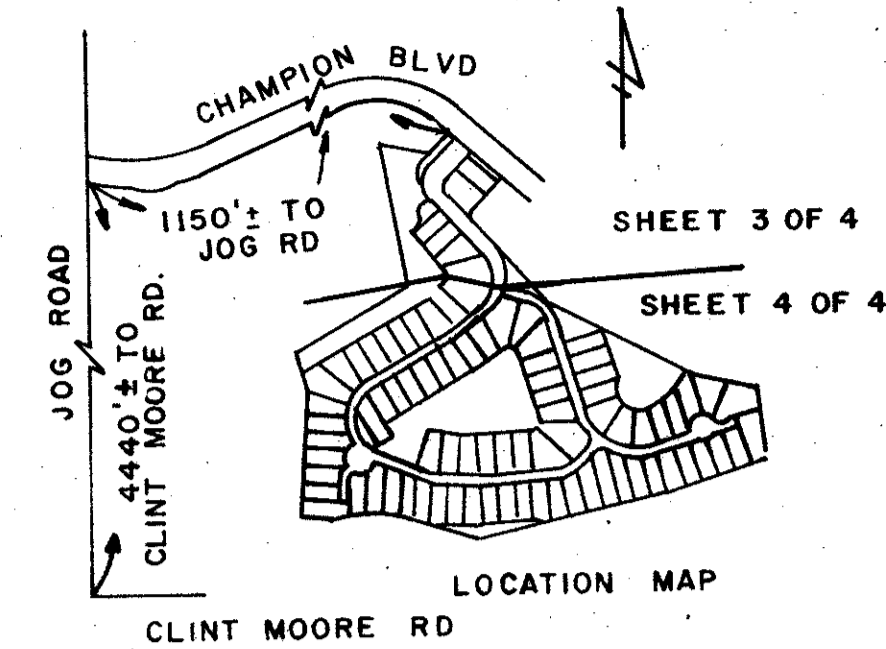


THE LAKES OF SUTTON PLACE

PART OF THE POLO CLUB P.U.D.
BEING A REPLAT OF A PORTION OF TRACT II, "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46 - 49)
SITUATE IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

1988

SHEET 1 OF 4



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 9:02 AM
THIS 21ST DAY OF JULY
AD, 1988 AND DULY RECORDED
IN PLAT BOOK 60 ON PAGES
97 + 98 AND 99 + 94
JOHN B. DUNKLE, CLERK
By Carolee L. Platt, D.C.
CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOUSING ADVENTURES NO. 7, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "THE LAKES OF SUTTON PLACE", PART OF THE POLO CLUB P.U.D., SITUATE IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT II OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57, PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERMOST CORNER OF TRACT III OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE LAKE NORTH DRAINAGE DISTRICT L-38 CANAL, S89°07'44"W, A DISTANCE OF 3052.09 FEET; THENCE DEPARTING FROM THE AFOREMENTIONED SOUTH LINE OF SAID L.W.D.D. L-38 CANAL, S00°52'16"E, A DISTANCE OF 1200.79 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S42°39'50"W, A DISTANCE OF 138.82 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 60.00 FEET FROM WHICH A RADIAL LINE BEARS S47°20'10"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 84°48'18", A DISTANCE OF 88.81 FEET; THENCE S42°08'28"E, A DISTANCE OF 389.96 FEET; THENCE S63°30'21"E, A DISTANCE OF 521.49 FEET; THENCE S77°36'47"E, A DISTANCE OF 270.19 FEET; THENCE S07°41'43"E, A DISTANCE OF 223.56 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS S82°18'17"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 78°43'31", A DISTANCE OF 41.22 FEET; THENCE S71°01'48"W, A DISTANCE OF 332.37 FEET; THENCE S76°59'45"W, A DISTANCE OF 712.62 FEET; THENCE N72°45'40"W, A DISTANCE OF 278.35 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 350.00 FEET FROM WHICH A RADIAL LINE BEARS S17°14'20"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 31°16'08", A DISTANCE OF 191.01 FEET; THENCE S75°58'14"W, A DISTANCE OF 59.43 FEET; THENCE N85°59'51"W, A DISTANCE OF 133.31 FEET; THENCE N04°00'09"E, A DISTANCE OF 426.61 FEET; THENCE N15°16'11"W, A DISTANCE OF 158.50 FEET; THENCE N80°11'55"E, A DISTANCE OF 479.65 FEET; THENCE N10°12'01"W, A DISTANCE OF 514.47 FEET; THENCE S78°48'31"E, A DISTANCE OF 175.00 FEET; THENCE N45°32'11"E, A DISTANCE OF 102.91 FEET; THENCE S49°44'39"E, A DISTANCE OF 245.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 28.603 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 DEDICATED TO THE LAKES OF SUTTON PLACE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKES OF SUTTON PLACE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, 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 D, E, F, H, I, J AND K, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKES OF SUTTON PLACE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER 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 L, M, N AND O, THE WATER MANAGEMENT TRACTS AND THE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, 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 G, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKES OF SUTTON PLACE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION 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 (INCLUDING CABLE TELEVISION SYSTEMS).
- THE LANDSCAPE BUFFER AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKES OF SUTTON PLACE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- 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 GOLF CART EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, HOUSING ADVENTURES NO. 7, INC., 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 18TH DAY OF May, 1988.

HOUSING ADVENTURES NO. 7, INC.
ATTEST: Steven Charlse STEVEN CHARLSE, VICE PRESIDENT
BY: Kenneth M. Endelson KENNETH M. ENDELSON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND STEVEN CHARLSE, 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 HOUSING ADVENTURES NO. 7, 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 18TH DAY OF May, 1988.

MY COMMISSION EXPIRES: 1990 Siward Salerno NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

FIRST UNION NATIONAL BANK OF FLORIDA, 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 OR B 5681 AT PG 742 AND OR B 5681 AT PG 770, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, 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 19TH DAY OF May, 1988.

ATTEST: John W. W. White Vice President
BY: John M. Hutchison Vice President
John M. Hutchison

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED John M. Hutchison AND John W. White, 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 FIRST UNION NATIONAL BANK OF FLORIDA, 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 19TH DAY OF May, 1988.

MY COMMISSION EXPIRES: June 11, 1990 Lynn Marie Collins NOTARY PUBLIC

SEAL HOUSING ADVENTURES NO. 7, INC. SEAL NOTARY PUBLIC

SEAL FIRST UNION NATIONAL BANK OF FLORIDA SEAL NOTARY PUBLIC

0.436-009

60/91

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 305 842-7444

DRAWN N.H.C.	DATE FEB. 1988
CHECKED W.B.H.	SCALE NONE
DRAWING NO.	09676PL

THE LAKES OF SUTTON PLACE
PART OF
THE POLO CLUB P.U.D.