

# THE POLO CLUB OPEN SPACE PLAT SIX

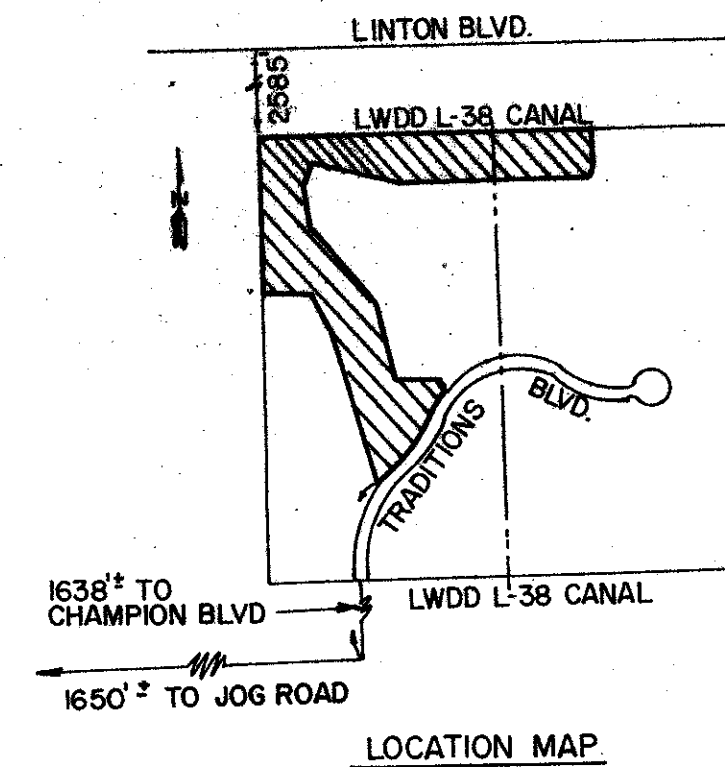
PART OF THE POLO CLUB P.U.D.  
BEING A REPLAT OF A PORTION OF TRACT I OF "THE POLO CLUB PLAT III" (P.B. 59 PGS. 110 - 112)  
SITUATE IN SECTIONS 26 AND 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA.

1989

SHEET 1 OF 2

0436-011

88



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 3:23 PM  
THIS 16 DAY OF MAR  
AD, 1989 AND DULY RECORDED  
IN PLAT BOOK 62 ON PAGES  
88 AND 89  
JOHN B. DUNKLE, CLERK  
BY: Paula Ann Platt, D.C.  
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, OWNERS OF THE LAND SHOWN HEREON AS "THE POLO CLUB OPEN SPACE PLAT SIX", BEING A REPLAT OF A PORTION OF TRACT I OF "THE POLO CLUB PLAT III" AS RECORDED IN PLAT BOOK 59 AT PAGES 110 THROUGH 112 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 PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT I; THENCE N89°22'58"E, ALONG THE NORTH LINE OF SAID TRACT I, A DISTANCE OF 1343.09 FEET; THENCE N89°15'53"E, ALSO ALONG THE NORTH LINE OF SAID TRACT I, A DISTANCE OF 562.67 FEET; THENCE DEPARTING FROM SAID NORTH LINE S06°26'45"E, A DISTANCE OF 160.80 FEET; THENCE S00°44'07"E, A DISTANCE OF 12.14 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 495.00 FEET, FROM WHICH A RADIAL LINE BEARS S89°15'53"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 10°34'09", A DISTANCE OF 91.31 FEET; THENCE NON-TANGENT S89°15'53"W, A DISTANCE OF 1035.46 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 517.92 FEET, FROM WHICH A RADIAL LINE BEARS N00°44'07"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 11°41'41", A DISTANCE OF 105.71 FEET; THENCE N79°02'26"W, A DISTANCE OF 493.43 FEET; THENCE S22°51'15"W, A DISTANCE OF 103.28 FEET; THENCE S09°39'31"E, A DISTANCE OF 288.15 FEET; THENCE S42°29'09"E, A DISTANCE OF 565.41 FEET; THENCE S12°24'25"E, A DISTANCE OF 488.56 FEET; THENCE N84°23'06"E, A DISTANCE OF 193.48 FEET; THENCE S42°52'13"E, A DISTANCE OF 106.84 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS OF 523.37 FEET, FROM WHICH A RADIAL LINE BEARS S51°19'03"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 14°38'05", A DISTANCE OF 133.68 FEET; THENCE S24°02'52"W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 277.62 FEET, FROM WHICH A RADIAL LINE BEARS N68°57'08"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 19°16'30", A DISTANCE OF 93.39 FEET; THENCE S43°19'22"W, A DISTANCE OF 147.78 FEET; THENCE N24°22'59"W, A DISTANCE OF 843.35 FEET; THENCE N41°07'12"W, A DISTANCE OF 231.50 FEET; THENCE N89°11'40"W, A DISTANCE OF 279.00 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED TRACT I; THENCE N00°19'49"W, ALONG SAID WEST LINE, A DISTANCE OF 907.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 22.453 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 LK14, LK15 AND LK19, 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.
- TRACT I IS 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.
- 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, 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 AND MAINTENANCE ACCESS PURPOSES RESPECTIVELY, 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, SIGNED BY ITS VICEPRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 3 DAY OF FEB, 1989.

### RAINBERRY DEVELOPERS FOUR, INC.

A FLORIDA CORPORATION

ATTEST: Marian Pearlman Nease BY: Roy Flack  
MARIAN PEARLMAN NEASE, SECRETARY ROY FLACK, PRESIDENT

### FIRST AMERICAN EQUITY POLO CORPORATION

A FLORIDA CORPORATION

ATTEST: James A. Paul BY: Cindi M. Frick  
ASST. Secy. V.P.  
James A. Paul Cindi M. Frick

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROY FLACK 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 3rd DAY OF February, 1989.

MY COMMISSION EXPIRES: August 24, 1992 Sherry A. Dunsalt  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Cindi M. Frick AND James A. Paul TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. AND ASST. Secy. 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 11th DAY OF January, 1989.

MY COMMISSION EXPIRES: August 24, 1992 Sherry A. Dunsalt  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4534 AT PAGE 777, AS MODIFIED IN O.R.B. 4711 AT PAGE 958, AS ASSIGNED TO SECURITY PACIFIC NATIONAL BANK IN O.R.B. 4711 AT PAGE 1025, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Dr. Vice Pres. AND ATTESTED TO BY ITS Dr. Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF Jan. 1989.

SECURITY PACIFIC NATIONAL BANK

ATTEST: Robert Hamaquchi BY: Len Duren  
Dr. Vice President Dr. Vice President

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

ON Jan. 31, 1989 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Len Duren PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A S.U.P. AND Robert Hamaquchi KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A S.U.P. OF THE SECURITY PACIFIC NATIONAL BANK, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1/31 DAY OF January, 1989.

MY COMMISSION EXPIRES: 8/29/89 Sue Kenwood  
NOTARY PUBLIC

### TITLE CERTIFICATION

WE, FLAMINGO TITLE, INC., A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 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; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

FLAMINGO TITLE, INC.  
DATE: 1/11/89 BY: Eleanor B. Halperin  
ELEANOR B. HALPERIN, ESQ., VICE PRESIDENT FOR THE FIRM

### SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 8th DAY OF FEBRUARY, 1989.

Robin B. Petzold  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF MARCH 1989.

BY: Carol J. Elmgvist  
CAROL J. ELMGVIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK SEAL BOARD OF COUNTY COMMISSIONERS

BY: Debra Pawant  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF MARCH 1989.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N00°02'04"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### P.U.D. TABULAR DATA

TOTAL AREA	22.453 ACRES
NUMBER OF UNITS	0
DENSITY	0 0 U./ACRE
BUILDING COVERAGE	0 ACRES
ROADS	0.00 ACRES
WATER BODIES	4.507 ACRES
OPEN SPACE	17.946 ACRES

THIS INSTRUMENT WAS PREPARED BY TOM L. NASWORTHY IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

62/88  
STANLEY/WANTMAN, INC.  
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444  
DRAWN T.L.N. DATE: 1988  
CHECKED W.B.H. SCALE: NONE  
DRAWING NO. 097430P6  
THE POLO CLUB OPEN SPACE  
PLAT SIX

SUBDIVISION: Polo Club Open Space #6  
BOOK: 62 PAGE: 88  
PLAT: 6 PLAT NO.: 2154  
COUNTY: B TOWNSHIP: 46-71 RANGE: 42  
DATE: 1/11/89 BY: 39445  
RECORDING: 0436-011