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THE POLO CLUB OPEN SPACE PLAT ONE

SITUATE IN SECTION 35, TOWNSHIP. 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

BEING A REPLAT OF A PORTION OF "THE POLO CLUB PLAT I", A P.U.D., AS RECORDED
IN PLAT BOOK 52, PAGES 35-36.
JULY, 1985. SHEET 1 OF 6

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10/10/85
THIS 23rd DAY OF JANUARY
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 52 ON PAGES
124, 125 AND 126, 127, 128, 129
JOHN B. DUNKLE, CLERK
BY: [Signature]



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS BUR, 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 ONE SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY LOCATED WITHIN THE PLAT OF "THE POLO CLUB PLAT I" AS RECORDED IN PLAT BOOK 52, PAGES 35-36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE EXACTLY DESCRIBED AS FOLLOWS:

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE REFERENCED PLAT; THENCE N89°07'45"E, ALONG THE NORTH PERIMETER OF THE ABOVE REFERENCED PLAT, A DISTANCE OF 1187.24 FEET; THENCE S00°52'15"E, DEPARTING FROM THE ABOVE REFERENCED PERIMETER, A DISTANCE OF 78.98 FEET; THENCE S8°04'14"E A DISTANCE OF 635.55 FEET; THENCE S07°03'47"W A DISTANCE OF 47.05 FEET; THENCE S52°03'47"W A DISTANCE OF 38.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMPION WAY AS SHOWN ON THE ABOVE REFERENCED PLAT AT A POINT ON A CURVE HAVING A RADIUS OF 770.00 FEET FROM WHICH A RADIAL LINE BEARS S02°04'52"W, THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 225.84 FEET; THENCE N34°18'48"W, DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 365.32 FEET; THENCE N3°05'05"W A DISTANCE OF 150.00 FEET; THENCE N87°23'04"W A DISTANCE OF 093.09 FEET; THENCE N85°52'15"W A DISTANCE OF 120.00 FEET; THENCE S9°07'45"W A DISTANCE OF 728.29 FEET; THENCE S12°47'07"E A DISTANCE OF 11.33 FEET; THENCE S13°16'23"E A DISTANCE OF 339.25 FEET; THENCE S0°15'08"E A DISTANCE OF 120.00 FEET; THENCE S72°05'09"E A DISTANCE OF 1.15 FEET; THENCE S70°54'48"E A DISTANCE OF 605.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABOVE REFERENCED CHAMPION WAY AND POINT ON A CURVE HAVING A RADIUS OF 770.00 FEET FROM WHICH A RADIAL LINE BEARS S57°12'42"E; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°36'25", A DISTANCE OF 75.36 FEET; THENCE S27°10'52"W, CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SAID CHAMPION WAY, A DISTANCE OF 81.14 FEET; THENCE S0°23'22"W DEPARTING FROM SAID CHAMPION WAY, A DISTANCE OF 34.23 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AS SHOWN ON THE ABOVE REFERENCE PLAT "THE POLO CLUB PLAT I", AND A POINT ON A CURVE HAVING A RADIUS OF 1095.00 FEET FROM WHICH A RADIAL LINE BEARS S23°35'51"W; THENCE WESTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID CHAMPION BOULEVARD ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°09'14", A DISTANCE OF 481.61 FEET; THENCE S89°26'38"W A DISTANCE OF 283.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT QUALIZING CANAL NO. E-3, AS RECORDED IN OFFICIAL RECORD BOOK 4299, PAGE 552, SAID LINE ALSO BEING THE WEST PERIMETER OF THE ABOVE REFERENCE PLAT; THENCE N01°37'08"W A DISTANCE OF 1044.40 FEET TO THE POINT OF BEGINNING.

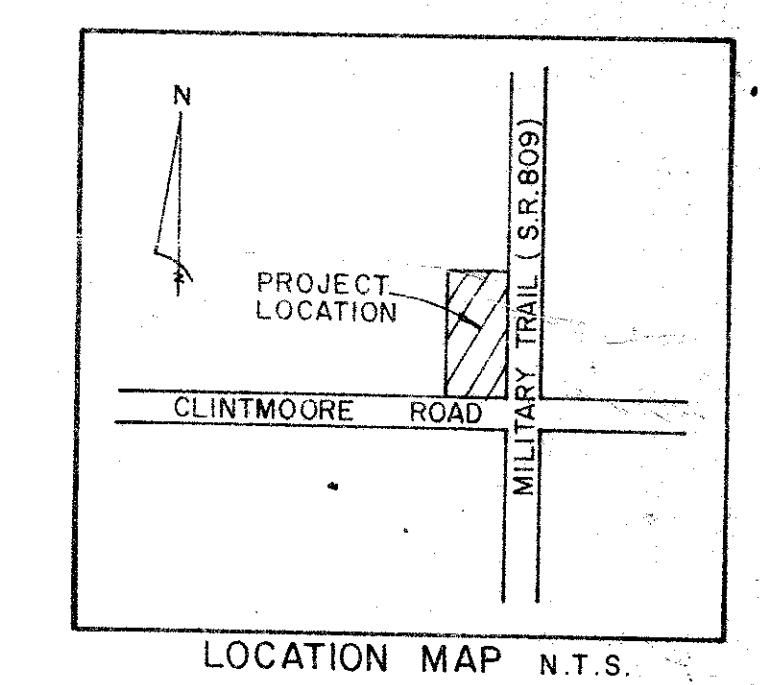
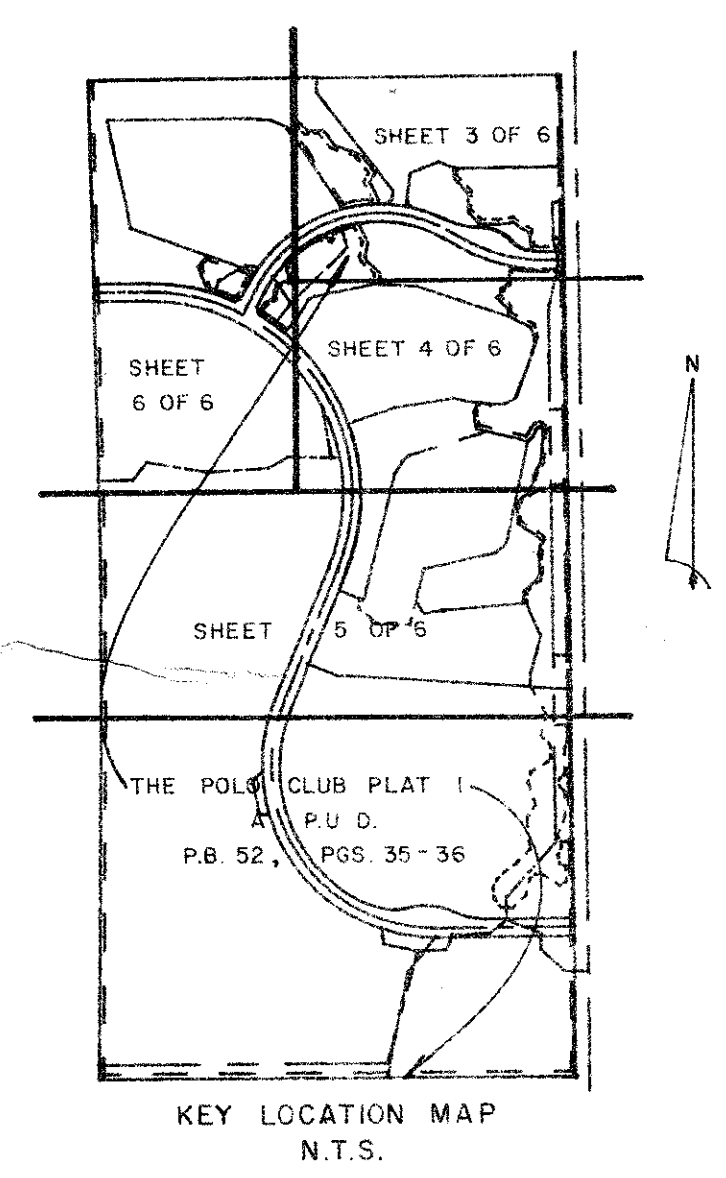
PARCEL 2: COMMENCING AT NORTHEAST CORNER OF "THE POLO CLUB PLAT I" AS RECORDED IN PLAT BOOK 52, PAGES 35-36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S01°07'50"E, ALONG THE EASTERLY PERIMETER OF THE ABOVE REFERENCED PLAT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S89°52'10"W, DEPARTING FROM SAID EAST PERIMETER, A DISTANCE OF 550.00 FEET; THENCE N68°53'28"W A DISTANCE OF 107.37 FEET; THENCE S67°58'15"W A DISTANCE OF 156.05 FEET; THENCE S07°03'47"W A DISTANCE OF 145.62 FEET; THENCE S37°56'13"E A DISTANCE OF 38.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMPION WAY AS SHOWN ON THE ABOVE REFERENCED PLAT, AND A POINT ON A CURVE HAVING A RADIUS OF 770.00 FEET FROM WHICH A RADIAL LINE BEARS S12°02'42"W; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (8) COURSES AND DISTANCES: (1) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°25'11", A DISTANCE OF 180.35 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 459.00 FEET; THENCE (2) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°59'01", A DISTANCE OF 176.11 FEET; THENCE (3) S88°31'08"E A DISTANCE OF 39.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00; THENCE (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 43°23'18", A DISTANCE OF 159.03 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 150.00 FEET; THENCE (5) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 35°00'00", A DISTANCE OF 91.63 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 452.00 FEET; THENCE (6) EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 13°00'00", A DISTANCE OF 104.82 FEET; THENCE (7) N88°52'10"E A DISTANCE OF 70.00 FEET; THENCE (8) N43°52'10"E A DISTANCE OF 35.36 FEET TO THE EASTERLY PERIMETER OF THE ABOVE REFERENCED PLAT "THE POLO CLUB PLAT I"; THENCE N01°07'50"W, RUNNING ALONG SAID EASTERLY PERIMETER AND ALSO RUNNING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 402.49 FEET TO THE POINT OF BEGINNING.

PARCEL 3: COMMENCING AT NORTHEAST CORNER OF "THE POLO CLUB PLAT I" AS RECORDED IN PLAT BOOK 52, PAGES 35-36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S01°07'50"E, ALONG THE EASTERLY PERIMETER OF THE ABOVE REFERENCED PLAT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 1022.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHAMPION WAY AS SHOWN ON THE ABOVE REFERENCED PLAT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHAMPION WAY THE FOLLOWING (7) COURSES AND DISTANCES: THENCE (1) N46°07'50"W A DISTANCE OF 35.36 FEET; THENCE (2) S88°52'10"W A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 907.97 FEET; THENCE (3) WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 29°42'04", A DISTANCE OF 470.67 FEET; THENCE (4) N61°25'46"W A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 680.00 FEET; THENCE (5) WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 91°23'22", A DISTANCE OF 1084.63 FEET; THENCE (6) S27°10'52"W A DISTANCE OF 81.14 FEET; THENCE (7) S46°01'38"E A DISTANCE OF 34.23 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHAMPION BOULEVARD AND A POINT ON A CURVE HAVING A RADIUS OF 1095.00 FEET FROM WHICH A RADIAL LINE BEARS S30°45'52"W, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 09°56'09", A DISTANCE OF 170.78 FEET; THENCE N43°07'09"E, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 74.87 FEET; THENCE N32°00'09"E A DISTANCE OF 135.04 FEET; THENCE N66°45'34"E A DISTANCE OF 42.51 FEET; THENCE N78°25'12"E A DISTANCE OF 316.98 FEET; THENCE S87°29'22"E A DISTANCE OF 203.84 FEET; THENCE S72°04'51"E A DISTANCE OF 524.55 FEET; THENCE S63°59'03"E A DISTANCE OF 119.74 FEET; THENCE S15°47'18"E A DISTANCE OF 86.26 FEET; THENCE S19°54'02"W A DISTANCE OF 297.87 FEET; THENCE S63°06'09"W A DISTANCE OF 70.82 FEET; THENCE S88°02'52"W A DISTANCE OF 74.50 FEET; THENCE N81°40'51"W A DISTANCE OF 138.52 FEET; THENCE N76°23'23"W A DISTANCE OF 58.47 FEET; THENCE S80°38'10"W A DISTANCE OF 309.14 FEET; THENCE S70°44'53"W A DISTANCE OF 253.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHAMPION BOULEVARD AND A POINT ON A CURVE HAVING A RADIUS OF 1095.00 FEET FROM WHICH A RADIAL LINE BEARS S70°11'42"W; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES AND DISTANCES: (1) SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 41°44'37", A DISTANCE OF 797.78 FEET; THENCE (2) S21°56'19"W A DISTANCE OF 93.85 FEET; THENCE S69°03'41"E, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 137.26 FEET; THENCE N13°32'45"E A DISTANCE OF 675.87 FEET; THENCE N32°18'51"E A DISTANCE OF 84.50 FEET; THENCE N50°29'28"E A DISTANCE OF 39.78 FEET; THENCE N72°43'40"E A DISTANCE OF 425.34 FEET; THENCE S76°52'25"E A DISTANCE OF 219.78 FEET; THENCE S11°46'42"W A DISTANCE OF 551.92 FEET; THENCE S54°14'01"W A DISTANCE OF 73.37 FEET; THENCE S76°57'35"W A DISTANCE OF 373.64 FEET; THENCE S57°39'36"W A DISTANCE OF 8.91 FEET; THENCE S13°32'45"W A DISTANCE OF 164.84 FEET; THENCE S34°55'00"E A DISTANCE OF 81.25 FEET; THENCE N79°52'42"E A DISTANCE OF 96.58 FEET; THENCE N84°50'50"E A DISTANCE OF 443.75 FEET; THENCE S24°08'20"E A DISTANCE OF 186.40 FEET; THENCE S15°25'22"W A DISTANCE OF 202.89 FEET; THENCE S00°28'08"E A DISTANCE OF 69.98 FEET; THENCE S87°08'23"E A DISTANCE OF 209.77 FEET TO WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE EASTERLY PERIMETER OF SAID "THE POLO CLUB PLAT I"; THENCE ALONG SAID RIGHT-OF-WAY LINE AND PERIMETER THE FOLLOWING TWO COURSES AND DISTANCES: (1) N01°08'04"W A DISTANCE OF 805.02 FEET; THENCE (2) N01°07'50"W A DISTANCE OF 1552.35 FEET TO THE POINT OF BEGINNING.

(PARCEL 1 CONTAINING 14.972 ACRES MORE OR LESS)
(PARCEL 2 CONTAINING 6.018 ACRES MORE OR LESS)
(PARCEL 3 CONTAINING 30.509 ACRES MORE OR LESS)



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0436-303

Meridian Surveying and mapping inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.
DRAWN M.A.M. DATE 7/10/85
CHECKED M.A.M. SCALE 1"=60'
DRAWING NO. 85-058PL1
THE POLO CLUB OPEN SPACE PLAT ONE
A P.U.D.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER