

POLO HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA INC.

A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO & COUNTRY CLUB POA, INC. A FLORIDA NOT FOR PROFIT CORPORATION AND PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LANDS SHOWN HEREON AS HALF WAY HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA, INC. BEING A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL B ACCORDING TO THE PLAT OF GOLF AND TENNIS VILLAGE PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 35, PAGE 185 OF THE PUBLIC RECORD OF PALM BEACH COUNTY FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO COURSES 53°53'23"E A DISTANCE OF 175.00 FEET; THENCE N76°31'35"E A DISTANCE OF 373.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 4386, PAGE 292 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES 54°92'318"W A DISTANCE OF 352.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°44'42" A DISTANCE OF 35.30 FEET TO THE POINT OF TANGENCY; THENCE N12°50'00"W A DISTANCE OF 114.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 153.65 FEET; THENCE S61°06'48"W A DISTANCE OF 153.65 FEET TO THE POINT OF TANGENCY; THENCE N12°50'00"W A DISTANCE OF 335.00 FEET; THENCE S16°00'00"W A DISTANCE OF 121.26 FEET TO THE NORTHERLY LINE OF THE PLAT OF GOLF AND TENNIS VILLAGE PHASE 1 AS RECORDED IN PLAT BOOK 35, PAGE 185 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES: 57°51'35"W A DISTANCE OF 1141.70 FEET; THENCE S61°06'48"W A DISTANCE OF 153.65 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 25.429 ACRES MORE OR LESS.

DEDICATION

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

1. PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
2. PARCEL B, AS SHOWN HEREON IS HEREBY RESERVED FOR THE PALM BEACH POLO INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
3. PARCEL C, AS SHOWN HEREON IS HEREBY RESERVED FOR PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
4. THE LAKE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LAKE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH POLO INC. A FLORIDA FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
5. THE VILLAGE OF WELLINGTON WATER EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, AND APPURTENANCES, THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
6. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS.

CORPORATE DEDICATION - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

IN WITNESS WHEREOF PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 21st DAY OF April, 2022.

PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

A FLORIDA NOT FOR PROFIT CORPORATION

BY: Andrew Carduner, PRESIDENT

WITNESS:

Christy Yip

WITNESS:

Christy Yip

PRINT NAME: Lin Taccane

Christy Yip

PRINT NAME: Christy Yip

ACKNOWLEDGMENT - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 21st DAY OF April, 2022, BY ANDREW CARDUNER AS PRESIDENT OF THE PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.



MY COMMISSION EXPIRES: 10/14/22

CORPORATE DEDICATION - PALM BEACH POLO, INC.

IN WITNESS WHEREOF PALM BEACH POLO, INC., A FLORIDA FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 21st DAY OF April, 2022.

PALM BEACH POLO, INC.

A FLORIDA FOR PROFIT CORPORATION

BY: Glenn F. Straub, PRESIDENT

WITNESS:

Christy Yip

WITNESS:

Christy Yip

PRINT NAME: Lin Taccane

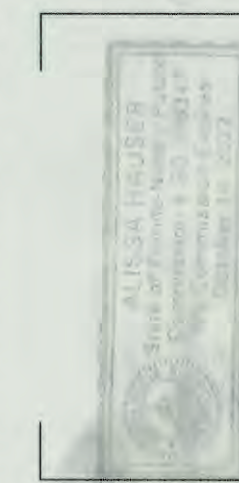
Christy Yip

PRINT NAME: Christy Yip

ACKNOWLEDGMENT - PALM BEACH POLO, INC.

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 21st DAY OF April, 2022, BY GLENN F. STRAUB AS PRESIDENT OF THE PALM BEACH POLO, INC., A FLORIDA FOR PROFIT CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.



MY COMMISSION EXPIRES: 10/14/22

ACCEPTANCE OF RESERVATIONS - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY AGREES TO ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF April, 2022.

PALM BEACH POLO & COUNTRY CLUB

PROPERTY OWNERS' ASSOCIATION, INC.

A FLORIDA NOT FOR PROFIT CORPORATION

BY: Andrew Carduner, PRESIDENT

WITNESS:

Christy Yip

WITNESS:

Christy Yip

PRINT NAME: Lin Taccane

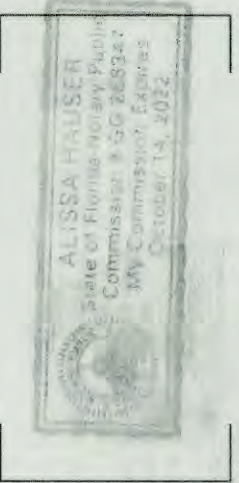
Christy Yip

PRINT NAME: Christy Yip

ACKNOWLEDGMENT - PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 21st DAY OF April, 2022, BY ANDREW CARDUNER AS PRESIDENT OF THE PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.



MY COMMISSION EXPIRES: 10/14/22

Christy Yip

WITNESS:

Christy Yip

PRINT NAME: Christy Yip

Christy Yip

PRINT NAME: Christy Yip

ACCEPTANCE OF RESERVATIONS - PALM BEACH POLO, INC.

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF April, 2022.

PALM BEACH POLO, INC.

A FLORIDA FOR PROFIT CORPORATION

BY: Glenn F. Straub, PRESIDENT

WITNESS:

Christy Yip

WITNESS:

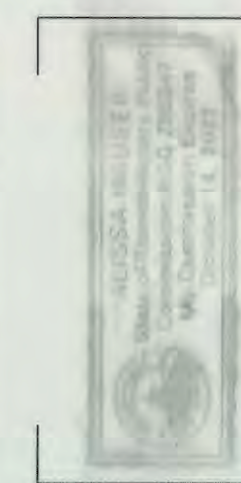
Christy Yip

PRINT NAME: Christy Yip

ACKNOWLEDGMENT - PALM BEACH POLO, INC.

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 21st DAY OF April, 2022, BY GLENN F. STRAUB AS PRESIDENT OF THE PALM BEACH POLO, INC., A FLORIDA FOR PROFIT CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.



MY COMMISSION EXPIRES: 10/14/22

Christy Yip

WITNESS:

Christy Yip

PRINT NAME: Christy Yip

TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, STEVEN L. DANIELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION AND PALM BEACH POLO, INC. A FLORIDA FOR PROFIT CORPORATION, INC. THAT THE JURISDICTION HAS BEEN PROPERLY ASSESSED AND THE TITLE IS VALID AND UNENCLUMBERED. AND FURTHER, THAT THE INSTRUMENT AND ANY INSTRUMENTS BEING REFERENCED THEREIN ARE CORRECTLY RECORDED, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/21/2022 BY: Steven L. Daniels

PRINT NAME: STEVEN L. DANIELS

APPROVAL OF PLAT - VILLAGE OF WELLINGTON

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS SHOWN HEREON.

DATED THIS 21st DAY OF April, 2022

VILLAGE OF WELLINGTON

A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

CHELLE ADDE

VILLAGE CLERK

BY: ANNE GERWIG

MAYOR

ACKNOWLEDGMENT - VILLAGE OF WELLINGTON

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS 21st DAY OF April, 2022, BY ANNE GERWIG AS MAYOR AND CHELLE ADDE AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: 10/14/22

WITNESS:

Christy Yip

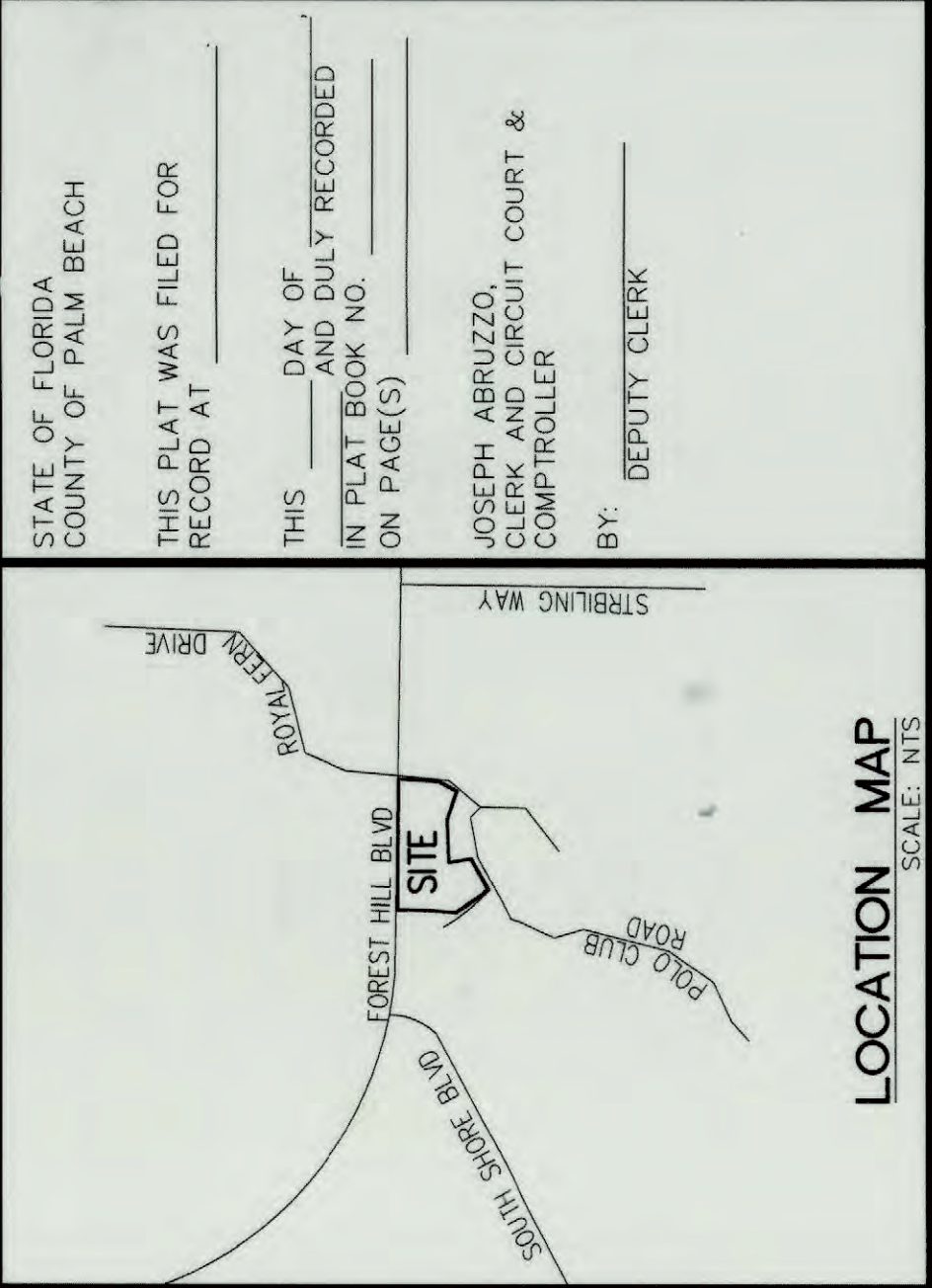
WITNESS:

Christy Yip

PRINT NAME: Christy Yip

Christy Yip

PRINT NAME: Christy Yip



LOCATION MAP

SCALE: NTS

VILLAGE OF WELLINGTON ENGINEER'S APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 21st DAY OF April, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER Jonathan Reinhold, P.E. UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1), F.S.

THE VILLAGE ENGINEER IS ACCEPTING THE SURVEYORS APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.

BY: Jonathan Reinhold, P.E.

VILLAGE ENGINEER

Jonathan Reinhold, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 4938

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
2. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF S89°48'25"E ALONG THE SOUTHERLY LINE OF FOREST HILL BOULEVARD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA. ITS SUCCESSORS AND ASSIGNS.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 CONCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83--90)
ZONE = FLORIDA EAST ZONE
LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.000015724
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
CLAY BURNING = GRID BEARING
NO ROTATION
7. RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.

AREA TABULATION
PARCEL A 1.353 ACRES
PARCEL B 22.983 ACRES
PARCEL C 1.093 ACRES
TOTAL 25.429 ACRES

LEGEND
CENTERLINE
ORB
OFFICIAL RECORD BOOK
PLAT BOOK
PAGE(S)
R/W
RIGHT-OF-WAY
SET 4" X 4" CONCRETE MONUMENT
RADIUS
ARC LENGTH
DELTA ANGLE
FPL
FLORIDA POWER AND LIGHT
LB
LICENSED BUSINESS
PRM
PERMANENT REFERENCE MONUMENT

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.E.M. LS#46318 STATE OF FLORIDA
ENGINEERING GROUP, INC. ENGINEERS, SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101, WEST PALM BEACH, FLORIDA 33409
CERTIFICATE OF AUTHORIZATION NO. LB0006603

DATE 3/15/2022
SCALE N/A
CAD FILE 20223.01
SDY PROJECT 20223.01
DRAWN JCM
CHECKED CAR

DATE 3/15/2022
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DRAWN JCM
CHECKED CAR

A Higher Standard of Excellence
engenuity inc.
ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561) 655-1151 FAX (561) 932-9390
WWW.ENGENUITYGROUP.COM

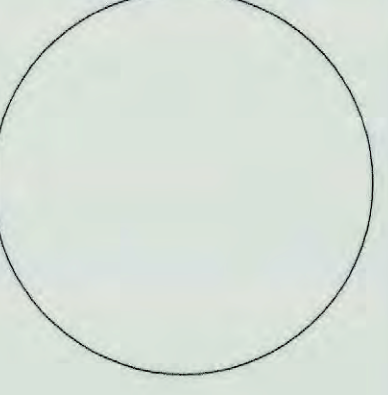
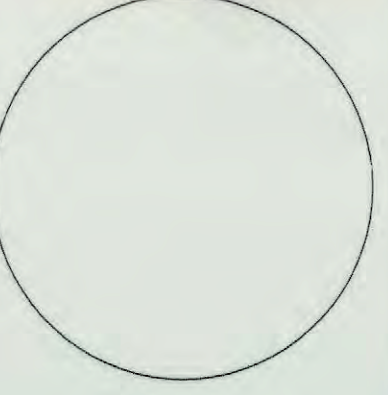
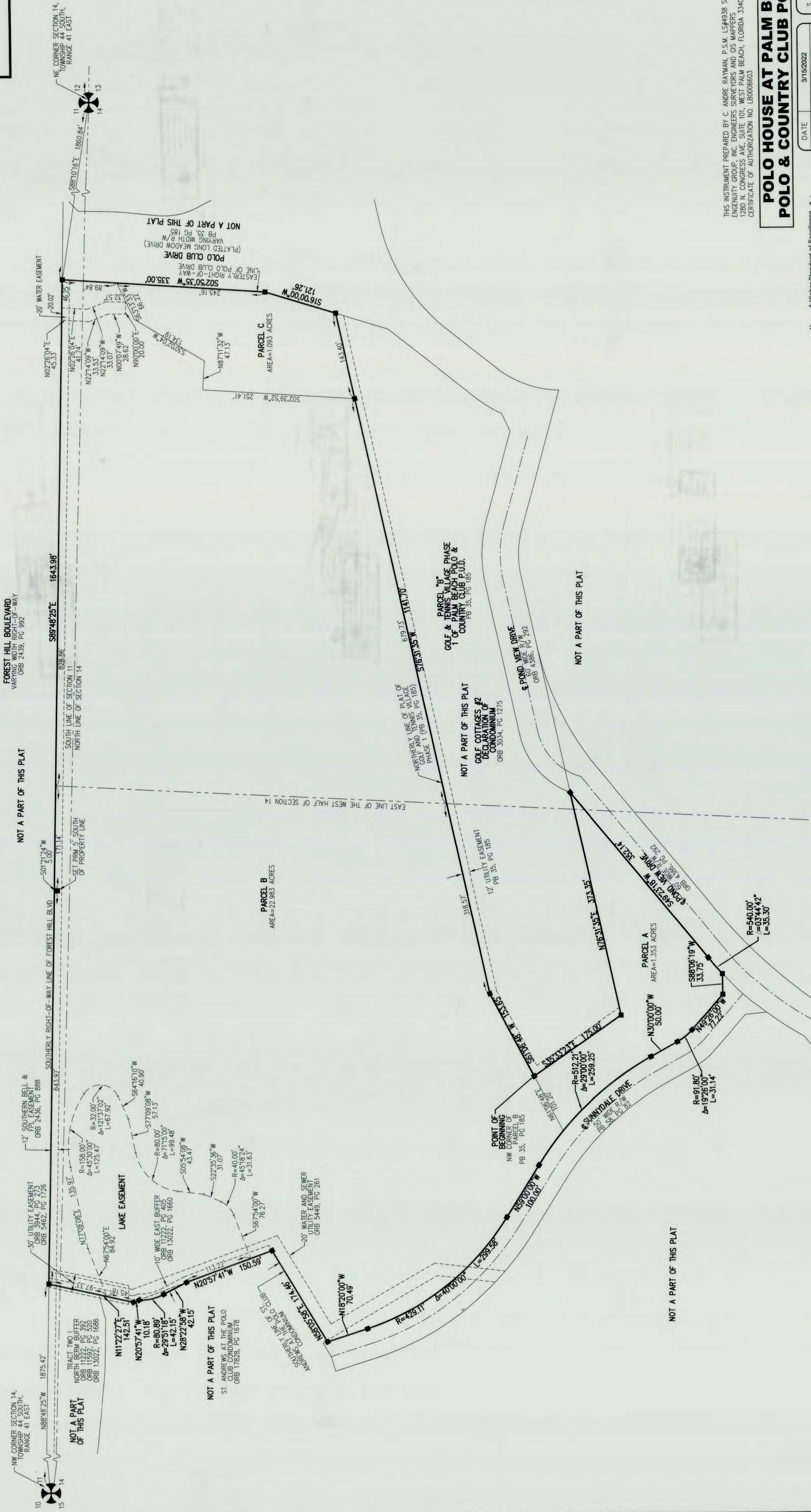
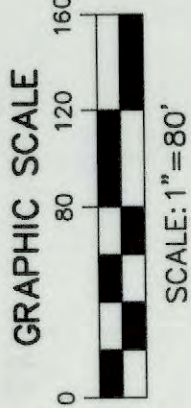
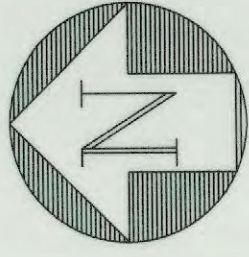


EXHIBIT B

POLO HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA INC.

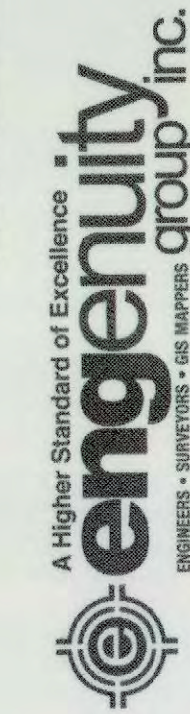
A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
IN PLAT BOOK NO. _____
ON PAGE(S) _____
JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT &
COMPTROLLER
BY: _____ DEPUTY CLERK



THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LSA4938 STATE OF FLORIDA
ENGINEERING GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

**POLO HOUSE AT PALM BEACH
POLO & COUNTRY CLUB POA INC.**



DATE	3/15/2022
SCALE	1"=80'
CAD FILE	20223.01
SIX PROJECT	20223.01
DRAWN	JCM
CHECKED	CAR

JOB NO.
20223.01

1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33409
PH (561) 655-1151 • FAX (561) 832-9390
WWW.ENGENUITYGROUP.COM