

POLO CLUB SHOPS REPLAT

BEING A REPLAT OF TRACTS A, B AND C, THE POLO CLUB SHOPS,
AS RECORDED IN PLAT BOOK 59, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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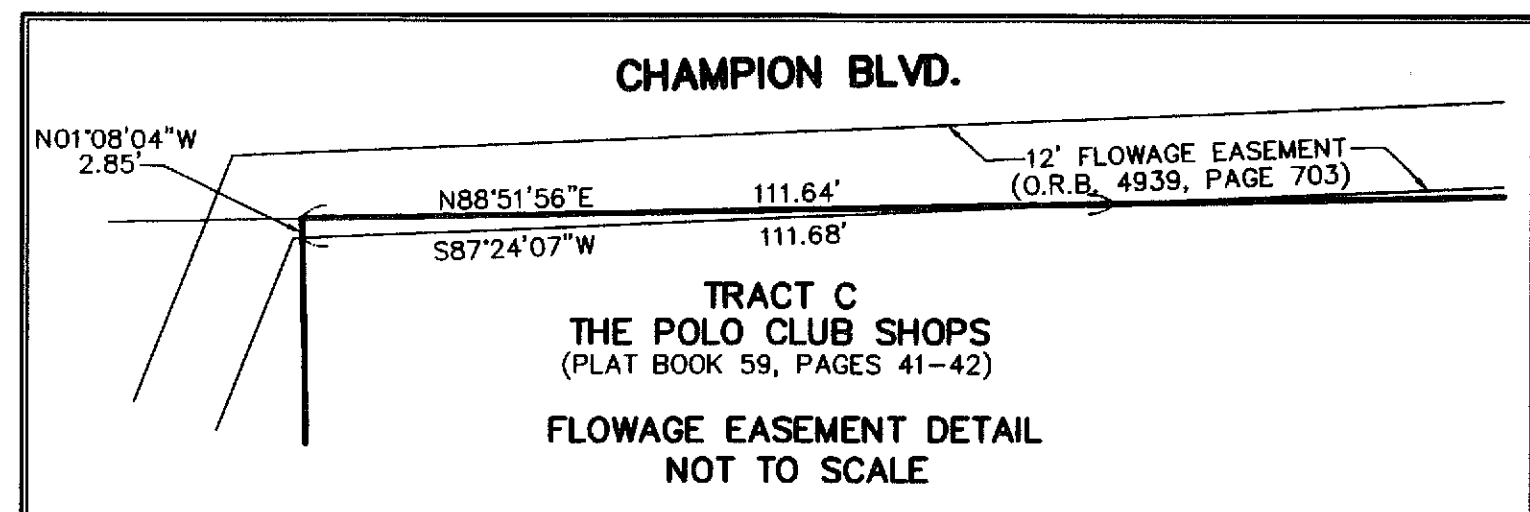
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2010 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOOK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

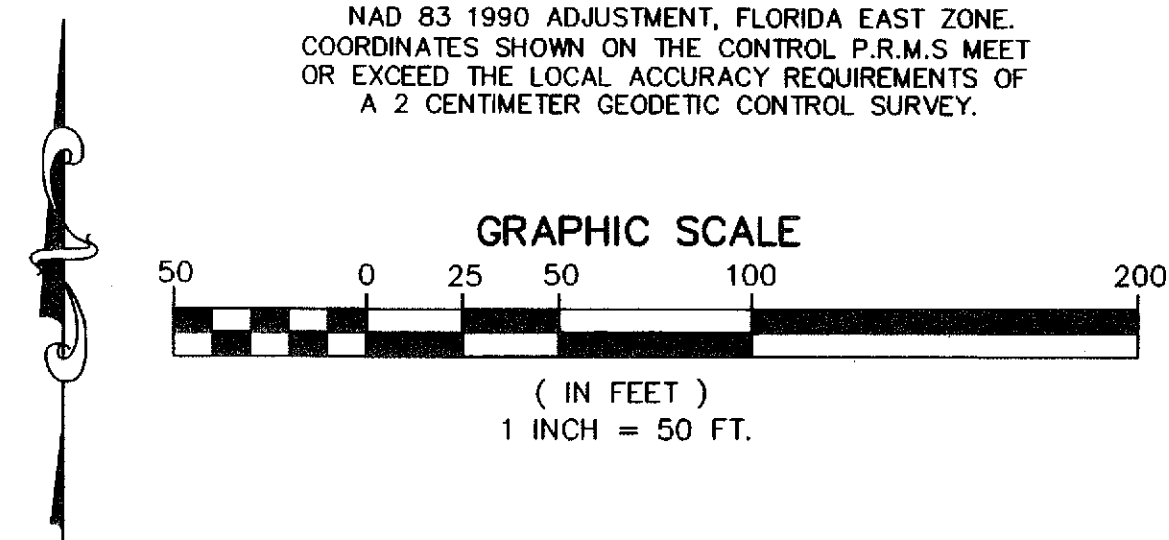
SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY
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OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2010



NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000359
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET
OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF
A 2 CENTIMETER GEODETIC CONTROL SURVEY.



SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWERS) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF S89°06'02"W ALONG THE SOUTH LINE OF TRACT C, THE POLO CLUB SHOPS
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- P.R.M. - INDICATES SET NAIL AND DISK MARKED P.R.M. LB 3591.
- UE - INDICATES UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- C - DENOTES CENTERLINE
- F.P.L. - DENOTES FLORIDA POWER & LIGHT CO.
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- N - DENOTES NORTHING
- E - DENOTES EASTING

12' FLOWAGE EASEMENT (O.R.B. 4939, PAGE 703)

10' BELLSOUTH EASEMENT (O.R.B. 4844, PAGE 1178)
S. 1/4 CORNER OF SECTION 35 TOWNSHIP 46 SOUTH RANGE 42 EAST N 755504.86 E 940958.50

PARCEL D
BROKEN SOUND PARCEL 24
(PLAT BOOK 74, PAGES 199-200)
90' L.W.D.D. L-40 CANAL EASEMENT (O.R.B. 3475, PAGE 182)

L.W.D.D. CANAL L-40
51.81' L.W.D.D. CANAL RIGHT-OF-WAY CHANCERY CASE NO. 407 (O.R.B. 6495, PAGE 761)

UNPLATTED
90' L.W.D.D. L-40 CANAL EASEMENT (O.R.B. 3475, PAGE 182)

TRACT III
THE POLO CLUB PLAT I
(PLAT BOOK 52, PAGES 35-36)

TRACT IV
THE POLO CLUB PLAT I
(PLAT BOOK 52, PAGES 35-36)

TRACT IV
THE POLO CLUB PLAT I
(PLAT BOOK 52, PAGES 35-36)

PARCEL A

SUBJECT TO EASEMENT IN FAVOR OF PALM BEACH COUNTY
RECORDED IN O.R.B. 5490, PAGE 1052
AS MODIFIED BY O.R.B. 27123, PAGE 1122-1124

MILITARY TRAIL
RIGHT-OF-WAY WIDTH VARIES
(DEED BOOK 1062, PAGE 354)
(O.R.B. 486, PAGE 289)
(O.R.B. 150, PAGE 604)
(O.R.B. 380, PAGE 159)
(PLAT BOOK 52, PAGES 35-36)

E. LINE OF SECTION 35

S.E. CORNER OF SECTION 35
TOWNSHIP 46 SOUTH
RANGE 42 EAST
N 75547.05
E 943645.86