

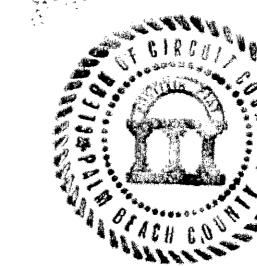
# POLO TRACE II GOLF COURSE

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

BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 - 28,

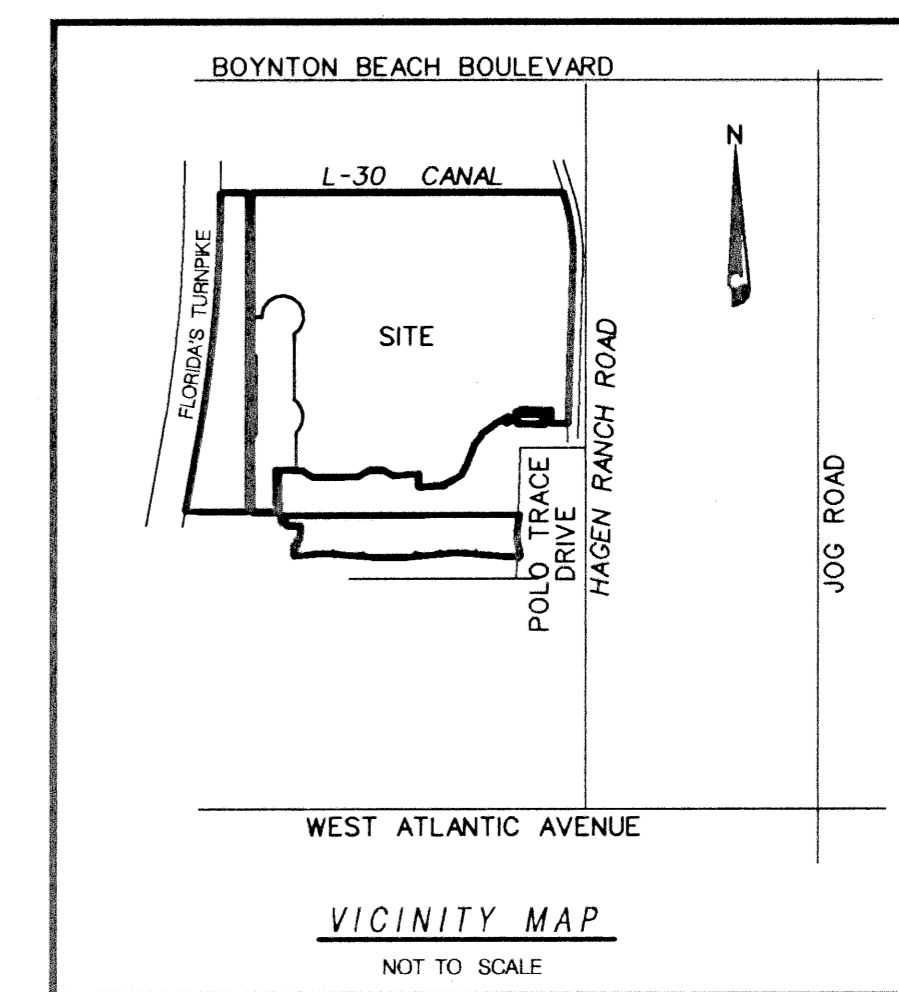
ALSO BEING A REPLAT OF A PORTION OF POLO TRACE II, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 193 - 204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTIONS 8 AND 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
JUNE, 2000 SHEET 1 OF 11



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COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This was filed for record at 1:49 p.m. on the 17th day of October, 2000, and duly recorded in Plat Book No. 88 on page 160-170.  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *J. C. [Signature]* D.C.



### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
KNOW ALL MEN BY THESE PRESENTS THAT JAMES R. DAVIS, OTTO VITALE AND GOLF TRUST OF AMERICA, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS POLO TRACE II, GOLF COURSE (A PART OF POLO TRACE II, P.U.D.) BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, ALSO BEING A REPLAT OF A PORTION OF POLO TRACE II PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 193 THROUGH 204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8 AND 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
DESCRIPTION:  
A PARCEL OF LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF POLO TRACE II PLAT NO. 1, AS RECORDED IN PLAT BOOK 75, PAGES 193 THROUGH 204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B, ACCORDING TO POLO TRACE II PLAT NO. 2, AS RECORDED IN PLAT BOOK 77, PAGES 76 AND 77, OF SAID PUBLIC RECORDS; THENCE NORTH 89°56'51" WEST ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 144.45 FEET TO A POINT ON THE EAST LINE OF TRACT C AS SHOWN ON SAID PLAT; THENCE NORTH 01°03'12" EAST ALONG THE EAST LINE OF SAID TRACT C A DISTANCE OF 110.41 FEET TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT C THROUGH THE FOLLOWING COURSES:  
NORTH 88°12'12" WEST A DISTANCE OF 195.42 FEET; SOUTH 85°36'16" WEST A DISTANCE OF 53.66 FEET; SOUTH 67°38'48" WEST A DISTANCE OF 44.58 FEET; SOUTH 60°18'33" WEST A DISTANCE OF 4.88 FEET; SOUTH 29°41'27" EAST A DISTANCE OF 25.00 FEET; NORTH 60°18'33" EAST A DISTANCE OF 202.54 FEET; SOUTH 88°24'07" EAST A DISTANCE OF 202.54 FEET; SOUTH 01°35'53" WEST A DISTANCE OF 18.50 FEET; SOUTH 88°24'07" EAST A DISTANCE OF 18.50 FEET; NORTH 01°35'53" WEST A DISTANCE OF 224.50 FEET; NORTH 01°35'53" EAST A DISTANCE OF 18.50 FEET; THENCE NORTH 29°41'27" WEST A DISTANCE OF 32.04 FEET; SOUTH 60°18'33" WEST A DISTANCE OF 86.35 FEET; NORTH 29°41'27" WEST A DISTANCE OF 18.50 FEET; NORTH 60°18'33" EAST A DISTANCE OF 45.00 FEET; NORTH 29°41'27" WEST A DISTANCE OF 26.50 FEET; SOUTH 60°18'33" WEST A DISTANCE OF 121.84 FEET; SOUTH 60°17'54" WEST A DISTANCE OF 39 FEET; SOUTH 55°45'44" WEST A DISTANCE OF 96.41 FEET; SOUTH 23°43'41" WEST A DISTANCE OF 36.92 FEET; SOUTH 41°05'52" WEST A DISTANCE OF 42.80 FEET; SOUTH 33°17'17" WEST A DISTANCE OF 33.83 FEET; SOUTH 21°09'46" WEST A DISTANCE OF 141.57 FEET TO THE SOUTHWEST CORNER OF SAID POLO TRACE II PLAT NO. 2, SAID POINT BEING THE NORTHEAST CORNER OF TRACT R-1 OF POLO TRACE II PLAT NO. 3, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 3, OF SAID PUBLIC RECORDS; THENCE SOUTH 21°09'46" WEST ALONG THE WEST LINE OF SAID TRACT R-1 A DISTANCE OF 29.82 FEET; THENCE SOUTHWESTERLY ALONG SAID TRACT R-1 A DISTANCE OF 106.71 FEET; THENCE SOUTH 58°54'12" WEST ALONG SAID WEST LINE A DISTANCE OF 94.76 FEET; THENCE SOUTH 67°09'46" WEST A DISTANCE OF 64.11 FEET; THENCE SOUTH 02°55'55" EAST A DISTANCE OF 11.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT R-1, SAID POINT LYING ON THE NORTH LINE OF MONARCH COURT (TRACT S-2), OF SAID POLO TRACE II PLAT NO. 3 AND ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 5°06'15" AND A RADIAL BEARING OF SOUTH 00°03'08" EAST; THENCE WESTERLY ALONG SAID TRACT LINE A DISTANCE OF 31.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°50'37" WEST ALONG SAID TRACT LINE A DISTANCE OF 212.39 FEET TO THE SOUTHEAST CORNER OF LOT 389 AS SHOWN ON SAID POLO TRACE II PLAT NO. 3; THENCE NORTH 00°13'38" WEST ALONG THE EAST LINE OF SAID LOT 389 A DISTANCE OF 114.42 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 84°50'37" WEST ALONG THE NORTH LINE OF LOTS 387, 388 AND 389, A DISTANCE OF 119.25 FEET; THENCE NORTH 59°11'44" WEST A DISTANCE OF 10.24 FEET; THENCE SOUTH 84°50'37" WEST ALONG THE NORTH LINE OF SAID LOT 387 A DISTANCE OF 17.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 855.00 FEET AND A CENTRAL ANGLE OF 04°55'45"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 73.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°46'22" WEST ALONG THE NORTH LINE OF LOTS 381 THROUGH 384 A DISTANCE OF 183.64 FEET; THENCE SOUTH 59°03'23" WEST ALONG THE NORTH LINE OF SAID LOT 381 A DISTANCE OF 19.58 FEET; THENCE SOUTH 89°46'22" WEST ALONG THE NORTH LINE OF SAID TRACT S-2 OF SAID PLAT A DISTANCE OF 276.95 FEET; THENCE NORTH 89°46'22" WEST ALONG THE SOUTH LINE OF SAID TRACT S-2 A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°13'38" EAST ALONG THE WEST LINE OF TRACTS 0-3 AND 0-4 OF SAID PLAT A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 0-4, SAID POINT LYING ON THE SOUTH LINE OF TRACT 49, BLOCK 9, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE SOUTH 89°46'22" WEST ALONG THE SOUTH LINE OF SAID TRACT 49 A DISTANCE OF 230.49 FEET TO A POINT ON THE EAST LINE OF A 30 PLATTED ROAD AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE NORTH 00°00'00" EAST ALONG EAST LINE A DISTANCE OF 189.44 FEET; THENCE NORTH 89°43'40" EAST ALONG THE NORTH LINE OF SAID TRACT 49 A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00" EAST PARALLEL WITH AND 20.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST ROAD LINE

A DISTANCE OF 650.46 FEET TO A POINT ON THE NORTH LINE OF TRACT 48 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE SOUTH 89°35'05" WEST ALONG THE NORTH LINE OF SAID TRACT 48 A DISTANCE OF 20.00 FEET TO A POINT ON SAID EAST ROAD LINE; THENCE NORTH 00°00'00" EAST ALONG SAID EAST ROAD LINE A DISTANCE OF 1366.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30 AS DESCRIBED IN CHANCERY CASE NO. 407, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID CANAL RIGHT OF WAY LINE NORTH 89°56'12" EAST A DISTANCE OF 323.56 FEET TO A POINT ON THE COMMON LINE BETWEEN TRACTS 15 AND 16, BLOCK 9, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE SOUTH 00°04'58" EAST ALONG SAID COMMON LINE A DISTANCE OF 2.50 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 327.05 FEET TO A POINT ON THE COMMON LINE BETWEEN TRACTS 14 AND 15, BLOCK 9 OF SAID PLAT; THENCE SOUTH 00°05'05" WEST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 327.09 FEET TO A POINT ON THE COMMON LINE BETWEEN TRACTS 13 AND 14, BLOCK 9 OF SAID PLAT; THENCE NORTH 00°05'05" WEST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 327.19 FEET TO A POINT ON THE COMMON LINE BETWEEN TRACTS 12 AND 13, BLOCK 9, OF SAID PLAT; THENCE SOUTH 00°05'14" EAST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 58.92 FEET TO A POINT ON THE COMMON LINE BETWEEN TRACTS 11 AND 12, BLOCK 9 OF SAID PLAT; THENCE NORTH 00°05'25" WEST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 328.33 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACTS 10 AND 11, BLOCK 9 OF SAID PLAT; THENCE SOUTH 00°05'25" EAST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 327.05 FEET TO A POINT ON THE COMMON LINE BETWEEN TRACTS 9 AND 10, BLOCK 9 OF SAID PLAT; THENCE NORTH 00°05'30" WEST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 328.33 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACTS 9 AND 10, BLOCK 9 OF SAID PLAT; THENCE NORTH 00°05'30" WEST ALONG SAID COMMON LINE A DISTANCE OF 0.04 FEET; THENCE NORTH 89°56'12" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 328.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF TRACTS 1, 32, 33, 34, 63 AND ALL OF TRACT 64, BLOCK 8, ACCORDING TO PALM BEACH FARMS PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF POLO TRACE II PLAT NO. 3 AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°46'22" WEST ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 245.45 TO A POINT ON THE WEST LINE OF SAID TRACT 49 AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLATTED ROAD A DISTANCE OF 15.00 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT PLATTED ROAD AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 1 AND THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLATTED ROAD A DISTANCE OF 2678.64 FEET TO A POINT ON THE SOUTH LINE OF A LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30 AS DESCRIBED IN CHANCERY CASE NO. 407, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°42'27" WEST ALONG SAID SOUTH LINE A DISTANCE OF 232.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF RONALD REAGAN TURNPIKE (FORMERLY SUNSHINE STATE PARKWAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 1127, PAGES 250 AND 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°18'55" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 98.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,609.16 FEET AND A CENTRAL ANGLE OF 10°00'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2026.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°18'55" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 565.60 TO A POINT ON THE NORTH LINE OF A 30 FOOT PLATTED ROAD AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE SOUTH 89°10'37" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 829.00 TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 185, ACCORDING TO POLO TRACE II PLAT NO. 1, AS RECORDED IN PLAT BOOK 75, PAGES 193 THROUGH 204, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 185 A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 185 A DISTANCE OF 529.00 FEET TO THE NORTHEAST CORNER OF LOT 186 OF SAID PLAT; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 186 A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 186 OF SAID PLAT; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 187 A DISTANCE OF 27.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 187; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 187 A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 187 A DISTANCE OF 27.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 187; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 187 A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 187 A DISTANCE OF 27.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 187; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 187 A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER THEREOF.

LINE OF SAID LOT 187 A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 187 A DISTANCE OF 27.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 187 OF SAID PLAT; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF LOTS 188 AND 189, OF SAID PLAT A DISTANCE OF 88.17 FEET; THENCE NORTH 84°46'22" EAST ALONG THE NORTH LINE OF LOTS 226 THROUGH 229 A DISTANCE OF 169.73 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 889.00 FEET AND A CENTRAL ANGLE OF 10°00'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF LOTS 229 THROUGH 232 A DISTANCE OF 155.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°13'38" EAST ALONG THE NORTH LINE OF LOTS 232 THROUGH 239 OF SAID PLAT A DISTANCE OF 257.84; THENCE NORTH 89°46'22" EAST ALONG THE NORTH LINE OF LOTS 239 THROUGH 244 OF SAID PLAT A DISTANCE OF 240.63 FEET; THENCE NORTH 84°46'22" EAST ALONG THE NORTH LINE OF LOTS 244 THROUGH 251 OF SAID PLAT A DISTANCE OF 361.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 889.00 FEET AND A CENTRAL ANGLE OF 10°00'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF LOTS 251 THROUGH 254 OF SAID PLAT A DISTANCE OF 361.45 FEET; THENCE NORTH 89°46'22" EAST ALONG THE NORTH LINE OF LOTS 251 THROUGH 254 OF SAID PLAT A DISTANCE OF 80.98 FEET TO THE NORTHEAST CORNER OF TRACT 0-12, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF POLO TRACE DRIVE, TRACT S-2 OF SAID PLAT AND ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 360.00 FEET; A CENTRAL ANGLE OF 9°16'41" AND WHOSE CENTER BEARS SOUTH 88°07'55" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 58.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 54.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 18°21'48"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 108.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07°13'02" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 128.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 00°31'57"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 2.2 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-31 AS DESCRIBED IN OFFICIAL RECORD BOOK 1585, PAGE 505, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1980.00 FEET TO THE NORTHEAST CORNER OF TRACT 0-9 OF SAID POLO TRACE II PLAT NO. 1; THENCE SOUTH 00°13'38" EAST ALONG THE EAST LINE OF SAID TRACT 0-9 A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF KILTIE COURT (TRACT S-3) AS SHOWN ON SAID PLAT, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°23'27"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 65.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 185; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 185 A DISTANCE OF 113.11 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 171.12 ACRES MORE OR LESS.

SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

- 1) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- 2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3) PARCEL C AS SHOWN HEREON, IS HEREBY RESERVED BY JAMES R. DAVIS AND OTTO VITALE, THEIR SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4) PARCELS A, AND D AS SHOWN HEREON, ARE HEREBY RESERVED BY GOLF TRUST OF AMERICA, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED ON THE PLAT.
- 5) PARCEL B AS SHOWN HEREON, IS HEREBY RESERVED BY GOLF TRUST OF AMERICA, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED ON THE PLAT.
- 6) THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL A, AND D AS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) THE IRRIGATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE K. HOVNANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

0633-004

POLO TRACE II  
PAGE 160  
FLOOD MAP 2000A  
ZONING P.U.D.  
351  
ZIP CODE 33446  
459  
PLAT NAME POLO TRACE II

- 8) THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR GOLF TRUST OF AMERICA, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9) PARCEL C AS SHOWN HEREON, IS HEREBY SUBJECT TO THE EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 11514, PAGE 552, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 10) THE WELL SITE EASEMENT AND 20 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR A PUBLIC WATER SUPPLY WELL AND RELATED PURPOSES.
- 11) THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE K. HOVNANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 12) THE WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE K. HOVNANIAN AT POLO TRACE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE POLO TRACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 13) PALM BEACH COUNTY SHALL HAVE THE RIGHT, BY NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND WATER MANAGEMENT MAINTENANCE EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PETITION NO. 93-57  
AREA TABULATION

PARCEL A	=	108.61
PARCEL B	=	13.36
PARCEL C	=	20.35
PARCEL D	=	14.27
W.M.T.	=	14.53
TOTAL	=	171.12

ABBREVIATIONS:

C.M.	=	CONCRETE MONUMENT
N.F.	=	NOT FANGED
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
P.C.	=	PALM BEACH COUNTY
PG.	=	PAGE
R.B.	=	RADIAL BEARING
R/W	=	RIGHT-OF-WAY
M.M.E.	=	MAINTENANCE EASEMENT
W.M.T.	=	WATER MANAGEMENT TRACT

**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD. K:\USTATION \PLATS \75-193 \GOLF \COV\SH01.DGN  
REF. K:\USTATION \PLATS \75-193 \GOLF \POLOBASE.DGN

FLD.	FB.	PG.	JOB
OFF.	CASASUS		97-265(306)
CKD.	D.C.L.	SHEET 1 OF 11	DATE SEPT. 1998 DWG. D97-265P