

# POLO TRACE II PUD PLAT NO. 5

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BEING A REPLAT OF A PORTION OF PARCEL "A" AND ALL OF THE WATER MANAGEMENT TRACT ACCORDING TO POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88 AT PAGES 160 THROUGH 170, A REPLAT OF A PORTION OF TRACT O-2 AND ALL OF TRACT S-1 (POLO TRACE DRIVE) ACCORDING TO POLO TRACE II PLAT NO. 1, AS RECORDED IN PLAT BOOK 75 AT PAGES 193 THROUGH 204, A REPLAT OF ALL OF TRACTS "A", "B" AND "C" ACCORDING TO POLO TRACE II PLAT NO. 2, AS RECORDED IN PLAT BOOK 77 AT PAGES 76 THROUGH 77 AND A REPLAT OF ALL OF TRACTS R-1 AND O-1 ACCORDING TO POLO TRACE II PLAT NO. 3, AS RECORDED IN PLAT BOOK 83 AT PAGES 1 THROUGH 3, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

SHEET 2 OF 18

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF December, 2018.

LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION  
BY: Vanessa Serrano  
VANESSA SERRANO, PRESIDENT  
WITNESS: Brad Wall WITNESS: Jessica DiGuardi  
PRINT NAME: Brad Wall PRINT NAME: Jessica DiGuardi

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME, I PERSONALLY APPEARED VANESSA SERRANO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED PERSONAL ID AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 11th DAY OF December, 2018.

NOTARY PUBLIC: Lisa Santana  
PRINT NAME: Lisa Santana  
MY COMMISSION EXPIRES: 12/16/21  
COMMISSION NUMBER: 06154640

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE POLO TRACE SWIM & RACQUET CLUB CORP., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF December, 2018.

POLO TRACE SWIM & RACQUET CLUB CORP.,  
A FLORIDA NOT FOR PROFIT CORPORATION  
BY: Vanessa Serrano  
VANESSA SERRANO, PRESIDENT  
WITNESS: Brad Wall WITNESS: Jessica DiGuardi  
PRINT NAME: Brad Wall PRINT NAME: Jessica DiGuardi

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED VANESSA SERRANO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED PERSONAL ID AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE POLO TRACE SWIM & RACQUET CLUB CORP., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 11th DAY OF December, 2018.

NOTARY PUBLIC: Lisa Santana  
PRINT NAME: Lisa Santana  
MY COMMISSION EXPIRES: 12/16/21  
COMMISSION NUMBER: 06154640

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE POLO TRACE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF December, 2018.

POLO TRACE HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION  
BY: Robert Cuskaden  
ROBERT CUSKADEN, PRESIDENT  
WITNESS: Brad Wall WITNESS: Kristie L Swanson  
PRINT NAME: Brad Wall PRINT NAME: Kristie L Swanson

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ROBERT CUSKADEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED PERSONAL ID AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE POLO TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY 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 11th DAY OF Dec, 2018.

NOTARY PUBLIC: Kristie L Swanson  
PRINT NAME: Kristie L Swanson  
MY COMMISSION EXPIRES: 3/7/21  
COMMISSION NUMBER: 66068111

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF BROWARD  
WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN POLO TRACE ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND POLO TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A FLORIDA CORPORATION  
BY: George Tellez  
GEORGE TELLEZ, VICE-PRESIDENT  
DATE: December 13, 2018

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2) FLORIDA STATUTES, THIS 11th DAY OF December, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

BY: David L. Ricks  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "SPILLWAY" AND "TOAST" HAVING A BEARING OF NORTH 44°08'23" WEST, ALL OTHER BEARINGS RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT TRACTS COINCIDE.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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 PALM BEACH COUNTY.
- 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.
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).  
ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR  
PROJECTION ALL DISTANCES ARE GROUND.  
SCALE FACTOR = 1.0000258  
PLAT BEARING = GRID BEARING  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE. THE UNDERLYING PLATS THAT ARE ENCOMPASSED BY THIS PLAT, ARE BASED ON AN ASSUMED BEARING DATUM. THE BEARING ROTATION FROM STATE PLANE GRID TO THE UNDERLYING PLAT DATUM IS 00°43'57" (CLOCKWISE).
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IT IS THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH ALL EASEMENTS AND TRACTS IN FAVOR OF PRIVATE ENTITIES THAT WERE PREVIOUS PLATTED, UNLESS OTHERWISE NOTED. IT IS ALSO THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH THE LIMITED ACCESS EASEMENTS AND THAT WERE PREVIOUS PLATTED AND TO DEDICATE LIMITED ACCESS EASEMENTS ACCORDING TO THIS PLAT.

**SURVEYOR & MAPPER'S CERTIFICATE**

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Perry C. White DATE: 12/12/2018  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
PERRY C. WHITE, P.S.M. 4213,  
STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467 LB-7741

