

LOCATION MAP

# POLO CLUB ROAD PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.

IN PART OF SECTIONS 15 & 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

AND BEING A REPLAT OF A PORTION OF PARCEL "H" OF THE PLAT OF EQUESTRIAN / POLO  
VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D.

IN 2 SHEETS

AUGUST, 1989

SHEET 1

0332-022

82

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 4:11 P.M.  
this 3 day of Aug  
1989, and duly recorded in Plat Book No.  
63 on page 82-82A  
JOHN B. DUNKLE, Clerk Circuit Court  
Subscribed & Sworn to D.C.

## DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "H" ACCORDING TO THE PLAT OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 50 PAGES 18 THROUGH 20, SAID PUBLIC RECORDS, SAID POINT OF BEGINNING LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING AT SAID POINT OF NORTH 16°41'35" EAST, AND HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'33" A DISTANCE OF 305.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°54'52" WEST A DISTANCE OF 930.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°40'40" A DISTANCE OF 441.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72°24'28" WEST A DISTANCE OF 661.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'50" A DISTANCE OF 745.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°50'42" WEST A DISTANCE OF 192.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'18" A DISTANCE OF 99.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51°00'00" WEST A DISTANCE OF 251.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°00'00" A DISTANCE OF 625.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°00'00" WEST A DISTANCE OF 875.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°47'10" A DISTANCE OF 232.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°47'10" WEST, A DISTANCE OF 57.75 FEET TO THE INTERSECTION WITH THE LINE COMMON TO SAID SECTION 15 AND 16; THENCE CONTINUE SOUTH 85°47'10" WEST A DISTANCE OF 27.47 FEET; THENCE SOUTH 43°28'32" WEST A DISTANCE OF 33.66 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL "H" OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D.; THENCE SOUTH 1°09'54" WEST ALONG SAID EASTERLY LINE OF PARCEL "H" A DISTANCE OF 60.73 FEET TO THE NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIAL BEARING AT SAID INTERSECTION OF NORTH 88°50'06" WEST AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°45'07" A DISTANCE OF 238.40 FEET; THENCE NORTH 75°24'47" EAST A DISTANCE OF 68.25 FEET; THENCE NORTH 85°47'10" EAST A DISTANCE OF 112.82 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL "H" OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D.; THENCE CONTINUE NORTH 85°47'10" EAST A DISTANCE OF 50.22 FEET TO THE INTERSECTION WITH THE LINE COMMON TO SAID SECTION 15 AND 16; THENCE CONTINUE NORTH 85°47'10" EAST A DISTANCE OF 50.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 560.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°47'10" A DISTANCE OF 203.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°00'00" EAST A DISTANCE OF 875.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°00'00" A DISTANCE OF 714.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°00'00" EAST A DISTANCE OF 251.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'18" A DISTANCE OF 113.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°50'42" EAST A DISTANCE OF 192.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'50" A DISTANCE OF 652.38 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72°24'28" EAST A DISTANCE OF 661.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°40'40" A DISTANCE OF 527.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°54'52" EAST A DISTANCE OF 930.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'33" A DISTANCE OF 267.73 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE SAID PLAT OF MUIRFIELD - PLAT NO. 3; THENCE SOUTH 16°41'35" WEST ALONG A LINE RADIAL TO SAID INTERSECTION AND THE SAID WESTERLY LINE OF MUIRFIELD - PLAT NO. 3, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 445,339 SQUARE FEET OR 10.2236 ACRES.

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALAN J. CIKLIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ACME IMPROVEMENT DISTRICT, AND PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*Alan J. Ciklin*  
ALAN J. CIKLIN, ATTORNEY AT LAW  
LICENSED IN FLORIDA - DATE: 6-19-89

## LAND USE

ROAD RIGHT-OF-WAY ..... 10.22 ACRES

## NOTES

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE NORTH LINE OF SECTION 14-44-41 IS ASSUMED TO BEAR NORTH 89°48'25" WEST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN POLO CLUB ROAD, A PRIVATE ROAD TRACT, AS SHOWN HEREON.

WHERE UTILITY EASEMENTS AND PRIVATE ROAD TRACTS CONFLICT, THE PRIVATE ROAD TRACT AND ITS REQUIRED IMPROVEMENTS SHALL TAKE PRECEDENCE.

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1<sup>st</sup> DAY OF AUG, 1989.

BY: *Carol E. Clummond*  
CAROL E. CLUMMOND - CHAIRMAN  
VICE CHAIRMAN - KAREN MARCUS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1<sup>st</sup> DAY OF AUG, 1989.

BY: *John B. Dunkle*  
JOHN B. DUNKLE, P.E. - COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*  
DEPUTY CLERK

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, JOINED BY ACME IMPROVEMENT DISTRICT AND PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., AS OWNERS OF THE LAND SHOWN HEREON AS POLO CLUB ROAD PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON, P.U.D., BEING IN PART OF SECTIONS 15 AND 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED TO THE LEFT UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE THE ROAD, AS SHOWN, FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER, AND SEWER AND SAID ROAD IS HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION SYSTEMS. IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, DISTRICT, AND PROPERTY OWNERS ASSOCIATION HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THEIR RESPECTIVE OFFICERS, AND HAVE CAUSED THEIR CORPORATE SEALS TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS, THIS 7<sup>th</sup> DAY OF December, 1987.

ATTEST:

*Diana C. LaPierre*  
DIANA C. LAPIERRE, ASSISTANT SECRETARY

ATTEST:

*Mary M. Viator*  
MARY M. VIATOR, ASSISTANT SECRETARY

ATTEST:

*Diana C. LaPierre*  
DIANA C. LAPIERRE, SECRETARY

LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION  
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: *John McClure*  
JOHN MCCLURE, VICE PRESIDENT

ACME IMPROVEMENT DISTRICT

BY: *Ralph D. McCormack*  
RALPH D. MCCORMACK, PRESIDENT

PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOC., INC.

BY: *Chris Cole*  
CHRIS COLE, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN MCCLURE, DIANA C. LAPIERRE, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LANDMARK LAND COMPANY OF FLORIDA, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, JOINED BY MARY M. VIATOR AND RALPH D. MCCORMACK, ASSISTANT SECRETARY AND PRESIDENT, RESPECTIVELY OF ACME IMPROVEMENT DISTRICT, AND CHRIS COLE AND DIANA LAPIERRE, PRESIDENT AND SECRETARY, RESPECTIVELY OF PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, DISTRICT, AND PROPERTY OWNERS ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE RESPECTIVE SEALS OF SAID CORPORATION, DISTRICT, AND PROPERTY OWNERS ASSOCIATION, AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, DISTRICT, AND PROPERTY OWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 7<sup>th</sup> DAY OF December, 1987.

Notary Public, State of Florida at Large  
My Commission Expires 12-31-89  
BORNED THROUGHOUT MY QUALITY  
& HAPPY INSURANCE & TRAVEL

*Ryan M. Sovalla*  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

## SURVEYOR'S CERTIFICATE

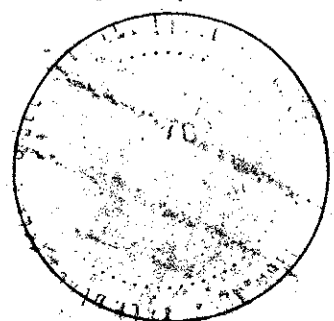
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 177-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

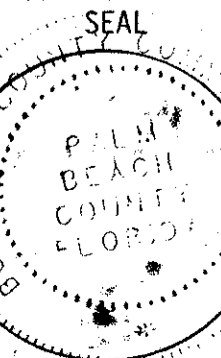
DATE: 12-8-87

*Paul J. Potorny*  
PAUL J. POTORNY  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA  
FLORIDA REGISTRATION NO. 2297

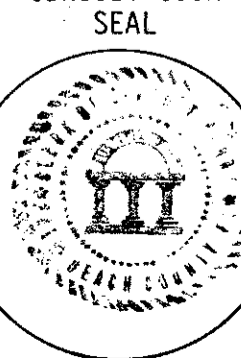
PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOC., INC.



COUNTY COMMISSIONER SEAL



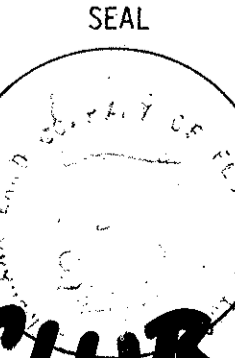
CLERK OF THE CIRCUIT COURT SEAL



COUNTY ENGINEER SEAL



LANDMARK LAND CO. OF FLA. SEAL



NOTARY SEAL



SURVEYOR SEAL



ACME IMPROVEMENT DISTRICT



THIS INSTRUMENT WAS PREPARED BY:  
PAUL J. POTORNY OF DAILEY-POTORNY, INC.  
5050 TENTH AVENUE NORTH, SUITE B  
LAKE WORTH, FLORIDA 33463

POLO CLUB ROAD, PLAT No. 2 OF P.B. POLO AND C.C.

**Dailey-Potorny, inc.**  
land surveyors, planners, engineers  
5050 Tenth Avenue North, Suite B, Lake Worth, Florida 33463  
407-587-8787

SUBDIVISION: Polo Club Road Plat 2  
 BOOK: 63  
 FLOOD ZONE: P  
 FLOOD MAP: 100B  
 MAP: 515-02  
 ZONING: AR 86-22  
 MAP: 516 77  
 ZIP CODE: 33414  
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