

THE POLO CLUB OPEN SPACE PLAT TWO

SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

BEING A REPLAT OF A PORTION OF "THE POLO CLUB PLAT I", A P.U.D., AS RECORDED
IN PLAT BOOK 52, PAGES 35 & 36

MARCH, 1986. SHEET 1 OF 8.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:45 AM
THIS 22ND DAY OF JUNE
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 52 ON PAGES
140, 141, AND 142, 143, 144, 145, 146, 147
BY JOHN B. DUNKLE, C.S.S., 147
1986 D.C.

DEDICATION

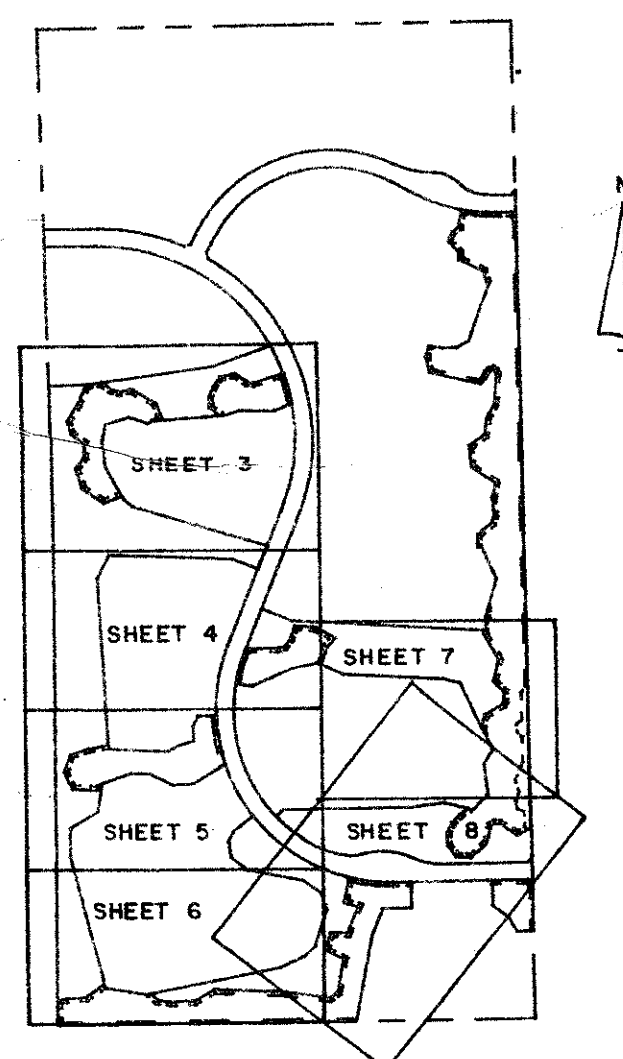
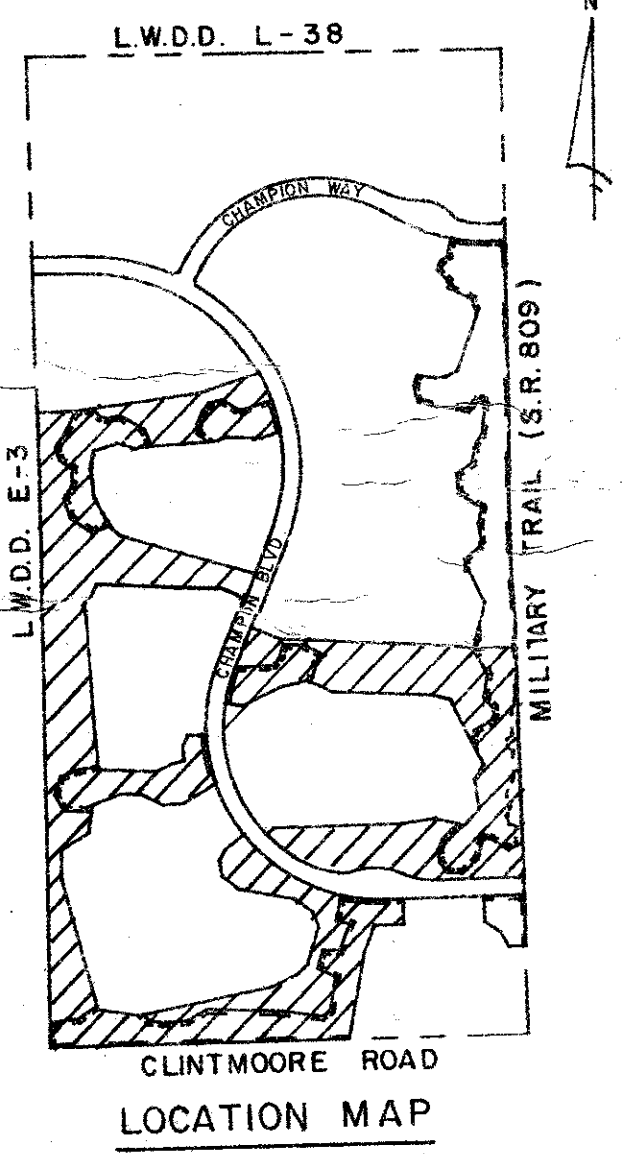
KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, OWNERS OF THE LAND SHOWN HEREON AS THE POLO CLUB OPEN SPACE PLAT TWO SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS II & III OF THE PLAT OF "THE POLO CLUB PLAT I" AS RECORDED IN PLAT BOOK 52, PAGES 35-36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE EXACTLY DESCRIBED AS FOLLOWS:

PARCEL 4. BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED "THE POLO CLUB PLAT I"; THENCE N89°06'02"E, ALONG THE SOUTH PERIMETER OF THE ABOVE REFERENCED PLAT, A DISTANCE OF 1548.31 FEET; THENCE N10°28'56"E, DEPARTING FROM THE ABOVE REFERENCED PERIMETER, A DISTANCE OF 453.10 FEET; THENCE N21°22'31"E A DISTANCE OF 153.36 FEET; THENCE N88°51'56"E A DISTANCE OF 150.00 FEET; THENCE N01°08'04"W A DISTANCE OF 130.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON SAID REFERENCED "THE POLO CLUB PLAT I"; THENCE S88°00'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.56 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 895.00 FEET FROM WHICH SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 53°23'14", A DISTANCE OF 833.95 FEET; THENCE S28°49'40"W A DISTANCE OF 65.00 FEET; A DISTANCE OF 125.00 FEET; THENCE S24°15'10"W, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET; THENCE S79°23'30"E A DISTANCE OF 290.00 FEET; THENCE S22°05'37"E A DISTANCE OF 110.00 FEET; THENCE S22°01'38"E A DISTANCE OF 90.00 FEET; THENCE S17°25'35"W A DISTANCE OF 205.00 FEET; THENCE S47°10'56"W A DISTANCE OF 78.57 FEET; THENCE S65°20'18"W A DISTANCE OF 138.59 FEET; THENCE S78°47'25"W A DISTANCE OF 710.04 FEET; THENCE N81°13'07"W A DISTANCE OF 209.05 FEET; THENCE N15°01'50"W A DISTANCE OF 700.17 FEET; THENCE N00°13'48"W A DISTANCE OF 152.32 FEET; THENCE S42°25'03"E A DISTANCE OF 169.15 FEET; THENCE N09°30'07"E A DISTANCE OF 150.00 FEET; THENCE N70°10'59"E A DISTANCE OF 159.09 FEET; THENCE S87°44'18"E A DISTANCE OF 101.00 FEET; THENCE S63°37'52"E A DISTANCE OF 127.44 FEET; THENCE N87°11'30"E A DISTANCE OF 105.93; THENCE N58°47'36"E A DISTANCE OF 198.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ABOVE REFERENCED CHAMPION BOULEVARD AND A POINT ON A CURVE HAVING A RADIUS OF 895.00 FEET FROM WHICH A RADIAL LINE BEARS N71°42'21"E, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 16°32'57", A DISTANCE OF 258.54 FEET; THENCE S88°15'18"W, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 95.39 FEET; THENCE S28°25'04"W A DISTANCE OF 58.37 FEET; THENCE S04°20'24"E A DISTANCE OF 76.11 FEET; THENCE S72°37'56"W A DISTANCE OF 79.08 FEET; THENCE S63°16'02"W A DISTANCE OF 71.30 FEET; THENCE N87°39'34"W A DISTANCE OF 305.00 FEET; THENCE N03°40'13"W A DISTANCE OF 872.34 FEET; THENCE N27°52'35"E A DISTANCE OF 141.50 FEET; THENCE S88°13'33"E A DISTANCE OF 636.44 FEET; THENCE S68°03'41"E A DISTANCE OF 145.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ABOVE REFERENCED CHAMPION BOULEVARD; THENCE N21°56'19"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 134.05 FEET; THENCE N74°03'47"W, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 731.71 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°38'32"E A DISTANCE OF 182.08 FEET; THENCE N69°45'11"E A DISTANCE OF 99.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ABOVE REFERENCED CHAMPION BOULEVARD AND A POINT ON A CURVE HAVING A RADIUS OF 1005.00 FEET FROM WHICH A RADIAL LINE BEARS S79°23'27"W; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 18°25'53", A DISTANCE OF 323.30 FEET; THENCE S70°56'06"W, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 924.56 FEET; THENCE S81°51'22"W A DISTANCE OF 575.00 FEET; THENCE S82°30'45"W A DISTANCE OF 77.37 FEET; THENCE S87°44'19"W A DISTANCE OF 197.80 FEET TO THE WESTERLY PERIMETER OF THE ABOVE REFERENCED "THE POLO CLUB PLAT I"; THENCE S01°37'08"E, RUNNING ALONG SAID PERIMETER, A DISTANCE OF 722.48 FEET; THENCE S00°13'48"E A DISTANCE OF 2600.03 FEET TO THE POINT OF BEGINNING.

PARCEL 5. COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 35; THENCE S01°08'04"E, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 605.01 FEET; THENCE S89°51'56"W, DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 75.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, THE EAST PERIMETER OF THE ABOVE REFERENCED "THE POLO CLUB PLAT I", AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING; THENCE N87°08'23"W, DEPARTING FROM SAID PERIMETER, A DISTANCE OF 1218.00 FEET; THENCE N68°03'41"W A DISTANCE OF 166.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON SAID "THE POLO CLUB PLAT I"; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: 1) S21°56'19"W A DISTANCE OF 234.59 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 805.00 FEET FROM WHICH A RADIAL LINE BEARS S68°03'41"E; THENCE 2) SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°24'44", A DISTANCE OF 174.39 FEET; THENCE S80°28'25"E DEPARTING FROM SAID RIGHT-OF-WAY LINE, 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 520.00 FEET; THENCE S75°39'16"E A DISTANCE OF 91.35 FEET; THENCE S28°11'20"E A DISTANCE OF 376.78 FEET; THENCE S32°05'22"W A DISTANCE OF 87.94 FEET; THENCE S07°21'59"E A DISTANCE OF 159.06 FEET; THENCE S44°15'03"W A DISTANCE OF 109.61 FEET; THENCE N76°36'26"W A DISTANCE OF 158.94 FEET; THENCE S81°45'35"W A DISTANCE OF 170.00 FEET; THENCE S88°54'58"W A DISTANCE OF 661.96 FEET; THENCE S42°53'55"W A DISTANCE OF 48.58 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AND A POINT ON A CURVE HAVING A RADIUS OF 805.00 FEET FROM WHICH A RADIAL LINE BEARS N45°53'55"E; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES AND DISTANCES: 1) SOUTHEASTERLY ALONG THE ARC OF ABOVE SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°43'40", A DISTANCE OF 178.83 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 529 FEET FROM WHICH A RADIAL LINE BEARS N34°10'15"E; THENCE 2) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 26°48'19", A DISTANCE OF 247.61 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 177.81 FEET FROM WHICH A RADIAL LINE BEARS N07°21'56"E; THENCE 3) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°50'40", A DISTANCE OF 77.10 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 350.00 FEET FROM WHICH A RADIAL LINE BEARS S17°28'44"E; THENCE 4) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 42°20'40", A DISTANCE OF 258.67 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 400.00 FEET FROM WHICH A RADIAL LINE BEARS N24°51'56"E; THENCE 5) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 26°00'00", A DISTANCE OF 181.51 FEET; THENCE 6) N88°51'56"E A DISTANCE OF 428.56 FEET; THENCE 7) N43°51'56"E A DISTANCE OF 35.36 FEET TO THE EASTERLY PERIMETER OF SAID "THE POLO CLUB PLAT I"; THENCE N01°08'04"W A DISTANCE OF 1161.21 FEET TO THE POINT OF BEGINNING.

PARCEL 4: CONTAINS 41.97 ACRES, MORE OR LESS.
PARCEL 5: CONTAINS 20.07 ACRES, MORE OR LESS.



SHEET LOCATION MAP

0436-305

35/46/42

SUBDIVISION * Polo Club Plat 2
BOOK 53 PAGE 140
FLOOD ZONE 10 FLOOD MAP * 2908
ORIG # 37 ZONING
SE ZIP CODE 33413
PUD NAME

53/140

Meridian Surveying and mapping inc.
2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.
DRAWN M.A.M. DATE 10/22/85
CHECKED M.A.M. SCALE 1"=60'
DRAWING NO. 85-058PL2 THE POLO CLUB OPEN SPACE PLAT TWO

DRAWING NUMBER 53/140

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER