SEPTEMBER 1995

POLO TRACE II PLAT NO. 1

(A PART OF POLO TRACE P.U.D.)

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

0633-001

SHEET 12 of 12

204

BLOCK 9
PALM BEACH FARMS COMPANY PLAT NO. 1
(PLAT BOOK 2, PAGE 26)

S89°46'22"W 186.56' — N35°29'50"W 78.40' — L=42.43' CA=34°43'48" R=70.00' — S89°46'22"W 347.33' — S59°03'23"W 58.16' — S61°48'33"W 56.61' — S89°46'22"W 121.80' — N59°17'44"W 91.17' — S84°50'37"W 207.27' — N00°13'38"W 114.42' — S84°50'37"W 124.36' — L=91.31' CA=05°06'15" R=1025.00' — S02°15'55"E 11.26' — S58°54'17"E 94.76' — S24°05'40"W 106.77' — S67°09'46"W 64.11' — S21°09'46"W 29.82' — S90°00'00"W 230.77' — S00°00'00"E 5.70' — S90°00'00"W 165.00' — N00°00'00"E 135.60' — S89°46'22"W 28.49' — S01°35'53"W 156.57' — S16°49'39"W 37.92' — L=30.57' CA=15°13'43" R=115.00' — S01°35'55"W 4.60' — L=24.25' CA=12°05'03" R=115.00' — S10°29'08"E 15.59' — S01°35'53"W 36.00' — N88°24'07"W 118.00' — N01°35'53"E 36.00' — S88°24'07"E 14.00' — S43°24'07"E 35.36' — S01°35'53"W 19.50' — S40°15'28"W 32.02' — N46°35'53"E 35.36' — N01°35'53"E 19.50' — N88°24'07"W 273.09' — S46°37'11"W 35.34' — N43°24'07"W 35.36' — 8.13' — 8.27' — ABANDONED R/W (OFFICIAL RECORDS BOOK 794, PAGE 640)

42 41 49 50 51 52 53 54 55 56 9

WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD — N00°38'29"E 537.47' — N00°04'38"W 31.76' — 7.93' — 16.14'

15' LAKE WORTH DRAINAGE DISTRICT EASEMENT (O.R.B. 8930 PG. 971)

S00°13'38"E 341.28' — 15'

50' CANAL RIGHT OF WAY (O.R.B. 1588, PG. 965)

50' LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT (OFFICIAL RECORDS BOOK 8930 PAGE 971)

S89°46'22"W 242.59' — N89°46'22"E 2366.31' — S89°46'22"W 385.71' — 30' — 7.93' — 16.12'

N00°13'38"W 50.00' — L=65.11' CA=70°23'27" R=53.00' — S90°00'00"W 113.11' — 60.00' — N00°00'00"E — N00°00'00"E 50.00' — N90°00'00"E 22.95' — N00°00'00"E 50.00' — N90°00'00"E 27.70' — N90°00'00"E 5.31' — N00°00'00"E 88.17' — L=2.42' CA=00°31'57" R=260.00' — S07°13'02"E 128.36' — L=108.67' CA=23°17'46" R=267.00' — S11°08'46"E 54.98' — L=58.30' CA=09°16'41" R=360.00' — 80.98' S89°46'22"W

NOT A PART OF THIS PLAT

78 K PLAT NO. 1

169.73' S84°48'22"W — L=155.16' CA=10°00'00" R=889.00' — N85°13'38"W 357.84' — S89°46'22"W 240.63' — S84°46'22"W 361.45' — R=889.00' CA=10°00'00" L=155.16' — N85°13'38"W 361.45'

80' — 15'

80 79 76 75 74 73

WEST LINE OF BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 1 — S00°00'00"E 1293.94'

80' L.W.D.D. CANAL EASEMENT (OFFICIAL RECORDS BOOK 8930 PAGE 971)

SOUTH LINE OF TRACT 77 — N89°49'38"E 330.56'

NOT A PART OF THIS PLAT

TRACT 84

EAST LINE OF TRACT 83 — N00°05'47"W 647.09' — WEST LINE OF TRACT 85 — S00°09'29"E 647.81'

81 82 83 85 86 87 88 77

SOUTH LINE OF TRACTS 81 THROUGH 83 — N89°57'05"E 979.56'

SOUTH LINE OF TRACTS 85 THROUGH 88 — N89°57'05"E 1299.43'

30' PLATTED PALM BEACH FARMS COMPANY RIGHT-OF-WAY — 15.51' — 7.78'

WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD — N00°04'38"W 1302.07'

NORTH-SOUTH 1/4 SECTION LINE SECTION 9

BLOCK 9
PALM BEACH FARMS COMPANY PLAT NO. 1
(PLAT BOOK 2, PAGE 26)

PINE RIDGE AT DELRAY BEACH
(PLAT BOOK 58, PAGE 47)

0 50' 100' 200'
GRAPHIC SCALE (IN FEET)

Pet. 93-57
Current
5/3/3/K

SUBDIVISION ▪ Polo Trace II Plat No. 1
BOOK 75 PAGE 204
FLOOD ZONE B FLOOD MAP # 120A
QUAD ▪ SI ZONING PUD
SE 21-43-42 ZIP CODE 33446
PUD NAME Same 9/46/42

TAZ-459

75/204

This instrument was prepared by Wm. R. Van Compen, 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) 848-2102

RECORD PLAT
POLO TRACE II
PLAT NO. 1

DWN DJM	FB		10/01/95	W.O.# P150	
CKD	FILE P160PS12.dwg	SCALE 1" = 100'		SHEET 12 OF 12	

0633-001