

# POLO HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA INC.

## A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:15 P.M. 2022 AND DULY RECORDED IN PLAT BOOK NO. 134 ON PAGE(S) 3 through 4

THIS 24 DAY OF June 2022

JOSEPH ABRUZZO, CLERK AND CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK

LOCATION MAP  
SCALE: NTS

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### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO & COUNTRY CLUB POA INC. A FLORIDA NOT FOR PROFIT CORPORATION AND PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LANDS SHOWN HEREON AS HALF WAY HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA, INC. BEING A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL B ACCORDING TO THE PLAT OF GOLF AND TENNIS VILLAGE PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 35, PAGE 185 OF THE PUBLIC RECORD OF PALM BEACH COUNTY FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO COURSES S35°33'23"E A DISTANCE OF 175.00 FEET; THENCE N76°31'35"E A DISTANCE OF 373.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 4386, PAGE 292 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES S49°23'18"W A DISTANCE OF 352.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°44'42" A DISTANCE OF 35.30 FEET TO A POINT OF NON-TANGENCY; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUNNYDALE DRIVE AS RECORDED IN PLAT OF SUNNYDALE DRIVE AS RECORDED IN PLAT BOOK 58, PAGE 82 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING EIGHT COURSES; S88°06'19"W A DISTANCE OF 33.75 FEET; THENCE N49°26'00"W A DISTANCE OF 77.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 91.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'00" A DISTANCE OF 31.14 FEET TO THE POINT OF TANGENCY; THENCE N30°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 512.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'00" A DISTANCE OF 259.25 FEET TO A POINT OF TANGENCY; THENCE N59°00'00"W A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 429.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" A DISTANCE OF 299.58 FEET TO THE POINT OF TANGENCY; THENCE N18°20'00"W A DISTANCE OF 70.49 FEET TO A POINT ON THE SOUTHERLY LINE OF ST. ANDREWS AT THE POLO CLUB CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 17828, PAGE 1678 OF SAID PUBLIC RECORDS; THENCE LEAVING THE RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE N58°09'58"E A DISTANCE OF 174.46 FEET; THENCE LEAVING SAID SOUTHERLY LINE N22°57'41"W A DISTANCE OF 150.59 FEET; THENCE N89°22'58"W A DISTANCE OF 42.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 80.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°51'18" A DISTANCE OF 42.15 FEET TO A POINT OF NON-TANGENCY; THENCE N20°57'41"W A DISTANCE OF 10.18 FEET; THENCE N11°22'27"E A DISTANCE OF 142.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 2439, PAGE 992 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°48'25"E A DISTANCE OF 1643.98 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB DRIVE (PLATTED LONG MEADOW DRIVE) AS RECORDED IN PLAT BOOK 35, PAGE 185 AS RECORDED IN SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; S02°50'35"W A DISTANCE OF 335.00 FEET; THENCE S16°00'00"W A DISTANCE OF 121.26 FEET TO THE NORTHERLY LINE OF THE PLAT OF GOLF AND TENNIS VILLAGE PHASE 1 AS RECORDED IN PLAT BOOK 35, PAGE 185 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES; S76°31'35"W A DISTANCE OF 1147.70 FEET; THENCE S61°06'48"W A DISTANCE OF 153.65 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 25.429 ACRES MORE OR LESS.

### DEDICATION

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
2. PARCEL B, AS SHOWN HEREON IS HEREBY RESERVED FOR THE PALM BEACH POLO INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO INC., A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
3. PARCEL C, AS SHOWN HEREON IS HEREBY RESERVED FOR PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO, INC., A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
4. THE LAKE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LAKE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
5. THE VILLAGE OF WELLINGTON WATER EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, AND APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
6. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, 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.

### CORPORATE DEDICATION - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

IN WITNESS WHEREOF, PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 21<sup>st</sup> DAY OF April, 2022.

PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

BY: *[Signature]*  
ANDREW CARDUNER, PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Lin Taccaro

WITNESS: *[Signature]*  
PRINT NAME: Christopher Yarnozzi

### ACKNOWLEDGMENT - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21<sup>st</sup> DAY OF April, 2022, BY ANDREW CARDUNER AS PRESIDENT OF THE PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/14/22

*[Signature]*  
ALISSA HAUSER  
(PRINTED NAME) - NOTARY PUBLIC

### CORPORATE DEDICATION - PALM BEACH POLO, INC.

IN WITNESS WHEREOF, PALM BEACH POLO, INC., A FLORIDA FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 21<sup>st</sup> DAY OF April, 2022.

PALM BEACH POLO, INC.,  
A FLORIDA FOR PROFIT CORPORATION

BY: *[Signature]*  
GLENN F. STRAUB, PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Lin Taccaro

WITNESS: *[Signature]*  
PRINT NAME: Christopher Yarnozzi

### ACKNOWLEDGMENT - PALM BEACH POLO, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21<sup>st</sup> DAY OF April, 2022, BY GLENN F. STRAUB AS PRESIDENT OF THE PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/14/22

*[Signature]*  
ALISSA HAUSER  
(PRINTED NAME) - NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21<sup>st</sup> DAY OF April, 2022.

WITNESS: *[Signature]*  
PRINT NAME: Lin Taccaro

BY: *[Signature]*  
ANDREW CARDUNER, PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Christopher Yarnozzi

### ACKNOWLEDGMENT - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21<sup>st</sup> DAY OF April, 2022, BY ANDREW CARDUNER AS PRESIDENT OF THE PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/14/22

*[Signature]*  
ALISSA HAUSER  
(PRINTED NAME) - NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS - PALM BEACH POLO, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21<sup>st</sup> DAY OF April, 2022.

WITNESS: *[Signature]*  
PRINT NAME: Lin Taccaro

PALM BEACH POLO, INC.  
A FLORIDA FOR PROFIT CORPORATION

BY: *[Signature]*  
GLENN F. STRAUB, PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Christopher Yarnozzi

### ACKNOWLEDGMENT - PALM BEACH POLO, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21<sup>st</sup> DAY OF April, 2022, BY GLENN F. STRAUB AS PRESIDENT OF THE PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/14/22

*[Signature]*  
ALISSA HAUSER  
(PRINTED NAME) - NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEVEN L. DANIELS, 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 PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.; A FLORIDA NOT FOR PROFIT CORPORATION AND PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, INC. 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.

DATED: 4/21/2022 BY: *[Signature]*  
STEVEN L. DANIELS

### APPROVAL OF PLAT - VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS SHOWN HEREON.

DATED THIS 14<sup>th</sup> DAY OF June, 2022

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: *[Signature]*  
CHEVELLE ADDIE  
VILLAGE CLERK

BY: *[Signature]*  
ANNE GERMG  
MAYOR

### ACKNOWLEDGMENT - VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14<sup>th</sup> DAY OF June, 2022, BY ANNE GERMG AS MAYOR AND CHEVELLE ADDIE, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: 10/17/2023

*[Signature]*  
KELLY J. AVERY  
(PRINTED NAME) - NOTARY PUBLIC

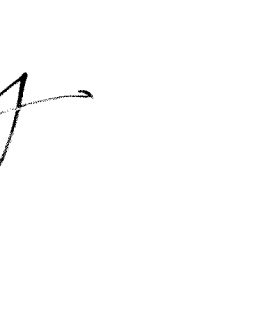
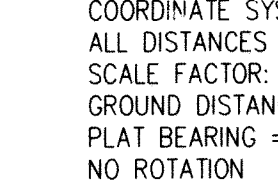
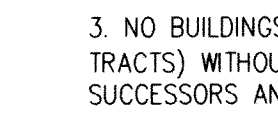
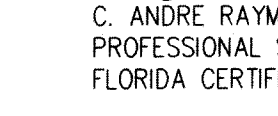
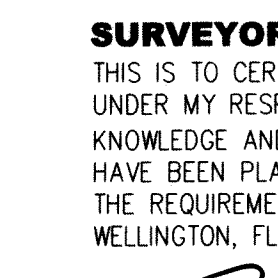
SEAL  
PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

SEAL  
PALM BEACH POLO, INC.

SEAL  
VILLAGE OF WELLINGTON

SEAL  
VILLAGE OF WELLINGTON

SEAL  
C. ANDRE RAYMAN  
PROFESSIONAL SURVEYOR AND MAPPER



LEGEND		AREA TABULATION	
C	CENTERLINE	PARCEL A	1.353 ACRES
ORB	OFFICIAL RECORD BOOK	PARCEL B	22.983 ACRES
PB	PLAT BOOK	PARCEL C	1.093 ACRES
PG	PAGE(S)	TOTAL	25.429 ACRES
R/W	RIGHT-OF-WAY		
■	SET 4" X 4" CONCRETE MONUMENT		
R	RADIUS		
L	ARC LENGTH		
Δ	DELTA ANGLE		
FPL	FLORIDA POWER AND LIGHT		
LB	LICENSED BUSINESS		
PRM	PERMANENT REFERENCE MONUMENT		

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS. 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

## POLO HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA INC.

DATE	3/15/2022	S H E E T	1/2
SCALE	N/A		
CAD FILE	20223.01	JOB NO.	20223.01
DSX PROJECT	20223.01		
DRAWN	JCM		
CHECKED	CAR		