

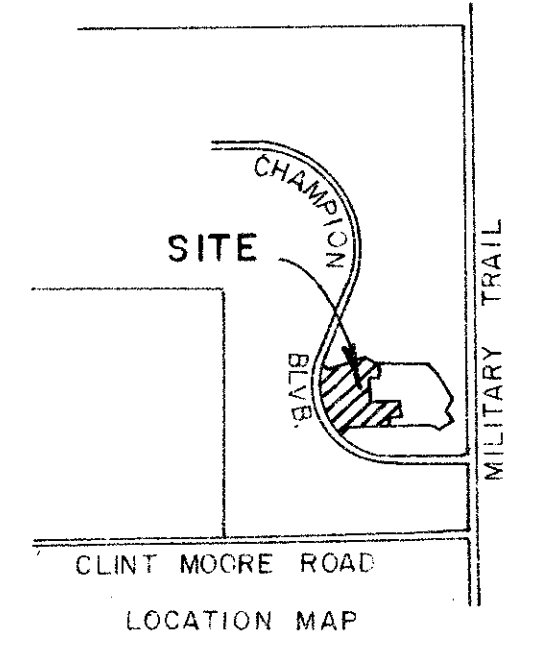
# CATALINA AT THE POLO CLUB PLAT ONE

## A 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

FEBRUARY, 1987

SHEET 1 OF 2

# 60



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 1442 N.M.  
THIS 26 DAY OF March  
AD, 1987 AND DULY RECORDED  
IN PLAT BOOK 56 ON PAGES  
100 AND 101  
JOHN B. DUNKLE, CLERK  
By Barbara W. Platt 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 ONE", 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:

BEGINNING AT THE WESTERNMOST CORNER OF PARCEL 5 RB (RECREATION TRACT) AS SHOWN ON "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 ALSO BEING ALONG THE EASTERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON "THE POLO CLUB PLAT I" RECORDED IN PLAT BOOK 52 AT PAGES 35 THROUGH 36 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ALONG A CURVE, HAVING A RADIUS OF 805.00 FEET, FROM WHICH A RADIAL LINE BEARS N46°53'55"E, THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 52°37'40", A DISTANCE OF 739.41 FEET; THENCE DEPARTING FROM SAID EASTERN RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S80°28'25"E A DISTANCE OF 86.34 FEET; THENCE N65°58'01"E A DISTANCE OF 225.96 FEET; THENCE N77°58'01"E A DISTANCE OF 135.00 FEET; THENCE S64°49'55"E A DISTANCE OF 145.15 FEET; THENCE S87°31'28"E A DISTANCE OF 35.00 FEET; THENCE S02°28'32"W A DISTANCE OF 245.00 FEET; THENCE N88°39'47"W A DISTANCE OF 71.42 FEET; THENCE S02°28'32"W A DISTANCE OF 155.00 FEET; THENCE S88°39'47"E A DISTANCE OF 256.42 FEET; THENCE S01°05'02"E A DISTANCE OF 139.00 FEET; THENCE S88°54'58"W A DISTANCE OF 35.00 FEET; THENCE S01°05'02"E A DISTANCE OF 140.90 FEET TO INTERSECT THE NORTHERN BOUNDARY LINE OF THE AFOREMENTIONED PARCEL 5 RB; THENCE ALONG A PORTION OF SAID NORTHERN BOUNDARY LINE OF PARCEL 5 RB, S88°54'58"W A DISTANCE OF 486.27 FEET; THENCE S46°53'55"W A DISTANCE OF 48.68 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 A, THE RIGHT-OF-WAY 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.
- TRACTS G, H, I, 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 B AND TRACT C, THE ACCESS TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO CATALINA AT THE POLO CLUB CONDOMINIUM 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.
- 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.
- 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.
- TRACT D, TRACT E, AND TRACT F 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 GRANTEEES AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. TRACT J, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CATALINA AT THE POLO CLUB CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. 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.

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 PRESIDENT 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 26th DAY OF February, 1987.

YALE PROPERTIES-POLO CLUB, INC.  
ATTEST: Gordon Deckelbaum BY: Morris Richter  
GORDON DECKELBAUM, SECRETARY MORRIS RICHTER, PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MORRIS 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 PRESIDENT 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 26th DAY OF February, 1987.  
MY COMMISSION EXPIRES: September 24, 1988  
James Smith  
NOTARY PUBLIC

MORTGAGEE'S CONSENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
AMERIFIRST FEDERAL SAVINGS AND LOAN 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 5108 AT PAGE 046 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, AMERIFIRST FEDERAL SAVINGS AND LOAN 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 26th DAY OF February, 1987.

ATTEST: Michael Dele BY: Michael Staley

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Michael Staley AND Michael Staley 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 AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION 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.

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MY COMMISSION EXPIRES: September 24, 1988  
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NOTARY PUBLIC

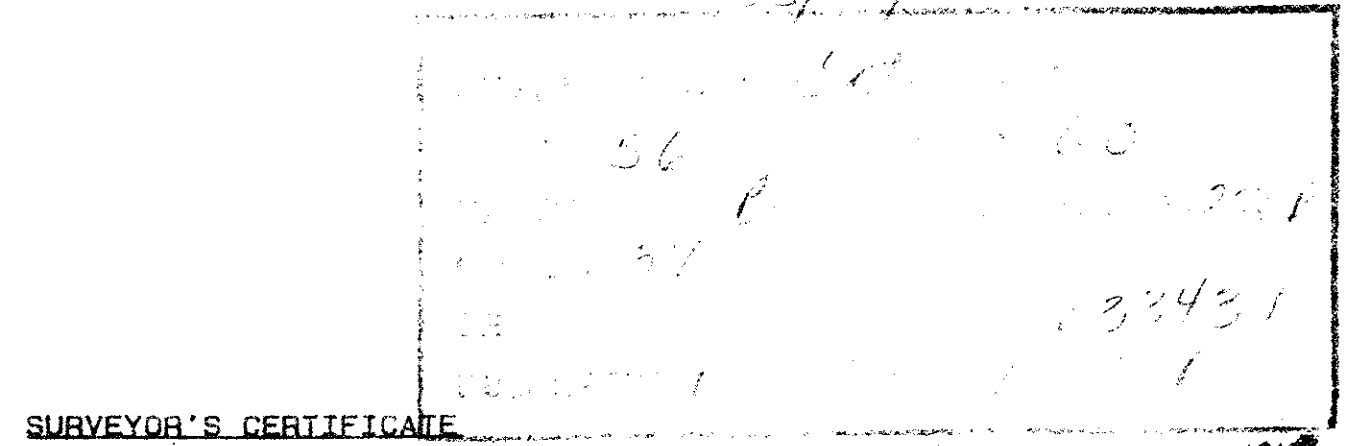
SEAL YALE PROPERTIES-POLO CLUB INC.  
SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC  
SEAL AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

### 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 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: February 25, 1987 BY: Broad and Cassel  
JEFFREY A. DEUTCH



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 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 25th DAY OF FEBRUARY, 1987.  
MICHAEL A. MANZIE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4069

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF March, 1987.  
BY: Carol Roberts  
CAROL A. ROBERTS, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY: Kathryn S. Miller  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF March, 1987.  
BY: Darryl T. Webb  
HERBERT F. SAHLERT, P.E., COUNTY ENGINEER

SEAL PROFESSIONAL LAND SURVEYOR  
SEAL COUNTY ENGINEER  
SEAL BOARD OF COUNTY COMMISSIONERS

### 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.
- 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.

P.U.D. TABLE

|                      |              |
|----------------------|--------------|
| TOTAL ACREAGE        | 9.585 AC.    |
| DENSITY              | 9.181 DU/AC. |
| TOTAL DWELLING UNITS | 88 DU        |
| BUILDING COVERAGE    | 2.86 AC.     |
| WATER AREA           | 0.564 AC.    |
| OPEN SPACE           | 5.46 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.

0436-013

56/100

Meridian Surveying and mapping inc.  
2000 LOMBARD STREET  
WEST PALM BEACH, FL

|             |           |   |           |
|-------------|-----------|---|-----------|
| DRAWN       | J.L.B.    | DATE  | OCT. 1986 |
| CHECKED     | M.A.M.    | SCALE   | NONE      |
| DRAWING NO. | 86-P1-044 | CATALINA AT THE POLO CLUB PLAT ONE PART OF THE POLO CLUB P.U.D. |           |