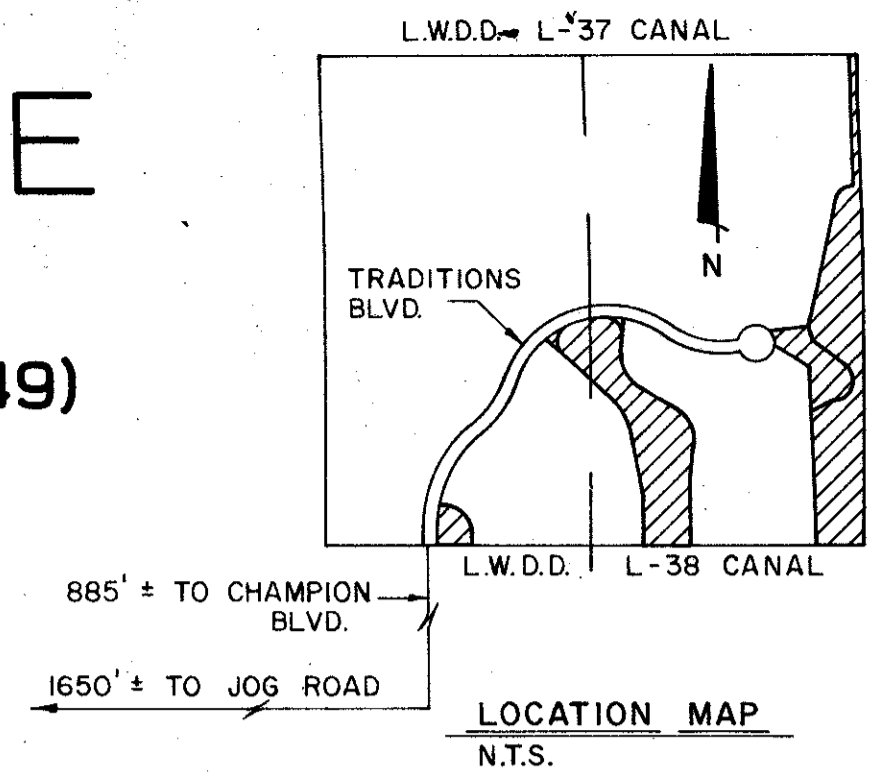


# THE POLO CLUB OPEN SPACE PLAT FIVE

PART OF THE POLO CLUB P.U.D.  
 BEING A REPLAT OF A PORTION OF TRACT IV OF "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46 - 49)  
 SITUATE IN SECTIONS 26 AND 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 1988

SHEET 1 OF 3



104

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD  
 THIS 28 DAY OF Nov  
 AD, 1988 AND DULY RECORDED  
 IN PLAT BOOK 61 ON PAGES  
 104 AND 105 & 106  
 JOHN B. DUNKLE, CLERK  
 BY: *[Signature]*  
  
 CIRCUIT COURT SEAL

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB BOCA RATON OWNERS OF THE LAND SHOWN HEREON AS "THE POLO CLUB OPEN SPACE PLAT FIVE", BEING A REPLAT OF A PORTION OF TRACT IV OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTIONS 26 AND 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING THREE PARCELS:

**PARCEL ONE:**  
 COMMENCING AT THE SOUTHWEST CORNER OF TRACT IV AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT II", SAID POINT BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, 210.00 FEET IN WIDTH; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT IV, N89°13'10"E, A DISTANCE OF 557.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE OF THE L.W.D.D. L-38 CANAL, N00°12'28"W, A DISTANCE OF 102.83 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 635.00 FEET FROM WHICH A RADIAL LINE BEARS N89°47'32"E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 10°18'44", A DISTANCE OF 114.29 FEET; THENCE S82°36'58"E, A DISTANCE OF 83.47 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 125.00 FEET FROM WHICH A RADIAL LINE BEARS S07°23'02"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 84°44'42", A DISTANCE OF 178.34 FEET; THENCE S00°52'16"E, A DISTANCE OF 81.00 FEET TO INTERSECT THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL; THENCE ALONG A PORTION OF SAID RIGHT-OF-WAY LINE, S89°13'10"W, A DISTANCE OF 202.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 0.877 ACRES OF LAND, MORE OR LESS.

**PARCEL TWO:**  
 COMMENCING AT THE SOUTHEAST CORNER OF TRACT IV AS SHOWN ON "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49, OF THE AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, 210.00 FEET IN WIDTH; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT IV, S89°07'44"W, A DISTANCE OF 898.78 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG A PORTION OF SAID NORTH RIGHT-OF-WAY LINE OF THE L.W.D.D. L-38 CANAL, S89°07'44"W, A DISTANCE OF 233.00 FEET; THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE, N00°52'16"W, A DISTANCE OF 260.00 FEET; THENCE N10°55'50"W, A DISTANCE OF 324.90 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 325.00 FEET FROM WHICH A RADIAL LINE BEARS S79°04'10"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 37°02'56", A DISTANCE OF 210.15 FEET; THENCE N47°58'46"W, A DISTANCE OF 449.83 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 463.37 FEET FROM WHICH A RADIAL LINE BEARS S42°27'56"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 52°48'21", A DISTANCE OF 427.06 FEET; THENCE S04°48'00"W, A DISTANCE OF 151.40 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 225.00 FEET FROM WHICH A RADIAL LINE BEARS S85°12'00"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 62°45'46", A DISTANCE OF 246.47 FEET; THENCE S57°57'45"E, A DISTANCE OF 233.60 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 140.00 FEET FROM WHICH A RADIAL LINE BEARS S32°02'15"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 66°34'45", A DISTANCE OF 162.68 FEET; THENCE S08°37'00"W, A DISTANCE OF 148.11 FEET; THENCE S00°52'16"E, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 7.200 ACRES OF LAND, MORE OR LESS.

**PARCEL THREE:**

BEGINNING AT THE SOUTHEAST CORNER OF TRACT IV, AS SHOWN ON THE AFOREMENTIONED "THE POLO CLUB PLAT II"; SAID POINT ALSO BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, 210.00 FEET IN WIDTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT IV, S89°07'44"W, A DISTANCE OF 256.78 FEET; THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE AND SOUTH BOUNDARY LINE, N02°25'27"W, A DISTANCE OF 915.00 FEET; THENCE N58°50'48"W, A DISTANCE OF 194.01 FEET TO A POINT ALONG A CURVE HAVING A RADIUS OF 100.00 FEET FROM WHICH A RADIAL LINE BEARS, N79°57'38"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 53°19'08", A DISTANCE OF 93.06 FEET; THENCE N83°12'59"E, A DISTANCE OF 194.13 FEET; THENCE N43°28'17"E, A DISTANCE OF 700.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 50.00 FEET FROM WHICH A RADIAL LINE BEARS, S76°31'43"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 78°56'14", A DISTANCE OF 68.89 FEET; THENCE S87°35'29"E, A DISTANCE OF 36.87 FEET; THENCE N00°35'03"W, A DISTANCE OF 561.44 FEET; THENCE N09°38'04"W, A DISTANCE OF 54.48 FEET; THENCE N00°35'03"W, A DISTANCE OF 26.19 FEET; THENCE N36°53'31"W, A DISTANCE OF 57.11 FEET; THENCE N89°15'53"E, A DISTANCE OF 87.38 FEET; THENCE S00°35'03"E, A DISTANCE OF 2525.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 11.248 ACRES OF LAND, MORE OR LESS.

THE ABOVE THREE PARCELS CONTAIN 19.324 ACRES OF LAND, MORE OR LESS.

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

- TRACTS LK16, AND LK17, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE MAINTENANCE EASEMENTS AND MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF "THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT PURPOSES RESPECTIVELY, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS R1, R2, R3, AND R4, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, RECREATION AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER AREAS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER 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 LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB BOCA RATON OWNERS OF THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 29 DAY OF Sept. 1988.

**RAINBERRY DEVELOPERS FOUR, INC.**  
 A FLORIDA CORPORATION  
 ATTEST: *[Signature]* MARIAN PEARLMAN NEASE, SECRETARY  
 BY: *[Signature]* CRAIG A. PERNA V, PRESIDENT

**FIRST AMERICAN EQUITY POLO CORPORATION**  
 A FLORIDA CORPORATION  
 ATTEST: *[Signature]*  
 BY: *[Signature]* CINDI M. FRICK V.P.

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 BEFORE ME PERSONALLY APPEARED *[Signature]* AND MARIAN PEARLMAN NEASE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 29<sup>th</sup> DAY OF September, 1988.  
 MY COMMISSION EXPIRES: 4-1-1992 *[Signature]*  
 NOTARY PUBLIC

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. AND SECRETARY OF FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 29<sup>th</sup> DAY OF September, 1988.  
 MY COMMISSION EXPIRES: March 2, 1991 *[Signature]*  
 NOTARY PUBLIC

SEAL RAINBERRY DEVELOPERS FOUR, INC.      SEAL NOTARY PUBLIC      SEAL FIRST AMERICAN EQUITY POLO CORPORATION      SEAL NOTARY PUBLIC

*Polo Club Open Space # 5*  
*104*  
*2000*  
*RS/PTS 84-71*  
*38415*  
*TAZ H77*  
*360574642*

*0436-010*

61/104

**STANLEY WANTMAN, INC.**  
 2000 LOMBARD STREET WEST PALM BEACH, FL 33407 (407) 842-7444  
 DRAWN DATE M.H.C. MARCH 1988  
 CHECKED SCALE NONE  
 DRAWING NO. 09475095  
 THE POLO CLUB OPEN SPACE PLAT FIVE