

SEPTEMBER 1995

POLO TRACE II PLAT NO. 1

0633-001

SHEET 1 of 12

193

DEDICATION:

BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS COMPANY PLAT NO. 1, PLAT BOOK 2, PAGE 26, AND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT K. HOVNANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, OWNER OF THE TWO PARCELS OF LAND SHOWN HEREON AS "POLO TRACE II PLAT NO. 1" BEING A RE-PLAT OF PORTIONS OF PALM BEACH FARMS COMPANY PLAT NO. 1, SAID PARCELS OF LAND, LYING IN TRACTS 41 AND 42, 49 THROUGH 56, INCLUSIVE, TRACTS 73 THROUGH 83, INCLUSIVE, AND LYING IN TRACTS 85 THROUGH 88, INCLUSIVE, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID BLOCK 9 ALSO BEING IN SECTIONS 8 AND 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PALM BEACH COUNTY ENGINEERING DEPARTMENT BRASS DISK IN CONCRETE MARKING THE SOUTH ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°02'38" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 9, A DISTANCE OF 1336.60 FEET; THENCE, SOUTH 89°57'05" WEST, A DISTANCE OF 15.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 88; THENCE, CONTINUE SOUTH 89°57'05" WEST, ALONG THE SOUTH LINE OF SAID TRACT 88, A DISTANCE OF 7.78 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF HAGEN RANCH ROAD (AN 80 FOOT ROAD RIGHT OF WAY) AS SHOWN ON PALM BEACH COUNTY ENGINEERING DEPARTMENT MAP ENTITLED "HAGEN ROAD IN PALM BEACH FARMS CO. PLAT NO. 1 SEC. 9 & 16, TWP. 46, RGE. 42", DRAWING NUMBER 3-56-027 FOR A POINT OF BEGINNING.

THENCE, NORTH 00°04'38" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1302.07 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT 73; SAID POINT BEARS SOUTH 89°46'22" WEST, A DISTANCE OF 7.93 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 73; SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE, SOUTH 89°46'22" WEST, ALONG THE NORTH LINE OF SAID TRACTS 73 AND 74, A DISTANCE OF 385.71 FEET TO THE INTERSECTION THEREOF WITH A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 260.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 83°18'55" WEST; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'57", A DISTANCE OF 2.42 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 07°13'02" WEST, A DISTANCE OF 128.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°21'48", A DISTANCE OF 108.37 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 11°08'46" EAST, A DISTANCE OF 54.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°16'41", A DISTANCE OF 58.30 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 89°46'22" WEST, A DISTANCE OF 80.98 FEET; THENCE, NORTH 85°13'38" WEST, A DISTANCE OF 361.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 889.00 FEET; THENCE, WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", A DISTANCE OF 155.16 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 84°46'22" WEST, A DISTANCE OF 361.45 FEET; THENCE, SOUTH 89°46'22" WEST, A DISTANCE OF 240.63 FEET; THENCE, NORTH 85°13'38" WEST, A DISTANCE OF 357.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 889.00 FEET; THENCE, WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", A DISTANCE OF 155.16 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 84°46'22" WEST, A DISTANCE OF 361.45 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 85.17 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 22.95 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 5.31 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 113.11 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 53.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 70°09'49" WEST; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°23'27", A DISTANCE OF 65.11 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°13'38" WEST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID TRACT 80; THENCE, SOUTH 89°46'22" WEST, ALONG THE NORTH LINE OF SAID TRACT 80, A DISTANCE OF 242.59 FEET TO THE NORTHWEST CORNER OF SAID TRACT 80; THENCE, SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID TRACTS 80 AND 81, A DISTANCE OF 1293.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 81; THENCE, NORTH 88°24'07" EAST, ALONG THE SOUTH LINE OF SAID TRACTS 81, 82 AND 83, A DISTANCE OF 979.56 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 83; THENCE, NORTH 00°05'47" WEST, ALONG THE EAST LINE OF SAID TRACT 83, A DISTANCE OF 647.09 FEET TO THE NORTHEAST CORNER OF SAID TRACT 83; THENCE, NORTH 89°49'38" EAST, ALONG THE SOUTH LINE OF SAID TRACT 77, A DISTANCE OF 330.56 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 77; THENCE, SOUTH 00°09'29" EAST ALONG THE WEST LINE OF SAID TRACT 85, A DISTANCE OF 647.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 85; THENCE, NORTH 89°57'05" EAST, ALONG THE SOUTH LINE OF SAID TRACTS 85, 86, 87 AND 88, A DISTANCE OF 1299.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE, NORTH 00°04'38" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HAGEN RANCH ROAD, A DISTANCE OF 30.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID TRACT 56, FOR A POINT BEGINNING.

THENCE, CONTINUE NORTH 00°04'38" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 31.76 FEET; THENCE, NORTH 01°38'29" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 537.47 FEET; THENCE, SOUTH 46°37'11" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 35.34 FEET; THENCE, NORTH 88°24'07" WEST, A DISTANCE OF 273.09 FEET; THENCE, NORTH 43°24'07" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 01°35'53" EAST, A DISTANCE OF 19.50 FEET; THENCE, NORTH 46°35'53" EAST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 88°24'07" WEST, A DISTANCE OF 14.00 FEET; THENCE, NORTH 01°35'53" EAST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 88°24'07" WEST, A DISTANCE OF 118.00 FEET; THENCE, SOUTH 01°35'53" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 88°24'07" WEST, A DISTANCE OF 14.00 FEET; THENCE, SOUTH 43°24'07" EAST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 01°35'53" WEST, A DISTANCE OF 19.50 FEET; THENCE, SOUTH 40°15'28" WEST, A DISTANCE OF 32.02 FEET; THENCE, SOUTH 01°35'53" WEST, A DISTANCE OF 156.57 FEET; THENCE, SOUTH 16°49'39" WEST, A DISTANCE OF 37.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°13'43", A DISTANCE OF 30.57 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01°35'55" WEST, A DISTANCE OF 4.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°05'03", A DISTANCE OF 24.25 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 10°29'08" EAST, A DISTANCE OF 15.59 FEET; THENCE, SOUTH 89°46'22" WEST, A DISTANCE OF 230.49 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 133.00 FEET; THENCE, SOUTH 89°00'00" WEST, A DISTANCE OF 28.49 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 5.70 FEET; THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 185.00 FEET; THENCE, NORTH 12°09'48" WEST, A DISTANCE OF 29.82 FEET; THENCE, SOUTH 28°05'30" WEST, A DISTANCE OF 106.71 FEET; THENCE, SOUTH 58°54'12" WEST, A DISTANCE OF 94.76 FEET; THENCE, SOUTH 67°09'46" WEST, A DISTANCE OF 64.11 FEET; THENCE, SOUTH 02°15'55" EAST, A DISTANCE OF 11.26 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1025.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 00°03'09" WEST; THENCE, WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°06'15", A DISTANCE OF 91.31 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 84°50'37" WEST, A DISTANCE OF 124.36 FEET; THENCE, NORTH 00°13'38" WEST, A DISTANCE OF 114.42 FEET; THENCE, SOUTH 84°50'37" WEST, A DISTANCE OF 207.28 FEET; THENCE, NORTH 55°17'44" WEST, A DISTANCE OF 91.17 FEET; THENCE, SOUTH 89°46'22" WEST, A DISTANCE OF 121.80 FEET; THENCE, SOUTH 61°48'39" WEST, A DISTANCE OF 56.61 FEET; THENCE, SOUTH 59°03'23" WEST, A DISTANCE OF 58.16 FEET; THENCE, SOUTH 89°46'22" WEST, A DISTANCE OF 347.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE, WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°43'48", A DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 55°29'50" WEST, A DISTANCE OF 76.40 FEET; THENCE, SOUTH 89°46'22" WEST, A DISTANCE OF 186.56 FEET; THENCE, SOUTH 00°13'38" EAST, A DISTANCE OF 341.28 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID TRACTS 49 THROUGH 56, INCLUSIVE; THENCE, NORTH 89°46'22" EAST, ALONG THE SOUTH LINE OF SAID TRACTS 49 THROUGH 56, INCLUSIVE, A DISTANCE OF 2366.31 FEET TO THE POINT OF BEGINNING.

CONTAINING IN TOTAL: .7818 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACTS "A-1", "A-2" AND "A-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "D-1", "D-2", "D-3", "D-4", "D-5", "D-6", "D-7", "D-8", "D-9", "D-10" ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L-1", "L-2" AND "L-3" ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- TRACTS "LZ-1" AND "LZ-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

- THE PEDESTRIAN ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-1", "O-2", "O-4", "O-5", "O-6", "O-7", "O-8", "O-9", "O-10", "O-11", "O-12", "O-13", "O-14", "O-15" AND "O-16" AS SHOWN HEREON, ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "R", "R-1" AND "R-2" ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "S-1", "S-2", "S-3", "S-4", "S-5", "S-6" AND "S-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE OVERHANG EASEMENTS (O.H.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE OWNER OF ADJOINING TRACT 84, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 1, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE LEGAL RIGHT TO DISCHARGE DRAINAGE INTO THE DRAINAGE SYSTEM ASSOCIATED WITH THIS PLAT.
- A DRAINAGE EASEMENT OVER TRACTS "S-1", "S-2", "A-1", "A-2", "D-2", "D-3", "D-4", "D-5" AND "D-6" IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR DRAINAGE PURPOSES ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS.
- THE 40' ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO TRACT 84, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 1, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR SAFE AND SIGHT EASEMENTS, THE MAINTENANCE OF ALL (SAID SAFE SIGHT) EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF POLO TRACE HOME OWNERS ASSOCIATES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING SHALL BE IN ACCORDANCE WITH GENERAL EASEMENT NOTES AND RESTRICTIVE COVENANTS NO. 2.

IN WITNESS WHEREOF, K. HOVNANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY K. REID HOTALING, AS VICE PRESIDENT, AND TERESA J. BRELAND, AS ASSISTANT SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6TH DAY OF July, A.D., 1995.

BY: K. HOVNANIAN AT POLO TRACE, INC.
A FLORIDA CORPORATION
ATTEST: TERESA J. BRELAND, ASSISTANT SECRETARY BY: K. REID HOTALING, VICE PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED K. REID HOTALING AND TERESA J. BRELAND OF K. HOVNANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 6TH DAY OF July, 1995.
MY COMMISSION EXPIRES: Notary Public

SURVEYOR'S CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY 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 (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE 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.

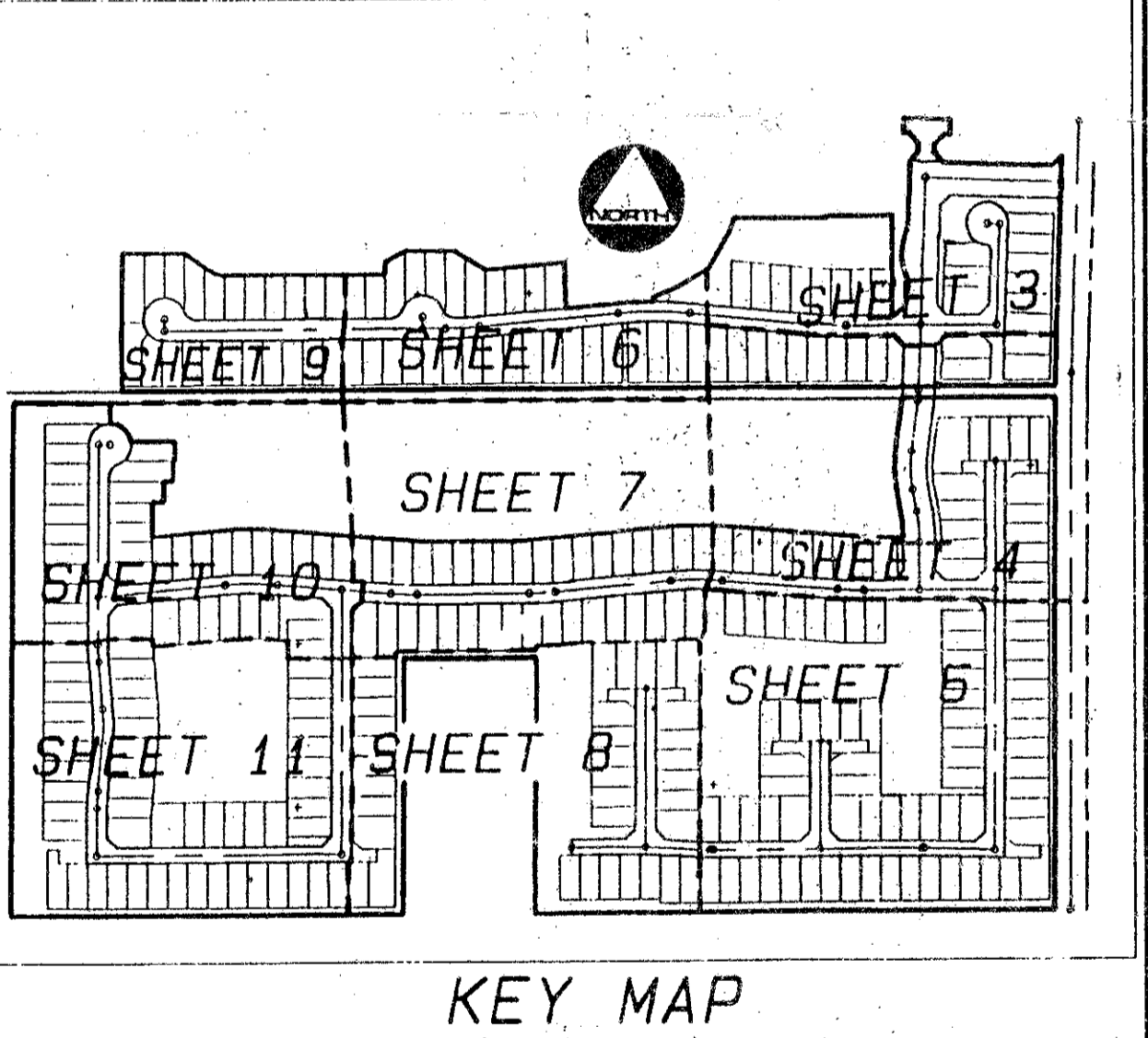
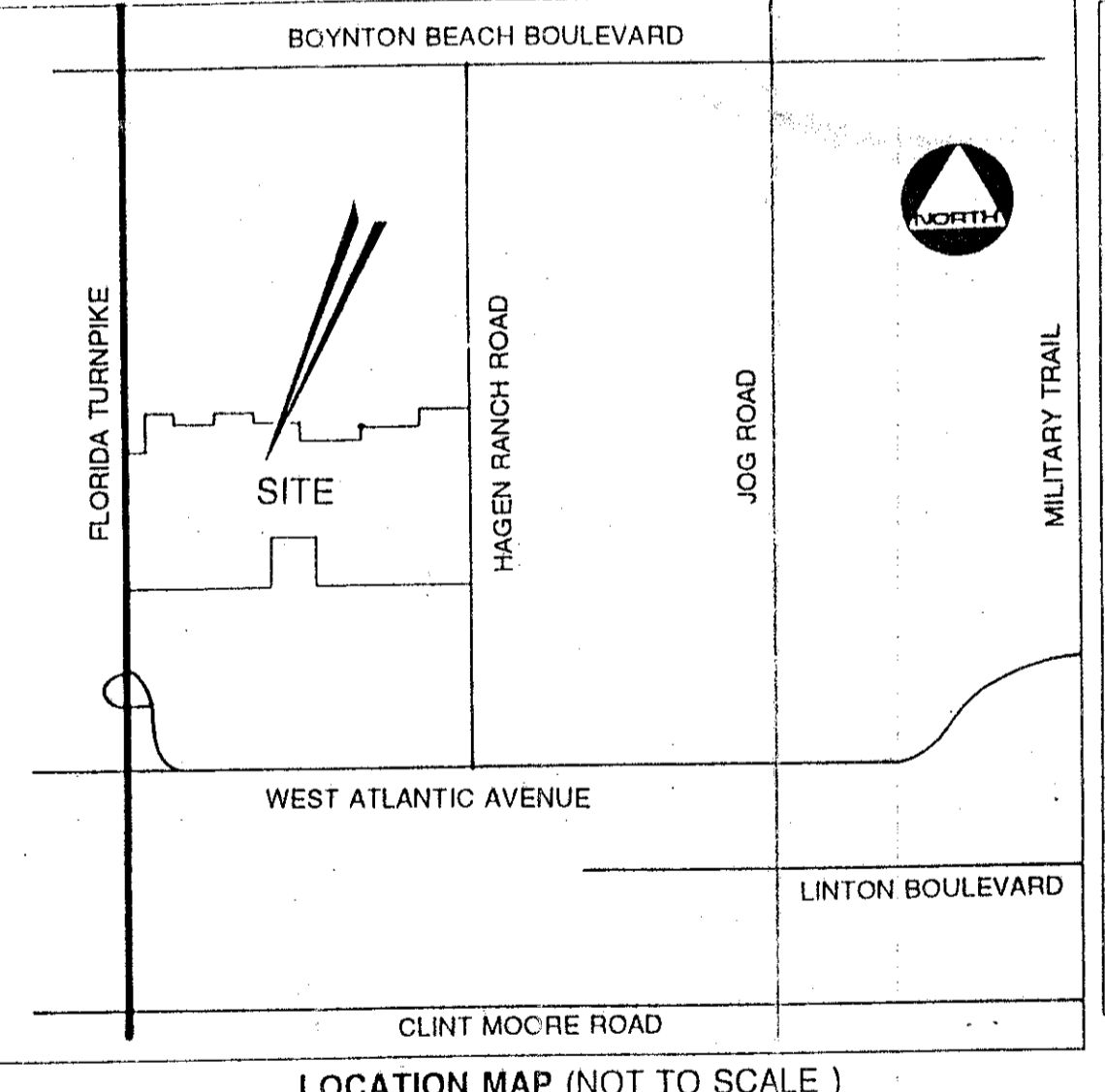
DATE: 7-6-95
BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 87°57'05" EAST, ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 88, INCLUSIVE, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 1.
2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
5. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
6. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:
1. BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, EASTERN NATIONAL TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN K. HOVNANIAN AT POLO TRACE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.
DATE: 7/6/95
BY: James P. Brown
JAMES P. BROWN, VICE-PRESIDENT



APPROVALS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Sept, A.D., 1995.
BY: Ken Foster
KEN FOSTER, CHAIRMAN

ATTEST:
DOROTHY H. WILKEN, CLERK
BY: Shera Wright
SHERA WRIGHT, DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Sept, A.D., 1995.
BY: George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

0633-001

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
PALM BEACH COUNTY, FLORIDA

GEORGE T. WEBB, P.E.
COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA

RECORD PLAT
POLO TRACE II
PLAT NO. 1

DWN DWL
CKD FILE

SCALE N.T.S.

WO.# P160

SHEET 1 OF 12

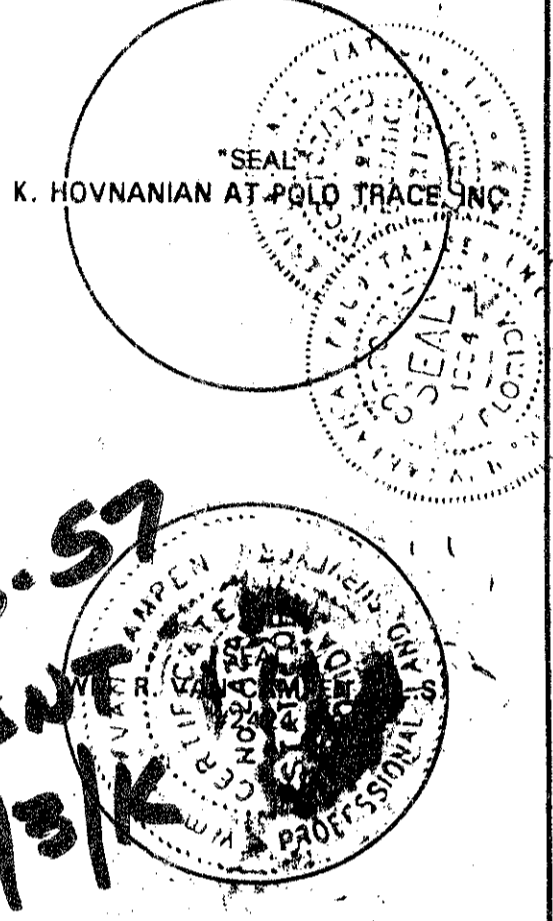
This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Phone (407) 844-9850

SUBDIVISION: Polo Trace II Plat No. 1
BOOK 75 PAGE 193
FLOOR MAP + ZONING PUD
QUAD 51
SE 81-21528-57 ZIP CODE 33446
PUD NAME: Source 9/4/94

TAZ-459

PET. 93-57
CURRENT
5/3/95



STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 11:37 A.M. THIS 26th DAY OF SEPTEMBER, A.D., 1995, AND DULY RECORDED IN PLAT BOOK 75, ON PAGES 193 THROUGH 204
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Deputy Clerk
DEPUTY CLERK