

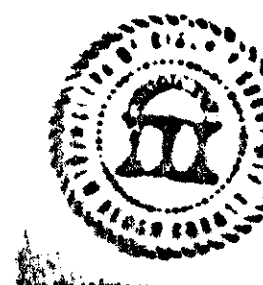
VINTAGE OAKS ESTATES

FEBRUARY 1998

140

REPLAT OF LOTS 87 - 91, PORTION OF TRACTS 'A' & 'B' "THE POLO OAKS"
 PB. 71, PGS. 117 - 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 26
 SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR
 RECORD AT 4:33pm
 THIS 15th DAY OF
 June A.D. 1998 AND
 DULY RECORDED IN PLAT BOOK
 82 ON PAGES 140 AND
 142.
 DOROTHY WILKEN, CLERK
 CIRCUIT COURT
 By *Barbara A. Platt* DC



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AZA VENTURES VIII, INC., A FLORIDA CORPORATION, OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, CLIFTON/RBG XXIV, LTD., A FLORIDA LIMITED PARTNERSHIP AS OWNERS OF THE LAND SHOWN HEREON AS "VINTAGE OAKS ESTATES", PART OF THE POLO CLUB P.U.D., REPLAT OF LOTS 87 - 91, PORTION OF TRACTS 'A' & 'B' "THE POLO OAKS", PLAT BOOK 71, PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND SITUATE IN A PORTION OF "THE POLO OAKS" AS RECORDED IN PLAT BOOK 71, ON PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SE 1/4, SE 1/4, NW 1/4, SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID "THE POLO OAKS" THENCE NORTH 00° 41' 35" WEST, ALONG THE EAST LINE OF SAID "THE POLO OAKS", 20.00 FEET TO THE NORTHEAST CORNER OF TRACT 'K' AND THE POINT OF BEGINNING.

THENCE SOUTH 89° 15' 53" WEST, ALONG THE SAID NORTH LINE 328.01 FEET TO THE SOUTHEAST CORNER OF TRACT 'J' OF SAID "THE POLO OAKS";

THENCE NORTH 42° 59' 07" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 'J', 114.67 FEET TO A POINT IN THE EASTERLY LINE OF TRACT 'A', "THE POLO OAKS", AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS S41° 01' 00" E);

THENCE ALONG THE EASTERLY LINE OF SAID TRACT 'A' THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 273.62 FEET, A DELTA OF 25° 26' 25" AND AN ARC DISTANCE OF 121.49 FEET TO A POINT OF TANGENCY;
- 2) NORTH 23° 32' 36" EAST 222.46 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
- 3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 338.35 FEET, A DELTA OF 13° 34' 00", AN ARC LENGTH OF 80.12 FEET;

THENCE NORTH 89° 18' 25" EAST, 177.43 FEET TO A POINT ON THE WEST LINE OF TRACT 'B' SAID "THE POLO OAKS"; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 'B' THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 00° 41' 35" WEST, 237.92 FEET.
- 2) NORTH 35° 24' 31" EAST, 29.70 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT 'B' AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS S 20° 22' 52" W);

THENCE ALONG THE NORTH LINE OF SAID TRACT 'B' THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.34 FEET, A DELTA OF 21° 01' 16", AN ARC LENGTH OF 22.14 FEET TO A POINT OF TANGENCY;
- 2) NORTH 89° 21' 35" EAST 190.00 FEET;

THENCE SOUTH 02° 40' 56" EAST, 60.04 FEET TO A POINT IN THE NORTH LINE OF THE SE 1/4, SE 1/4, NW 1/4, SECTION 26;

THENCE NORTH 89° 21' 35" EAST, ALONG SAID NORTH LINE, 435.26 FEET TO A POINT IN THE WEST LINE OF THE E-3 CANAL AS RECORDED IN ORB. 10207, PGS. 1878 - 1880 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 01° 41' 24" EAST, ALONG SAID WEST LINE, 656.90 FEET TO A POINT IN THE NORTH LINE OF THE L-37 CANAL AS RECORDED IN ORB. 10207, PGS. 1878 - 1880 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 89° 15' 53" WEST, ALONG SAID NORTH LINE, 637.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.287 ACRES OF LAND, MORE OR LESS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT B, AS SHOWN HEREON, IS 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS C, D, E AND F AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VINTAGE OAKS ESTATES 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.

4. THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, 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.

5. THE P.U.D. BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VINTAGE OAKS ESTATES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. 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.

7. 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.

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 FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, AZA VENTURES VIII, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF June, 1998.

AZA VENTURES VIII, INC.
A FLORIDA CORPORATION

ATTEST: *Eugene N. Suttin*
EUGENE N. SUTTIN
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AZA VENTURES VIII, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 4th DAY OF June, 1998.

MY COMMISSION EXPIRES: Nov. 30, 2000 *Antoinette Schaal*
NOTARY PUBLIC

IN WITNESS WHEREOF, 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 GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF June, 1998.

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 GENERAL PARTNER.

ATTEST: *Eugene N. Suttin*
EUGENE N. SUTTIN
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AZA VENTURES V, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 4th DAY OF June, 1998.

MY COMMISSION EXPIRES: Nov. 30, 2000 *Antoinette Schaal*
NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CLIFTON VENTURES IV, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 4th DAY OF June, 1998.

CLIFTON/RBG XXIV, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: CLIFTON VENTURES IV, INC., A FLORIDA CORPORATION

ATTEST: *Philip A. Binns*
PHILIP A. BINNS
PRESIDENT

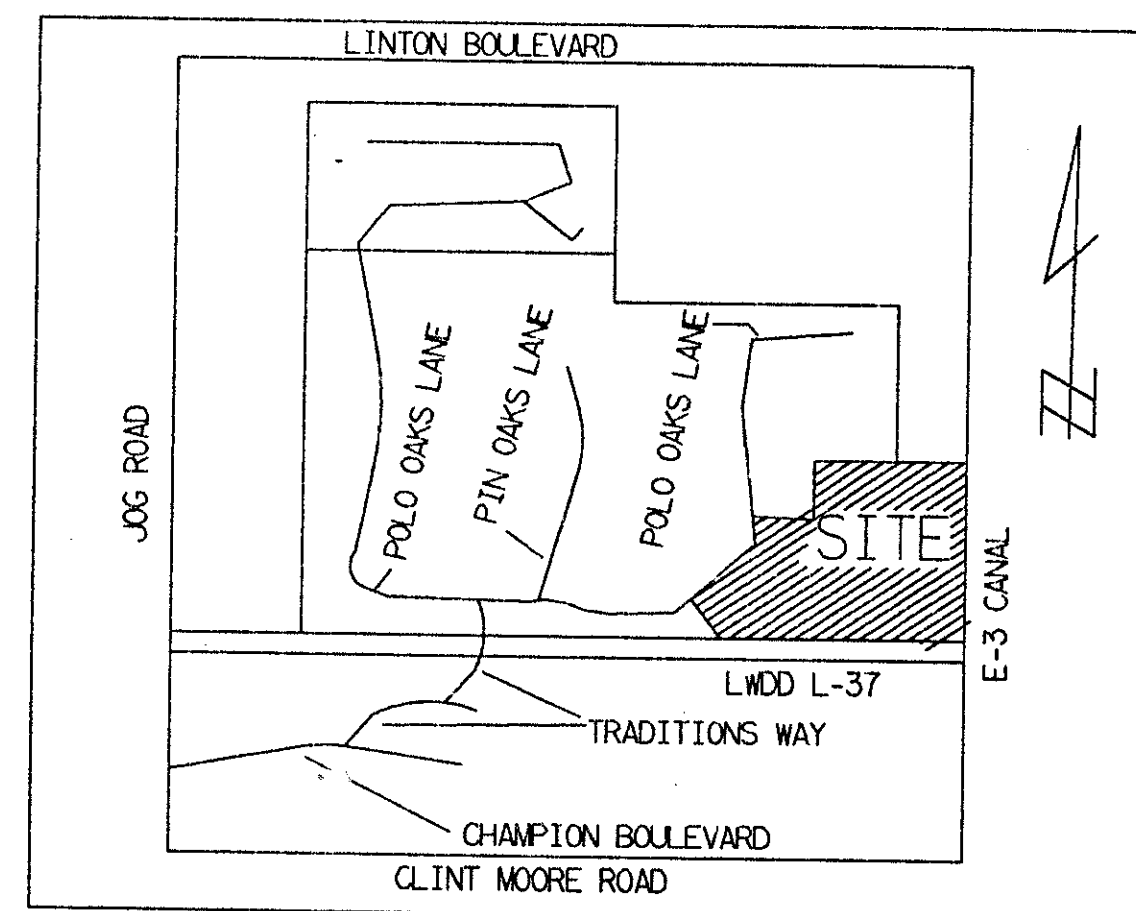
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHILIP A. BINNS AND J. MARTIN CARDER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF CLIFTON/RBG XXIV, INC., A FLORIDA LIMITED PARTNERSHIP, AS GENERAL PARTNER OF CLIFTON VENTURE IV, INC. 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 4th DAY OF June, 1998.

MY COMMISSION EXPIRES: Nov. 30, 2000 *Antoinette Schaal*
NOTARY PUBLIC



LOCATION MAP (NOT TO SCALE)

Pet. 84-71 H
Alloc. #0001
5/3/3/K

TRACT R
POLO CLUB PUD

NOTES, COORDINATES BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

SCALE FACTOR 1.000035802

GROUND DISTANCE X SCALE FACTOR = GRID

S 89° 15' 53" W PLAT BEARING = "COUNTER CLOCKWISE"
 S 89° 15' 50" W GRID BEARING = BEARING ROTATION
 SOUTH LINE THIS PLAT (PLAT TO GRID)
 00° 00' 03"

SEAL AZA VENTURES VIII, INC. SEAL NOTARY PUBLIC SEAL OAKS AT THE POLO CLUB, LTD. SEAL CLIFTON/RBG XXIV, LTD. SEAL THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. SEAL NOTARY PUBLIC SEAL OHIO SAVINGS BANK SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER SEAL THE VINTAGE OAKS ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

0436-052

KESHAVARZ & ASSOCIATES, INC.
 THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
 1280 N. CONGRESS AVENUE, SUITE 206
 WEST PALM BEACH, FLORIDA 33409
 (561) 689-8600 / FAX 689-7475

BOOK 82
 FLOOD MAP # 220B
 QUAD # 37
 SE 84-71
 ZIP CODE 33487
 RID NAME Polo Club