

# POLO OAKS - REPLAT # 2

0436-033



# 52

PART OF THE POLO CLUB P.U.D.  
BEING A REPLAT OF A PORTION OF TRACT B, OF THE POLO OAKS  
AS RECORDED IN PLAT BOOK 71, PAGES 117 THROUGH 123,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

OCTOBER 1998

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 BY E. Suttin  
THIS 13th DAY OF  
January A.D. 1998 AND  
DULY RECORDED IN PLAT BOOK  
52 ON PAGES 50 AND  
51  
DOROTHY WILKEM, CLERK  
CIRCUIT COURT.  
BY: [Signature]

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN HEREON AS "POLO OAKS - REPLAT # 2, PART OF THE POLO CLUB P.U.D., BEING A REPLAT OF A PORTION OF TRACT B OF "THE POLO OAKS", AS RECORDED IN PLAT BOOK 71, AT PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT B, THENCE SOUTH 89°21'35" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 127.85 FEET; THENCE NORTH 02°40'56" WEST, A DISTANCE OF 60.04 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 29.18 FEET, A CENTRAL ANGLE OF 122°38'00" AND WHOSE RADIUS POINT BEARS NORTH 00°38'25" WEST FROM SAID POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.45 FEET; THENCE NORTH 33°16'25" WEST, A DISTANCE OF 64.95 FEET TO THE POINT OF CURVATURE OF A CIRCLE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 52.00 FEET, AND A CENTRAL ANGLE OF 118°13'16"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 53.50 FEET AND A CENTRAL ANGLE OF 80°14'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.93 FEET, (THE LAST FOUR PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF TRACT H OF THE AFOREMENTIONED PLAT OF THE POLO OAKS); THENCE NORTH 89°11'52" EAST, A DISTANCE OF 50.68 FEET TO A POINT ON THE MOST EASTERLY LINE OF SAID TRACT B-1; THENCE SOUTH 00°48'08" EAST ALONG SAID EAST LINE, A DISTANCE OF 288.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.766 ACRES MORE OR LESS.

- TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT A-1 IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10424, PAGE 307, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR VINTAGE OAKS PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 STORM WATER 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.

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 AND PRIVATE ROADS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY AZA VENTURES V, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF VINTAGE PROPERTIES V, LTD., A FLORIDA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF OAKS AT THE POLO CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP.

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: [Signature] BY: [Signature]  
EUGENE N. SUTTIN  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, 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 22nd DAY OF September, 1998.

MY COMMISSION EXPIRES: Nov. 30, 2000 [Signature]  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF Sept, 1998.

THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: [Signature] BY: [Signature]  
Robert M. Kosches, pres.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert M. Kosches WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE POLO CLUB OF BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 29th DAY OF September, 1998.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF September, 1998.

VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: [Signature] BY: [Signature]  
EUGENE N. SUTTIN, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VINTAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 22nd DAY OF September, 1998.

MY COMMISSION EXPIRES: Nov. 30, 2000 [Signature]  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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") AND MONUMENTS ACCORDING TO SEC. 177.09(19), F.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.

DATE: October 8, 1998  
CHARLES H. ANDERSON, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4392  
KESHAVARAZ & ASSOCIATES, INC.  
1280 N. CONGRESS AVENUE, SUITE 206  
WEST PALM BEACH, FLORIDA 33409  
LB NO. 4897

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, KAREN P. KONDELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

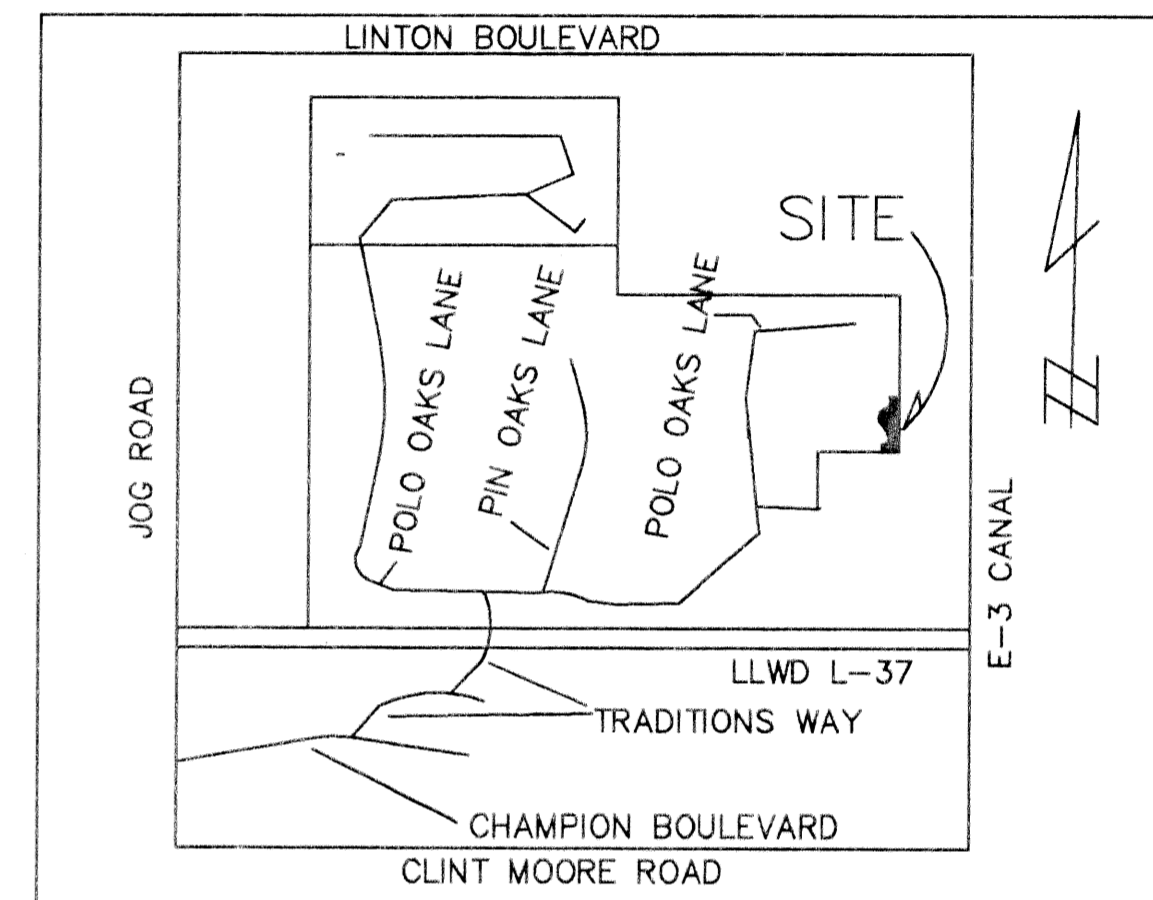
COHEN, BERKE, BERNSTEIN, BRODIE & KONDELL, P.A.

DATE: Oct. 13, 1998 BY: [Signature]  
KAREN P. KONDELL  
FOR THE FIRM

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(12), F.S., THIS 13th DAY OF January, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

[Signature]  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER



LOCATION MAP (NOT TO SCALE)

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING ON THE MOST EASTERLY LINE OF TRACT B-1, POLO OAKS, AS RECORDED IN PLAT BOOK 71 PAGES 117 THROUGH 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS SOUTH 00°48'08" EAST.
- LINE 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 ENROACHMENT.
- 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.

### 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° 21' 35" W PLAT BEARING = "COUNTER CLOCKWISE"  
S 89° 21' 32" W GRID BEARING = BEARING ROTATION  
00° 00' 03" (PLAT TO GRID)  
SOUTH LINE THIS PLAT

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### KESHAVARAZ & ASSOCIATES, INC.

THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON  
IN THE OFFICES OF KESHAVARAZ & ASSOCIATES, INC.  
1280 N. CONGRESS AVENUE, SUITE 206  
WEST PALM BEACH, FLORIDA 33409  
(561) 689-8600 / FAX 689-7476  
LICENSED BUSINESS NO. 4897

Subdivision: Polo Oaks Replat #2  
Book: 52  
Page: 50  
Flood Zone: B  
Flood Map # 22006  
Zoning: R331SE  
Quadrant: 3  
SE 84-71  
TAX 982  
TAX CODE 33494  
PUD NAME: Polo Club

