

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT
3:26 PM THIS 12th DAY OF
March 2019 AND DULY
RECORDED IN PLAT BOOK NO. 127
ON PAGE(S) 197-206
SHARON B. BOCK, CLERK & COMPTROLLER



POLO TRACE GENPAR CORPORATION

LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC.

POLO TRACE SWIM & RACQUET CLUB CORP.

SURVEYOR

COUNTY ENGINEER

POLO TRACE II PUD PLAT NO. 6

BEING A REPLAT OF A PORTION OF PARCEL "A" ACCORDING TO POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88, PAGES 160 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 10

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT POLO TRACE ASSOCIATES, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "POLO TRACE II PUD PLAT NO. 6", BEING A REPLAT OF A PORTION OF PARCEL "A" ACCORDING TO POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88, PAGES 160 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "0519" ACCORDING TO THE PLAT OF POLO TRACE II PUD PLAT NO. 5, AS RECORDED IN PLAT BOOK 113, PAGE 113, SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", POLO TRACE II GOLF COURSE, FOR THE FOLLOWING (15) FIFTEEN DESCRIBED COURSES, NORTH 89°12'15" EAST, A DISTANCE OF 196.43 FEET; THENCE SOUTH 00°38'59" EAST, A DISTANCE OF 2.50 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 327.05 FEET; THENCE SOUTH 00°49'06" EAST, A DISTANCE OF 0.04 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 327.09 FEET; THENCE NORTH 00°49'06" WEST, A DISTANCE OF 0.04 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 327.19 FEET; THENCE SOUTH 00°49'06" EAST, A DISTANCE OF 0.04 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 326.92 FEET; THENCE NORTH 00°49'06" WEST, A DISTANCE OF 0.04 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 326.93 FEET; THENCE SOUTH 00°49'06" EAST, A DISTANCE OF 0.04 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 327.05 FEET; THENCE NORTH 00°49'06" WEST, A DISTANCE OF 0.04 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 298.96 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SHOWN ON SAID POLO TRACE II GOLF COURSE, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°00'00" EAST, A DISTANCE OF 5.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,869.86 FEET AND A CENTRAL ANGLE OF 18°32'26"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 605.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°55'10" WEST, A DISTANCE OF 190.00 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID POLO TRACE II PLAT NO. 5 FOR THE FOLLOWING FORTY-TWO (42) DESCRIBED COURSES, NORTH 89°04'50" WEST, A DISTANCE OF 217.00 FEET; THENCE NORTH 00°55'10" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,652.28 FEET AND A CENTRAL ANGLE OF 03°43'41"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 107.54 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07°30'44"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 65.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°19'15" WEST, A DISTANCE OF 63.71 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 80°28'30"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 56.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 161.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°43'49"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 46.98 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 853.00 FEET AND A CENTRAL ANGLE OF 05°39'59"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 84.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°11'33" EAST, A DISTANCE OF 224.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,147.00 FEET AND A CENTRAL ANGLE OF 04°30'46"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 90.00 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 89°19'13" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 127.00 FEET; THENCE SOUTH 64°52'40" WEST, A DISTANCE OF 43.77 FEET; THENCE SOUTH 89°20'18" WEST, A DISTANCE OF 127.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, WITH A RADIAL BEARING OF SOUTH 89°20'18" WEST, HAVING A RADIUS OF 1,147.00 FEET AND A CENTRAL ANGLE OF 05°31'51"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 82.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°11'33" WEST, A DISTANCE OF 224.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,147.00 FEET AND A CENTRAL ANGLE OF 03°24'47"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 110.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°08'59"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 47.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 158.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93°12'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 48.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 282.68 FEET; THENCE SOUTH 07°11'01" EAST, A DISTANCE OF 90.07 FEET; THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 77.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 848.00 FEET AND A CENTRAL ANGLE OF 10°22'21"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 153.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°11'01" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 75°37'34" WEST, A DISTANCE OF 127.00 FEET; THENCE SOUTH 74°24'37" WEST, A DISTANCE OF 50.01 FEET; THENCE SOUTH 75°37'34" WEST, A DISTANCE OF 132.90 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, WITH A RADIAL BEARING OF NORTH 67°50'00" WEST, A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 36°32'22"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 19.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°22'26" WEST, A DISTANCE OF 123.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,152.00 FEET AND A CENTRAL ANGLE OF 05°43'55"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 115.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 84°24'29"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 51.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85°57'00" WEST, A DISTANCE OF 378.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 45°24'07"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 23.77 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 48°27'07" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 7.47 FEET; THENCE NORTH 85°45'32" WEST, A DISTANCE OF 127.00 FEET; THENCE NORTH 85°20'33" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 85°50'57" WEST, A DISTANCE OF 127.00 FEET TO RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, WITH A RADIAL BEARING OF NORTH 85°50'57" WEST, HAVING A RADIUS OF 1,848.00 FEET AND A CENTRAL ANGLE OF 03°19'47"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 107.40 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 91°37'01"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 199.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 444.20 FEET; THENCE NORTH 03°19'47" EAST, ALONG AN EASTERLY BOUNDARY LINE OF SAID POLO TRACE II PLAT NO. 5, A DISTANCE OF 658.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.663 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "051" THROUGH "0513", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "0514", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO TRACE SWIM & RACQUET CLUB CORP., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS (CONTINUED)

- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- TRACT "L5" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 30055, PAGE 1256, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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 LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PARKING STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

- THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS EASEMENT.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY PARTNERSHIP PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, POLO TRACE GENPAR CORPORATION, A FLORIDA CORPORATION, THIS 22 DAY OF January, 2019.

POLO TRACE ASSOCIATES, L.L.P.,
A FLORIDA LIMITED LIABILITY PARTNERSHIP
BY: POLO TRACE GENPAR CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: *Alan Fant*
ALAN FANT, VICE PRESIDENT

WITNESS: *Sharon Bock* WITNESS: *Rebecca C. Medley*
SHARON B. BOCK, CLERK & COMPTROLLER REBECCA C. MEDLEY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF POLO TRACE GENPAR CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF POLO TRACE ASSOCIATES, L.L.P., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 22nd DAY OF January, 2019.

NOTARY PUBLIC: *Rebecca C. Medley*
REBECCA C. MEDLEY
MY COMMISSION EXPIRES: 5/4/2022 COMMISSION NUMBER: 00019243

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF January, 2019.

LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: *Vanessa Serrano*
VANESSA SERRANO, President

WITNESS: *Tracy Gumaugh* WITNESS: *Keislie Swenson*
TRACY GUMAUGH KEISLIE SWENSON

PRINT NAME: Tracy Gumaugh PRINT NAME: Keislie Swenson

MY COMMISSION EXPIRES: 5/4/2022 COMMISSION NUMBER: 00019243

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VANESSA SERRANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 22 DAY OF January, 2019.

NOTARY PUBLIC: *Paul A. Dubany*
PAUL A. DUBANY
MY COMMISSION EXPIRES: May 25, 2021 COMMISSION NUMBER: 00019979

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE POLO TRACE SWIM & RACQUET CLUB CORP., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF January, 2019.

POLO TRACE SWIM & RACQUET CLUB CORP.,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: *Vanessa Serrano*
VANESSA SERRANO, PRESIDENT

WITNESS: *Tracy Gumaugh* WITNESS: *Keislie Swenson*
TRACY GUMAUGH KEISLIE SWENSON

PRINT NAME: Tracy Gumaugh PRINT NAME: Keislie Swenson

MY COMMISSION EXPIRES: May 25, 2021 COMMISSION NUMBER: 00019979

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VANESSA SERRANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE POLO TRACE SWIM & RACQUET CLUB CORP., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 22 DAY OF January, 2019.

NOTARY PUBLIC: *Paul A. Dubany*
PAUL A. DUBANY
MY COMMISSION EXPIRES: May 25, 2021 COMMISSION NUMBER: 00019979

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN POLO TRACE ASSOCIATES, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: *George Tallez*
GEORGE TALLEZ, VICE-PRESIDENT

DATE: December 29, 2018

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "SPILLWAY" AND "TOAST" HAVING A BEARING OF NORTH 44°08'23" EAST, ALL OTHER BEARINGS RELATIVE THERETO.

2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT TRACTS COINCIDE.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT). ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR. PROJECTION ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.0000258. PLAT BEARINGS = GRID BEARING. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

7. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE. THE UNDERLYING PLATS THAT ARE ENCOMPASSED BY THIS PLAT, ARE BASED ON AN ASSUMED BEARING DATUM. THE BEARING DATUM FROM STATE PLANE GRID TO THE UNDERLYING PLAT ROTATION IS 00°43'57" (CLOCKWISE).

8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

9. LANDS SHOWN HEREON ARE ENCUMBERED BY AN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9588, PAGE 473, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BY: *Perry C. White*
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 1/29/19

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES. THIS 12th DAY OF March, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: *David L. Ricks, P.E.*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741

SITE PLAN DATA
POLO TRACE II PUD PLAT NO. 6
CONTROL NO. 1993-0057

