISTANCE OF 105.00 FEET; THENCE N52°31'46"E, A DISTANCE OF 20.00 FEET; THENCE N86°04'51"E, A DISTANCE OF 284.55 FEET; THENCE N84°36'09"E, A DISTANCE OF 102.33 FEET; THENCE N72°46'09"E, A DISTANCE OF 73.58 FEET; THENCE S89°36'32"E, A DISTANCE OF 192.08 FEET; THENCE N89°45'11"E, A DISTANCE OF 99.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 12.302 ACRES, MORE OR LESS.

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

- TRACTS A, C AND D, AS SHOWN HEREON ARE HEREBY DEDICATED TO STEEPLE CHASE 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.
- TRACTS E, F AND G, THE ACCESS TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STEEPLE CHASE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT H, THE RIGHT-OF-WAY TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE STEEPLE CHASE 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.
- 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.
- 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.
- 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.
- 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, DIAMOND BROTHERS II, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF March, 1986.

ATTEST: *[Signature]* JOHN R. CARVER, VICE PRESIDENT
BY: *[Signature]* GERALD DIAMOND, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERALD DIAMOND AND JOHN R. CARVER, 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 DIAMOND BROTHERS II, 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 March, 1986.

MY COMMISSION EXPIRES: 2/9/89 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CARTERET SAVINGS AND LOAN ASSOCIATION, F.A., 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 MORTGAGES WHICH ARE DESCRIBED IN OFFICIAL RECORD BOOK 4725 AT PAGE 1144 AND OFFICIAL RECORD BOOK 4726 AT PAGE 1174 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CARTERET SAVINGS AND LOAN ASSOCIATION, F.A., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF March, 1986.

ATTEST: *[Signature]* ARTHUR MARTELL, VICE PRESIDENT
BY: *[Signature]* PAUL LEATHE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PAUL LEATHE AND ARTHUR MARTELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF CARTERET SAVINGS AND LOAN ASSOCIATION, F.A., 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 March, 1986.

MY COMMISSION EXPIRES: 2/9/89 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 4725 AT PAGE 1165, AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN OFFICIAL RECORD BOOK 4765 AT PAGE 1178, 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 VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF March, 1986.

ATTEST: *[Signature]* BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME PERSONALLY APPEARED Herbert F. Kahlert AND Richard B. MacFarland TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS County Engineer AND Professional Land Surveyor 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 March, 1986.

MY COMMISSION EXPIRES: 2/9/89 NOTARY PUBLIC

TITLE CERTIFICATION

WE, 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 DIAMOND BROTHERS II, 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: March 11, 1986 BY: *[Signature]* RICHARD B. MACFARLAND

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 21HH-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 REQUIRE 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 March, 1986. *[Signature]*
MICHAEL A. MANZIE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4089

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF June, 1986.
BY: *[Signature]* KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK SEAL BOARD OF COUNTY COMMISSIONERS
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF June, 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, 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, SHOWN THUS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: [Symbol]
- 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.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

0436-029

P.U.D. TABLE	
TOTAL ACREAGE	12.302 AC
DENSITY	4.146 DU/AC
TOTAL DWELLING UNITS	51 DU
BUILDING COVERAGE	3.812 AC
WATER AREA	0.000 AC
OPEN SPACE	6.797 AC
ROADS	1.693 AC

Meridian Surveying and Mapping Inc.
2328 SO. CONGRESS AVE.
WEST PALM BEACH, FL.

SEAL DIAMOND BROTHERS II SEAL NOTARY PUBLIC SEAL CARTERET SAVINGS AND LOAN ASSOCIATION, F.A. SEAL SECURITY PACIFIC NATIONAL BANK SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

DRAWN M.H.C. DATE DEC., 1985
CHECKED M.A.M. SCALE NONE
DRAWING NO. 85-P-089

STEEPLE CHASE PARCEL G THE POLO CLUB P.U.D.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

