

THE POLO CLUB OPEN SPACE PLAT FOUR

PART OF THE POLO CLUB P.U.D.
SITUATE IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

BEING A REPLAT OF A PORTION OF TRACTS I, II & III OF "THE POLO CLUB PLAT II"
1987 SHEET 1 OF 5

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 11:24 A.M.
THIS 2 DAY OF March
AD. 1988 AND DULY RECORDED
IN PLAT BOOK 24 ON PAGES
8 AND 12

JOHN B. DUNKLE, CLERK
BY: Sumner, D.C.



DEDICATION

KING 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 FOUR", BEING A REPLAT OF A PORTION OF TRACTS I, II AND III OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING FIVE PARCELS:

PARCEL ONE:

BEGINNING AT THE NORTHWEST CORNER OF TRACT R-2AS SHOWN ON "THE POLO CLUB OPEN SPACE PLAT THREE", AS RECORDED IN PLAT BOOK 57 AT PAGES 50 THROUGH 52 OF THE AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, 210.00 FEET IN WIDTH; THENCE ALONG THE WEST BOUNDARY LINE OF SAID TRACT R-2, S00°52'16"E, A DISTANCE OF 606.10 FEET; THENCE S8°09'51"W, A DISTANCE OF 1080.37 FEET TO INTERSECT THE NORTHERN RIGHT-OF-WAY OF CHAMPION BOULEVARD AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT II", AT A POINT ALONG A CURVE HAVING A RADIUS OF 1755.00 FEET FROM WHICH A RADIAL LINE BEARS N19°06'54"E; THENCE NORTHWESTERLY ALONG A PORTION OF SAID NORTHERN RIGHT-OF-WAY, AND ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 01°58'42", A DISTANCE OF 60.60 FEET; THENCE DEPARTING FROM SAID NORTHERN RIGHT-OF-WAY OF CHAMPION BOULEVARD, N28°39'51"E, A DISTANCE OF 130.52 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2010.00 FEET FROM WHICH A RADIAL LINE BEARS N61°50'09"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 21°38'30", A DISTANCE OF 759.21 FEET; THENCE N06°31'21"E, A DISTANCE OF 277.4 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1885.00 FEET FROM WHICH A RADIAL LINE BEARS S83°28'39"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 13°17'19", A DISTANCE OF 437.19 FEET; THENCE ALONG THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, THENCE ALONG A PORTION OF SAID BEGINNING LINE, N89°01'12"E, A DISTANCE OF 140.22 FEET

THE ABOVE PARCEL CONTAINS 5.818 ACRES, MORE OR LESS.

PARCEL TWO:

BEGINNING AT THE NORTHWEST CORNER OF TRACT I, AS SHOWN ON THE ABOVEDESCRIBED "THE POLO CLUB PLAT II"; THENCE ALONG A PORTION OF THE NORTHERN BOUNDARY LINE OF SAID TRACT I, N89°13'10"E, A DISTANCE OF 489.00 FEET; THENCE DEPARTING FROM SAID BOUNDARY LINE, S01°03'59"E, A DISTANCE OF 444.70 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 114.41 FEET FROM WHICH A RADIAL LINE BEARS N88°56'01"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 73°00'04", A DISTANCE OF 145.77 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 300.20 FEET FROM WHICH A RADIAL LINE BEARS N15°55'57"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 74°58'01", A DISTANCE OF 892.78 FEET; THENCE N30°57'56"E, A DISTANCE OF 97.95 FEET; THENCE S7°18'11"E, A DISTANCE OF 233.14 FEET; THENCE S11°17'12"E, A DISTANCE OF 135.49 FEET TO INTERSECT THE NORTHERN RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CHAMPION BOULEVARD AT A POINT ALONG A CURVE HAVING A RADIUS OF 1145.00 FEET FROM WHICH A RADIAL LINE BEARS, S14°55'45"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, SUBTENDING A CENTRAL ANGLE OF 92°38'14", A DISTANCE OF 52.70 FEET; THENCE S12°26'01"W, A DISTANCE OF 425.06 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 705.00 FEET FROM WHICH A RADIAL LINE BEARS N17°33'59"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 14°30'00", A DISTANCE OF 203.03 FEET; THENCE S88°50'01"W, A DISTANCE OF 220.00 FEET; THENCE N46°03'58"W, A DISTANCE OF 35.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE ALONG A PORTION OF SAID EAST RIGHT-OF-WAY LINE OF JOG ROAD, N01°03'59"W, A DISTANCE OF 678.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 5.690 ACRES, MORE OR LESS.

PARCEL THREE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT II"; SAID POINT ALSO BEING ALONG THE EAST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF JOG ROAD, N01°03'59"W, A DISTANCE OF 463.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON SAID PLAT; THENCE RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AND ALONG SAID DEPARTING FROM SAID RIGHT-OF-WAY LINE OF JOG ROAD AND ALONG SAID RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, N43°56'01"E, A DISTANCE OF 35.36 FEET; THENCE N88°56'01"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 170.00 FEET FROM WHICH A RADIAL LINE BEARS, S01°03'59"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 31°00'00", A DISTANCE OF 91.98 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 290.00 FEET FROM WHICH A RADIAL LINE BEARS, N29°56'01"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 70°12'08", A DISTANCE OF 355.33 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 500.00 FEET FROM WHICH A RADIAL LINE BEARS, S40°16'07"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 22°42'08", A DISTANCE OF 198.11 FEET; THENCE N72°26'01"E, A DISTANCE OF 218.03 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1055.00 FEET FROM WHICH A RADIAL LINE BEARS, S17°33'59"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 15°28'41", A DISTANCE OF 285.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S45°16'45"E, A DISTANCE OF 36.45 FEET; THENCE S01°31'48"W, A DISTANCE OF 12.88 FEET; THENCE S97°25'20"W, A DISTANCE OF 414.83 FEET; THENCE S02°11'43"E, A DISTANCE OF 130.00 FEET; THENCE S54°20'53"E, A DISTANCE OF 64.21 FEET; THENCE N88°54'24"E, A DISTANCE OF 297.37 FEET; THENCE S52°26'02"E, A DISTANCE OF 132.43 FEET; THENCE S33°21'12"E, A DISTANCE OF 127.53 FEET; THENCE S15°16'11"E, A DISTANCE OF 782.90 FEET; THENCE S04°00'09"W, A DISTANCE OF 426.61 FEET; THENCE S85°59'51"E, A DISTANCE OF 133.31 FEET; THENCE HAVING A RADIUS OF 59.43 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 350.00 FEET FROM WHICH A RADIAL LINE BEARS, S14°01'46"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THENCE S72°45'40"E, A DISTANCE OF 278.35 FEET; THENCE N76°59'45"E, A DISTANCE OF 712.82 FEET; THENCE N71°01'48"E, A DISTANCE OF 332.37 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS N18°58'12"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 78°48'31", A DISTANCE OF 41.22 FEET; THENCE N07°41'45"E, A DISTANCE OF 223.56 FEET; THENCE N77°36'47"W, A DISTANCE OF 270.19 FEET; THENCE N63°30'21"W, A DISTANCE OF 69.00 FEET FROM WHICH A RADIAL LINE BEARS, S14°01'46"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 84°48'18", A DISTANCE OF 88.81 FEET; THENCE N42°39'50"E, A DISTANCE OF 138.82 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CHAMPION BOULEVARD; THENCE ALONG A PORTION OF SAID RIGHT-OF-WAY LINE, S49°44'39"E, A DISTANCE OF 137.37 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1845.00 FEET FROM WHICH A RADIAL LINE BEARS, N40°15'21"E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 48°35'44", A DISTANCE OF 1564.84 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, S08°20'24"E, A DISTANCE OF 92.38 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 60.00 FEET FROM WHICH A RADIAL LINE BEARS, S81°39'36"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 90°07'10", A DISTANCE OF 94.37 FEET; THENCE S81°46'47"W, A DISTANCE OF 442.75 FEET; THENCE S44°04'44"W, A DISTANCE OF 15.00 FEET; THENCE S00°55'16"E, A DISTANCE OF 621.00 FEET TO INTERSECT THE SOUTH BOUNDARY LINE OF "THE POLO CLUB PLAT II"; THENCE ALONG SAID SOUTH BOUNDARY LINE, S89°04'44"W, A DISTANCE OF 712.82 FEET; THENCE S89°23'45"W, A DISTANCE OF 1376.11 FEET; THENCE N01°03'59"W, A DISTANCE OF 1287.81 FEET; THENCE S89°23'45"W, A DISTANCE OF 1250.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 39 ACRES, MORE OR LESS.

PARCEL FOUR:

COMMENCING AT THE NORTHWEST CORNER OF TRACT I, AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT I"; THENCE ALONG THE NORTHERN BOUNDARY LINE OF SAID TRACT I, N89°13'10"E, A DISTANCE OF 1474.94 FEET; THENCE DEPARTING FROM SAID NORTH LINE, S00°46'50"E, A DISTANCE OF 631.83 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AT A POINT ALONG A CURVE HAVING A RADIUS OF 1055.00 FEET FROM WHICH A RADIAL LINE BEARS S15°06'20"W, AT THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A PORTION OF SAID SOUTH RIGHT-OF-WAY LINE, SUBTENDING A CENTRAL ANGLE OF 25°09'00", A DISTANCE OF 463.09 FEET; THENCE S49°44'39"E, A DISTANCE OF 288.08 FEET; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD, S45°32'11"W, A DISTANCE OF 102.91 FEET; THENCE N78°48'31"W, A DISTANCE OF 252.92 FEET TO A POINT ALONG A CURVE HAVING A RADIUS OF 275.00 FEET FROM WHICH A RADIAL LINE BEARS, N10°19'34"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 58°06'31", A DISTANCE OF 278.90 FEET; THENCE NON-TANGENT TO SAID CURVE, N21°17'42"W, A DISTANCE OF 271.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 2.947 ACRES, MORE OR LESS.

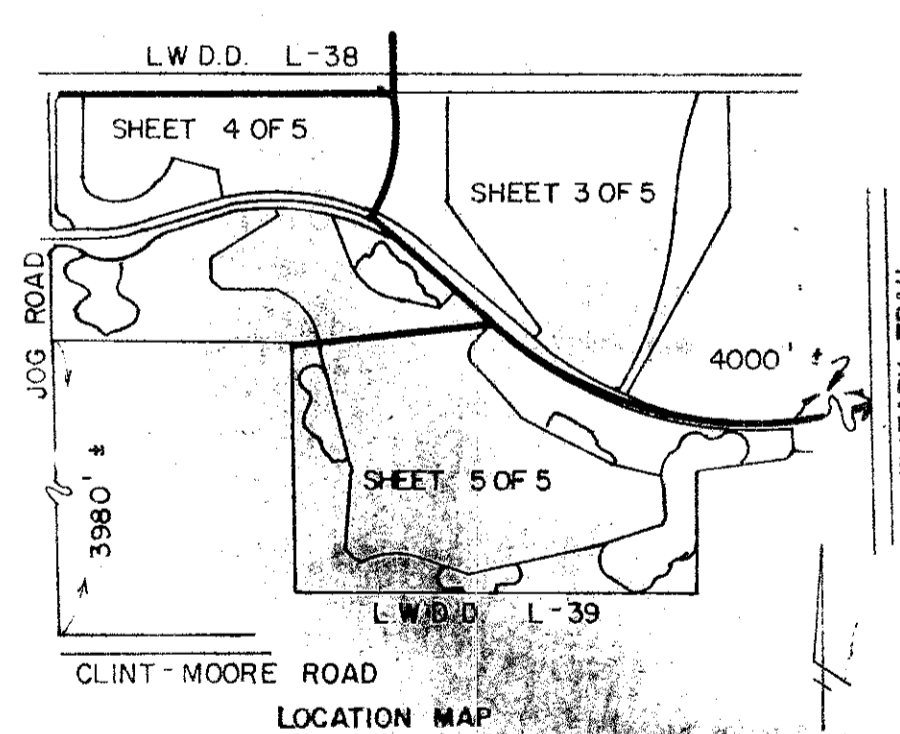
PARCEL FIVE:

BEGINNING AT THE NORTHWEST CORNER OF TRACT III AS SHOWN ON "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49, OF THE AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, 210.00 FEET IN WIDTH; THENCE ALONG A PORTION OF SAID SOUTH RIGHT-OF-WAY LINE, N89°13'10"E, A DISTANCE OF 242.15 FEET; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE S00°46'50"E, A DISTANCE OF 567.52 FEET; THENCE S37°07'01"E, A DISTANCE OF 817.26 FEET; THENCE S99°16'44"W, A DISTANCE OF 59.22 FEET TO INTERSECT THE AFOREMENTIONED CHAMPION BOULEVARD AT A POINT ALONG A CURVE HAVING A RADIUS OF 1755.00 FEET FROM WHICH A RADIAL LINE BEARS N37°49'52"E; THENCE NORTHWESTERLY ALONG A PORTION OF SAID CHAMPION BOULEVARD, SUBTENDING A CENTRAL ANGLE OF 02°25'29", A DISTANCE OF 74.27 FEET; THENCE N49°44'39"W, A DISTANCE OF 671.35 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1145.00 FEET FROM WHICH A RADIAL LINE BEARS S40°15'21"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°56'57", A DISTANCE OF 258.78 FEET; THENCE N19°49'18"W, A DISTANCE OF 34.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF TRADITIONS BOULEVARD AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT II"; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N23°03'00"E, A DISTANCE OF 77.77 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 764.77 FEET FROM WHICH A RADIAL LINE BEARS N66°57'00"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 23°15'28", A DISTANCE OF 310.44 FEET; THENCE N00°12'28"W, A DISTANCE OF 231.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 6.952 ACRES, MORE OR LESS.

THE ABOVE FIVE PARCELS CONTAIN 61.343 ACRES, MORE OR LESS.

SUBDIVISION BOOK 59 FLOOD ZONE B ZONING RS/RIS QUAD 37 SE PUD 84 PUD NAME



59/8 0436-005
02/28/00

Meridian Surveying and Mapping Inc.		2000 LOMBARD STREET WEST PALM BEACH, FL	
DRAWN	M. H. C.	DATE	JULY 1987
CHECKED	W. B. H.	SCALE	NONE
DRAWING NO.	86-P4-126		

THE POLO CLUB OPEN SPACE
PLAT FOUR