

## 2022 APPLICATION FORM

### Project Funding for Transportation Alternatives (TA) Program

Project Title

Project Sponsor

#### WHAT DO YOU WANT TO BUILD?

*In no more than 3 sentences, provide a general description of the project and what it will accomplish.*

#### WHO OWNS THE RIGHT-OF-WAY?

*Check whether the applicant or another agency owns the Right-of-Way where the project will be built. Resolution of support from facility owner clearly indicating that the project may be constructed as proposed is a required attachment (see submittal checklist).*

- ☐ Applicant      ☐ Other Agency \_\_\_\_\_  
Requires resolution from owner allowing project to be built.

#### WHO IS DOING WHAT?

*Check the applicable boxes. All projects on state highways must be administered and constructed by FDOT. For projects on local roadways (county or city), the applicant may administer the project, or ask FDOT to administer the project on their behalf. Locally administered projects require a Local Agency Program (LAP) agreement to administer Federal Aid projects in accordance with FDOT's [Local Agency Program Manual](#) (topic no. 525 010 300).*

**Please note that Transportation Alternatives Funds are only used for project Construction (CST) and FDOT Oversight activities.**

	<u>Administered by:</u>	<u>Funded by:</u>
Design (PE)	<input checked="" type="checkbox"/> Applicant or consultant	<input checked="" type="checkbox"/> Applicant
Construction (CST)	<input type="checkbox"/> Applicant or consultant <input type="checkbox"/> Other	<input type="checkbox"/> Applicant <input type="checkbox"/> TPA
Const Eng & Inspect (CEI)	<input type="checkbox"/> Applicant or consultant	<input type="checkbox"/> Applicant



## APPLICANT CONTACT INFORMATION

Contact Person  
Title  
Email  
Phone Number  
Address

## PROJECT LOCATION

Road Name  
Road Number

Project Limit Begin  
Project Limit End

## QUALIFYING ACTIVITIES FOR FUNDING

*Check the box Transportation Alternatives activity that represents the majority of the work the proposed project will address. Eligible activities must be consistent with details described under [23 U.S.C. 133\(h\)\(3\)](#).*

- ☐ Construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990
- ☐ Construction of infrastructure-related projects and systems that will provide safe routes for non-drivers, including children, older adults, and individuals with disabilities to access daily needs.
- ☐ Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users
- ☐ Safe Routes to School non-infrastructure-related activities to encourage walking and bicycling to school, including public awareness campaigns and outreach to press and community leaders, traffic education and enforcement in the vicinity of schools, student sessions on bicycle and pedestrian safety, health, and environment, and funding for training, volunteers, and managers of safe routes to school programs. *Note, Florida's Safe Routes to School Infrastructure application must accompany this application to be considered for funding.*
- ☐ Application attached
- ☐ Other eligible activities not specified above



## PROJECT TYPICAL SECTION INFORMATION

Complete the following information for existing & proposed features, dimensions, & right of way lines. The typical section information provides an understanding of the spacing requirement differences between the existing facilities and the proposed facilities.

Please see text box below  
for explanation of responses.

	EXISTING	PROPOSED
<b>RIGHT-OF-WAY WIDTH</b>		
<b>Project must fit within current ROW, acquisition is not permitted</b>		
<b>PEDESTRIAN OR MULTIUSE FACILITIES</b>		
Length (miles) for one direction. Do not count both sides of roadway.		
Width on North or West side (feet)*		
Width on South or East side (feet)*		
<b>BICYCLE FACILITIES</b>		
Bike Lane Length (feet) for one direction. Do not count both sides of roadway.		
Width on North or West side (feet)* (not including Buffer Width)		
Buffer Width on North or West side (feet)*		
Width on South or East side (feet)* (not including Buffer Width)		
Buffer Width on South or East side (feet)*		
Proposed improvements requires:		
Pavement widening      Sharrows      Restriping		
<b>MOTORIZED VEHICLE FACILITIES</b>		
Number of Through Travel Lanes		
Typical Through Lane Width (feet)		
Total Width* (No. Travel Lanes x Lane Width)		
Posted Speed Limit		
Design Speed (if known)		
<b>MEDIAN/SWALE/CURB</b>		
Median/Center Turning Lane Width (feet)*		
Swale Width (feet)*		
Curb Width (feet)*		
<b>*TOTAL WIDTH OF ALL COMPONENTS</b> (Add all rows with red for total width) Must fit within existing right-of-way.		

## RIGHT-OF-WAY OWNERSHIP DOCUMENTATION

Describe the project's existing right-of-way ownerships. This description shall identify when the right-of-way was acquired and how ownership is documented (i.e. plats, deeds, prescriptions, certified surveys, easements). If right-of-way is an easement, please describe the easement language. Right-of-way ownership verification documents are a required attachment (see submittal checklist on page 9).



## PROJECT SCOPE OF WORK

*Describe how the proposed improvements will affect the following:*

### ADA items (crosswalks, sidewalks, ramps, etc.)

All proposed crosswalks, sidewalks, ramps, etc. comply with ADA standards      YES      NO

Access Management revisions (median modifications, impacts to driveways, etc.)      YES      NO

### Pedestrian and/or Roadway Lighting

Pedestrian lighting proposed      YES      NO      Roadway lighting proposed      YES      NO

### Landscape (with Local Funds)

Median landscape proposed      YES      NO      Other landscape proposed      YES      NO  
Irrigation items proposed      YES      NO

### Signalization

Pedestrian signals proposed      YES      NO      Existing signalization to be replaced      YES      NO  
New traffic signalization proposed      YES      NO

### Transit Improvements

Queue jump possible      YES      NO      Transit provider concurrence provided      YES      NO  
Upgrade existing bus bay area      YES      NO

### School Zone Modifications

Existing flashing school zone signal on state road      YES      NO  
High emphasis cross walk at unsignalized crossing      YES      NO



**Utility Modifications**

Sub-surface relocation is required	YES	NO	Utility coordination is required	YES	NO
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**Drainage and/or other Permits**

Existing closed drainage system to remain	YES	NO
Existing open drainage system to remain	YES	NO

**Railroad Crossing Modifications**

Rail crossing within limits	YES	NO	Replace railroad signal equipment and gates	YES	NO
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**Bridge Modifications**

Proposed pedestrian bridge	YES	NO	Bridge replacement	YES	NO
Proposed bridge widening	YES	NO			

**Additional Information**

**Other Scope Items**

Summarize any special characteristics of the project.

Identify any upcoming projects or projects currently underway adjacent to the proposed project.

Other specific project information that should be considered.



## **PUBLIC INVOLVEMENT AND SUPPORT**

*Describe the public outreach and support for the project (i.e. petitions, written endorsements, resolutions, etc.). Attach documentation.*

*Projects impacting single family residential lots will require additional documentation of public support. Additional documentation must indicate that all property owners directly affected by the improvement were notified, that at least 25 percent of the property owners showed support for the project, and that no more than 10 percent of the property owners showed lack of support.*

## **PROJECT MAINTENANCE**

*Document ownership and maintenance responsibilities for the project when complete. Applicant's Resolution of Support and commitment to fund operations and maintenance of the project is a required attachment. (See submittal checklist).*



## COST ESTIMATE

The total construction amount of Transportation Alternative Program funds requested per projects (infrastructure) must be in excess of \$250,000 with a maximum project amount of \$1,000,000.

Transportation Alternative Program funds will be used to fund Construction, Construction Engineering and Inspection Activities (CEI) and FDOT in-house support activities.

Local Funds (LF) will be used for all non-participating items, contingency activities, and any costs in excess of the awarded funding (LI) allocation.

- (a) Provide detailed project cost estimate using the following form. Estimate shall be broken down to eligible and non-eligible project costs. **Estimates are to be prepared and signed by a Professional Engineer from the Local Agency's Engineering office.**

- a. [Off-System \(not on State Highway System\) Cost Estimate Sheet](#)

Use the following links to access the basis of estimates manual as well as historical information for the project area.

[Basis of Estimates Manual](#)

[Historical Cost Information](#)

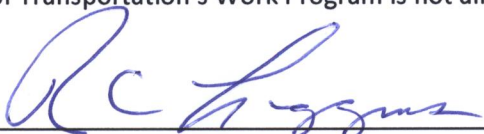


## CERTIFICATION OF PROJECT SPONSOR

I hereby certify that the proposed project herein described is supported by Village of Royal Palm Beach  
(municipal, county, state or federal agency, or tribal council) and that said entity will:

- 1) provide any funding required in addition to the grant amount;
- 2) enter into a LAP and maintenance agreement with the Florida Department of Transportation;
- 3) have complied with the Federal Uniform Relocation Assistance and Acquisition Policies Act for any Right of Way actions intended for this project previously performed within the project limits;
- 4) will comply with NEPA process prior to construction, which may involve coordination with the State Historic and Preservation Office (SHPO); and
- 5) support other actions necessary to fully implement the proposed project.

I further certify that the estimated costs included herein are reasonable, and that increases in these costs could cause significant increase to the local agency required participation. I understand failure to follow through on the project once programmed in the Florida Department of Transportation's Work Program is not allowed.

  
Signature

Raymond Liggins, P.E.

Name (please type or print)

Village Manager

Title

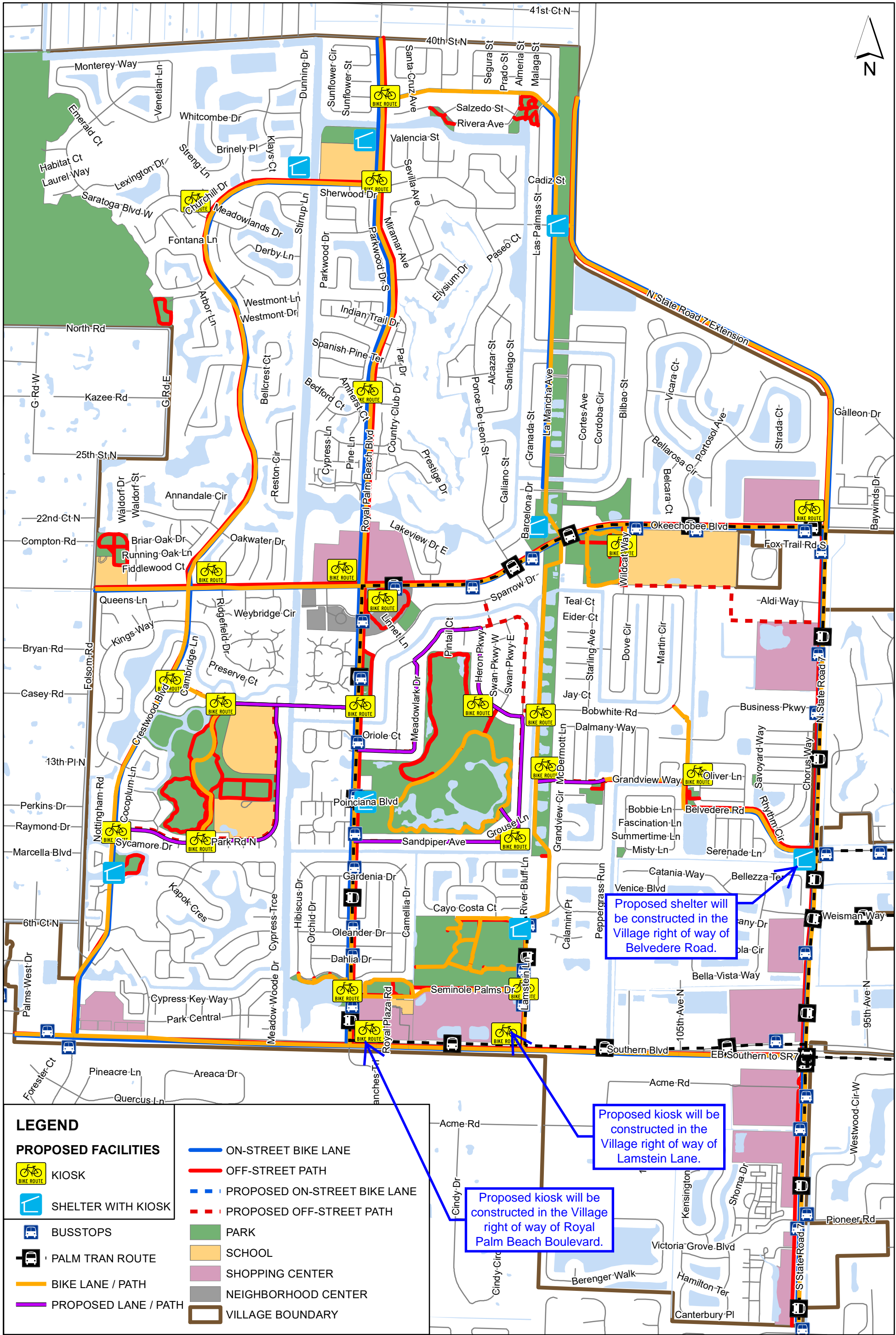
2/16/22  
Date

### FOR FDOT USE ONLY

Application Complete	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Project Eligible	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Implementation Feasible	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Include in Work Program	<input type="checkbox"/> Yes	<input type="checkbox"/> No



# THE VILLAGE OF ROYAL PALM BEACH, FLORIDA



LOCATION MAP

0 0.5 1 Miles



Crestwood Blvd. near Wetlands Park: Proposed Shelter



Okeechobee Blvd. and Royal Palm Beach Blvd.: Proposed Kiosk





Park Rd. and Sweet Bay Ln.: Proposed Kiosk



Royal Palm Beach Blvd. at Lakeside Challenger Park: Proposed Kiosk





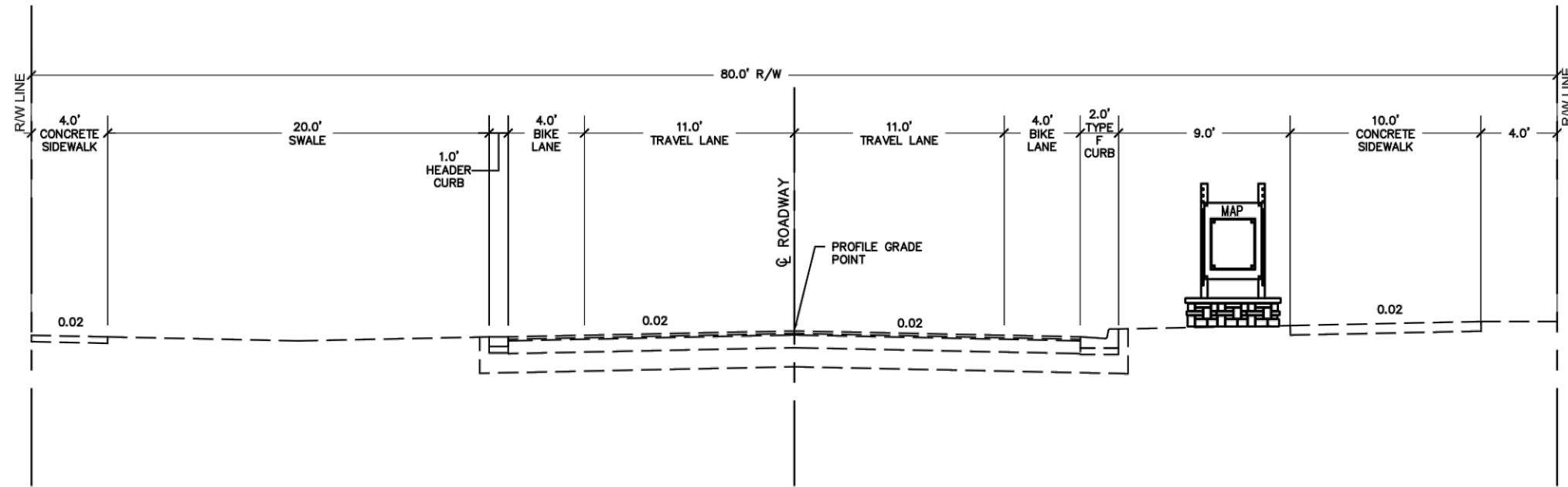
Heron Pkwy. and Swan Pkwy. / Entrance to Commons Park: Proposed Kiosk



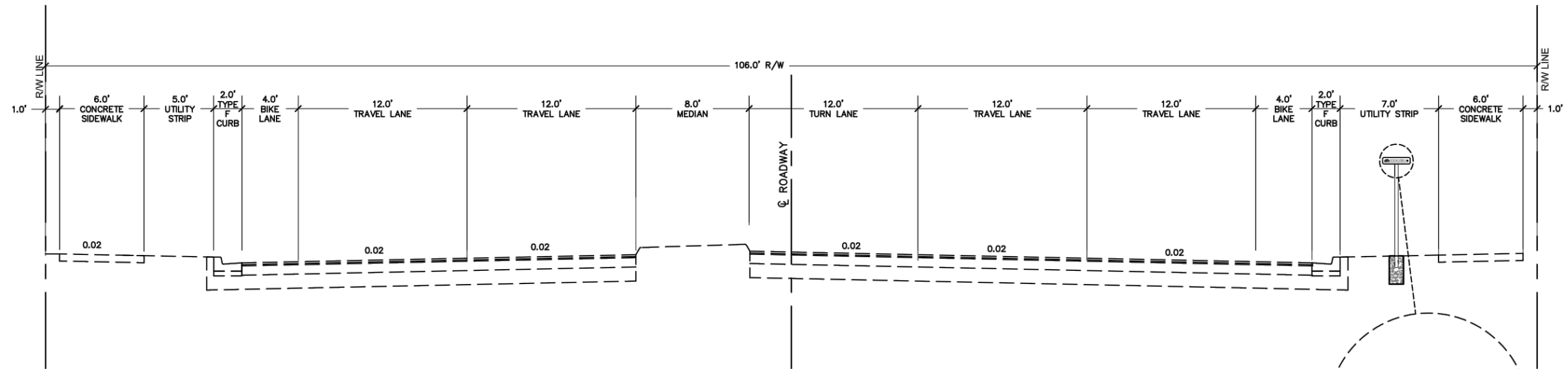
La Mancha Ave. and Madrid St.: Proposed Shelter



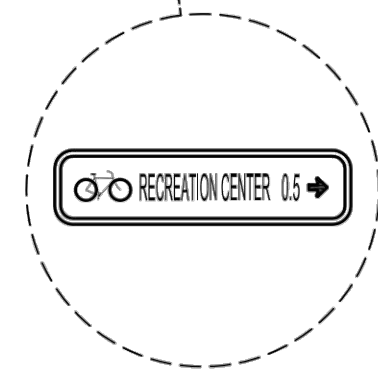




TYPICAL SECTION WITH KIOSK



TYPICAL SECTION WITH GUIDE SIGN



DATE: FEB 2019  
SHEET: 1 OF 2

DESIGNED BY: AD  
DRAWN BY: AD  
REVIEWED BY: CM

Revision Description

By Date

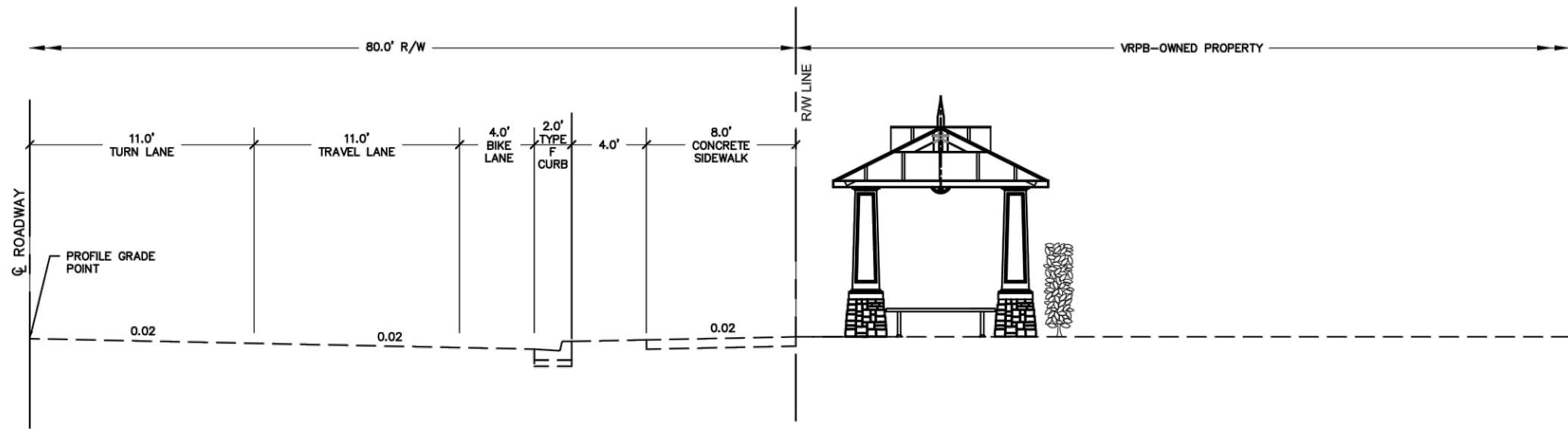
BICYCLE / PEDESTRIAN NETWORK WAYFINDING  
EN2102  
TYPICAL SECTIONS, SHEET 1

Village of Royal Palm Beach  
Planning & Engineering  
Christopher A. Marsh, P.E. 62560  
33411  
Phone: (561) 792-5131 Fax: (561) 792-5995

SEAL

X:\CAPITAL PROJECTS\EN2102\_PEDESTRIAN PATH WAYFINDING\PRE-BID DOCUMENTS\BID PACKAGE\2) DRAWINGS\19\_0228\_TYPICAL SECTIONS.DWG 2/28/2019





TYPICAL SECTION WITH SHELTER



DATE: FEB 2019  
SHEET: 2 OF 2

DESIGNED BY: AD  
DRAWN BY: AD  
REVIEWED BY: OM

Revision Description


By Date

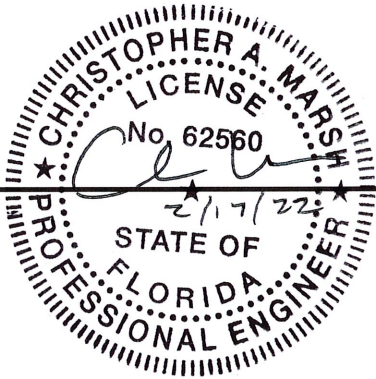
BICYCLE / PEDESTRIAN NETWORK WAYFINDING  
EN2102  
TYPICAL SECTIONS\_SHEET\_2

Village of Royal Palm Beach  
Planning & Engineering  
Christopher A. Marsh, P.E. 62560  
10000 Royal Palm Beach, FL 33411  
Phone (561) 796-5131 Fax (561) 791-1996

SEAL



ENGINEERS COST ESTIMATE											
Project Description: Bicycle / Pedestrian Network Wayfinding											
Pay Item Number*	Pay Item Description*	FHWA Participating				FHWA non-participating (Local funds)				Total Quantity	Total Engineer's Cost
		Quantity	Unit	Engineer's Unit Cost	Engineer's Subtotal Cost	Quantity	Unit	Engineer's Unit Cost	Engineer's Subtotal Cost		
1	Mobilization	1	LS	\$ 32,500.00	\$ 32,500.00	0	LS	\$ 32,500.00	\$ -	1	\$ 32,500.00
2	Maintenance of Traffic	1	LS	\$ 19,500.00	\$ 19,500.00	0	LS	\$ 19,500.00	\$ -	1	\$ 19,500.00
3	Sediment and Erosion Control	1	LS	\$ 13,000.00	\$ 13,000.00	0	LS	\$ 13,000.00	\$ -	1	\$ 13,000.00
4	Clearing & Grubbing	1	LS	\$ 13,000.00	\$ 13,000.00	0	LS	\$ 13,000.00	\$ -	1	\$ 13,000.00
5	Earthwork	1	LS	\$ 13,000.00	\$ 13,000.00	0	LS	\$ 13,000.00	\$ -	1	\$ 13,000.00
6	Kiosk	23	EA	\$ 5,200.00	\$ 119,600.00	0	EA	\$ 5,200.00	\$ -	23	\$ 119,600.00
7	Guide Sign	75	EA	\$ 1,040.00	\$ 78,000.00	0	EA	\$ 1,040.00	\$ -	75	\$ 78,000.00
8	Shelter	8	EA	\$ 32,500.00	\$ 260,000.00	0	EA	\$ 32,500.00	\$ -	8	\$ 260,000.00
9	Bike Rack	8	EA	\$ 2,600.00	\$ 20,800.00	0	EA	\$ 2,600.00	\$ -	8	\$ 20,800.00
10	Bench	35	EA	\$ 2,600.00	\$ 91,000.00	0	EA	\$ 2,600.00	\$ -	35	\$ 91,000.00
11	Trash Receptacle	8	EA	\$ 1,300.00	\$ 10,400.00	0	EA	\$ 1,300.00	\$ -	8	\$ 10,400.00
12	Sod	450	SY	\$ 4.55	\$ 2,047.50	0	SY	\$ 4.55	\$ -	450	\$ 2,047.50
13	Landscape	1	LS	\$ 30,000.00	\$ 30,000.00	0	LS	\$ 30,000.00	\$ -	1	\$ 30,000.00
		TAP Funds for Construction			\$ 702,847.50	Local Funds for Construction			\$ -	Subtotal	\$ 702,847.50
	FDOT IN-HOUSE DESIGN SUPPORT	1	LS	\$5,000	\$ 5,000.00	FDOT In-House Support must be included as an FHWA Participating Item					
	ADDITIONAL FDOT IN-HOUSE DESIGN SUPPORT FOR CRITICAL PROJECTS	0	LS	\$2,000	\$ -						
	FDOT IN-HOUSE CONSTRUCTION SUPPORT	1	LS	\$5,000	\$ 5,000.00						
	ADDITIONAL FDOT IN-HOUSE CONSTRUCTION SUPPORT FOR CRITICAL PROJECTS	0	LS	\$2,000	\$ -						
	LOCAL FUNDS FOR DESIGN	Local Agency Design Work is not a FHWA Participating Item				1	LS	\$20,000	\$ 20,000.00		
	CONTINGENCY	Contingency is not a FHWA Participating Item				1	LS	20%	\$ 140,569.50		
	TRANSIT RELATED PROJECTS (10% FTA ADMINISTRATIVE FEE)	Administrative Fee is not a FHWA Participating Item				0	LS	10%	\$ -		
	CONSTRUCTION ENGINEERING & INSPECTION ACTIVITIES (CEI) NO MORE THAN 12% OF PARTICIPATING ITEMS (Phase 68) (Optional)	1	LS	6%	\$ 39,542.20	1	LS	12%	\$ -		
	FDOT OVERSIGHT CEI (3% OF TOTAL CONSTRUCTION COST ESTIMATE)	1	LS	3%	\$ 21,085.43	FDOT In-House Support must be included as an FHWA Participating Item					
					\$ 773,475.13					\$ 160,569.50	\$ 934,044.63
					Subtotal FHWA Participating					Subtotal FHWA Non-Participating	Total Construction Cost Estimate
*Projects on the State Highway System and Critical Projects <u>SHALL</u> utilize FDOT pay items numbers and descriptions.											
Non-participating items:											
Mowing & Litter removal											
**Engineering work; Optional services; Survey; Video Inspection; MOT plans preparation; As-builts/record drawings											
**Utility work--this includes, but is not limited to: valve adjustments, utility relocations, FPL power pole relocations, AT&T directional bore, etc...											
Other elements are non-participating; the ones listed above are the commonly used pay items that are non-participating.											
If you have any questions regarding a participating or non-participating item, please contact us.											
Estimate Prepared by: Chris Marsh											
PE Number: 62560											
Date: 2/17/22											
											

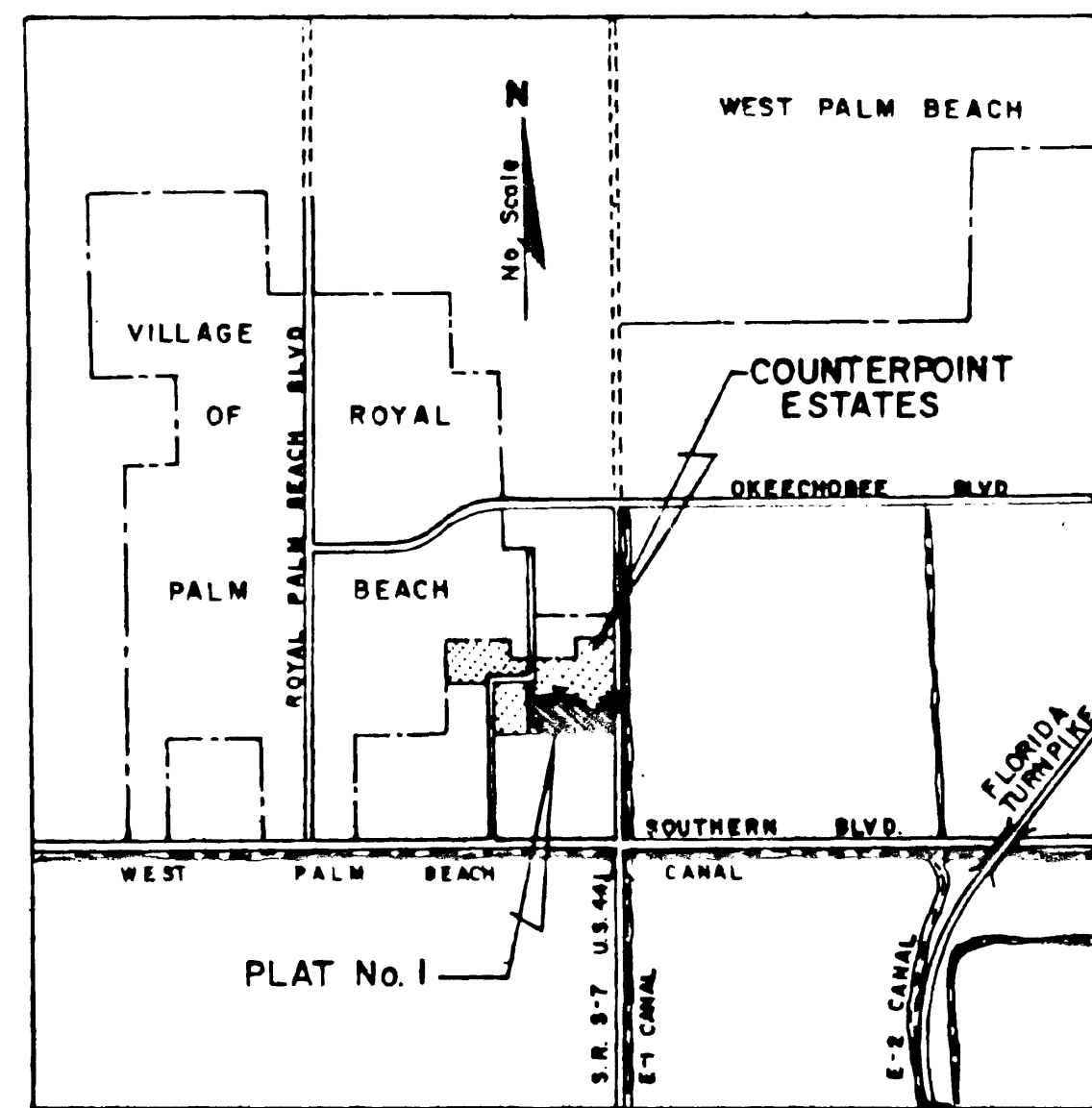




# COUNTERPOINT ESTATES PLAT No. 1

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

MARCH 1977



LOCATION MAP

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER, 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*Rafael Saladrigas*  
 RAFAEL SALADRIGAS  
 REGISTERED SURVEYOR NO. 2345  
 STATE OF FLORIDA

## APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF March, 1977.

BY: *Lake Lytal*  
 LAKE LYTAL  
 CHAIRMAN

COUNTY ENGINEER  
 PALM BEACH COUNTY

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

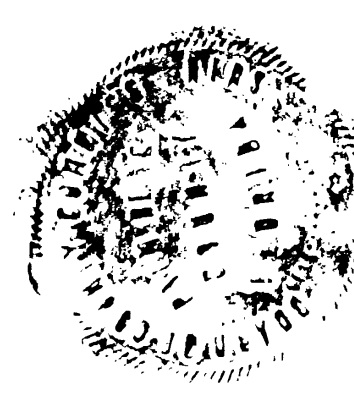
*H. F. Kahler*  
 H. F. KAHLERT, P.E.  
 COUNTY ENGINEER

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

BY: *Marjorie B. Jennings*

SURVEYOR'S SEAL

COUNTY ENGINEER'S SEAL

OFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES, PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) IS ASSUMED TO BEAR N 89°12'57" W AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N 89°12'57" W ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 107.98 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS SAID RIGHT-OF-WAY LINE IS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, JOB NUMBER 9327-101, SHEET 1 OF 5, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 00°44'42" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1180.15 FEET, TO THE EASTERLY PROLONGATION OF A LINE RADIAL TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 678.77 FEET, AND A CENTRAL ANGLE OF 50°34'29"; THENCE N 79°49'47" W ALONG SAID EASTERLY PROLONGATION A DISTANCE OF 111.67 FEET TO SAID CURVE; THENCE N 68°11'07" W A DISTANCE OF 53.19 FEET TO A POINT IN A CURVE CONCENTRIC WITH SAID HEREINBEFORE DESCRIBED CURVE (R=678.77 FEET) AND HAVING A RADIUS OF 626.77 FEET; THENCE N 80°48'40" W ALONG A LINE RADIAL TO SAID LAST ABOVE MENTIONED CURVE (R=626.77 FEET) A DISTANCE OF 100.00 FEET TO A POINT IN A CURVE CONCENTRIC WITH SAID FIRST ABOVE MENTIONED CURVE (R=678.77 FEET) AND HAVING A RADIUS OF 526.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID LAST ABOVE MENTIONED CURVE (R=526.77 FEET) THROUGH AN ANGLE OF 51°31'22" A DISTANCE OF 474.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 60°44'42" W ALONG THE SAID TANGENT A DISTANCE OF 223.35 FEET; THENCE S 39°42'30" W A DISTANCE OF 55.72 FEET; THENCE S 60°44'42" W A DISTANCE OF 110.00 FEET; THENCE N 29°15'18" W A DISTANCE OF 243.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 314.00 FEET AND A CENTRAL ANGLE OF 60°00'00"; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 328.82 FEET TO THE END OF SAID CURVE; THENCE N 89°15'18" W ALONG THE TANGENT TO SAID CURVE A DISTANCE OF 70.12 FEET; THENCE N 44°15'18" W A DISTANCE OF 35.36 FEET; THENCE N 00°44'42" E A DISTANCE OF 44.31 FEET; THENCE N 89°15'18" W A DISTANCE OF 52.00 FEET; THENCE S 00°44'42" W A DISTANCE OF 56.31 FEET; THENCE S 45°44'42" W A DISTANCE OF 35.36 FEET; THENCE N 89°15'18" W A DISTANCE OF 701.85 FEET; THENCE S 88°24'10" W A DISTANCE OF 369.15 FEET; THENCE N 46°35'50" W A DISTANCE OF 63.64 FEET; THENCE N 01°35'50" W A DISTANCE OF 201.71 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25; THENCE N 00°56'26" E ALONG SAID WEST LINE A DISTANCE OF 110.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION; THENCE S 89°34'20" W ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 25 A DISTANCE OF 80.02 FEET TO A LINE PARALLEL WITH AND 80.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE SAID WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE S 00°56'26" E ALONG SAID PARALLEL LINE A DISTANCE OF 109.04 FEET; THENCE S 01°35'50" E A DISTANCE OF 223.45 FEET; THENCE S 01°39'40" E A DISTANCE OF 104.91 FEET; THENCE S 00°25'40" E A DISTANCE OF 899.23 FEET TO THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4); THENCE N 89°07'51" E ALONG SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE S 89°12'57" E ALONG SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 2536.07 FEET TO THE POINT OF BEGINNING; CONTAINING 58.59 ACRES, MORE OR LESS.

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

- STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
  - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  - DRAINAGE EASEMENTS - DRAINAGE EASEMENTS OVER THE ENTIRETY OF THE STORMWATER MANAGEMENT TRACTS IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE ONLY.
- WATER MANAGEMENT TRACTS: THE WATER MANAGEMENT TRACTS AS SHOWN ARE TO BE CONVEYED AND DEDICATED SUBJECT TO THE EASEMENTS DEDICATED HEREINABOVE, TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
- RECREATIONAL AREAS: THE RECREATIONAL AREA (TRACT B-2) AS SHOWN IS TO BE CONVEYED AND DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
- THOSE AREAS AND TRACTS MENTIONED ABOVE TO BE CONVEYED AND DEDICATED TO THE COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE TO BE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN COUNTERPOINT ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTERPOINT ESTATES DATED MARCH 17, 1977, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBADEAU, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, 1977.

ATTEST:

*Diana M. Brown*  
 DIANA M. BROWN, ITS SECRETARY

ROBERT MCINTOSH HOLDINGS, INC., A  
 CORPORATION OF THE STATE OF FLORIDA

BY: *Paul Thibadeau*  
 PAUL THIBADEAU, ITS PRESIDENT



## ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN, 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH 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 14th DAY OF March, 1977

MY COMMISSION EXPIRES: June 10, 1978

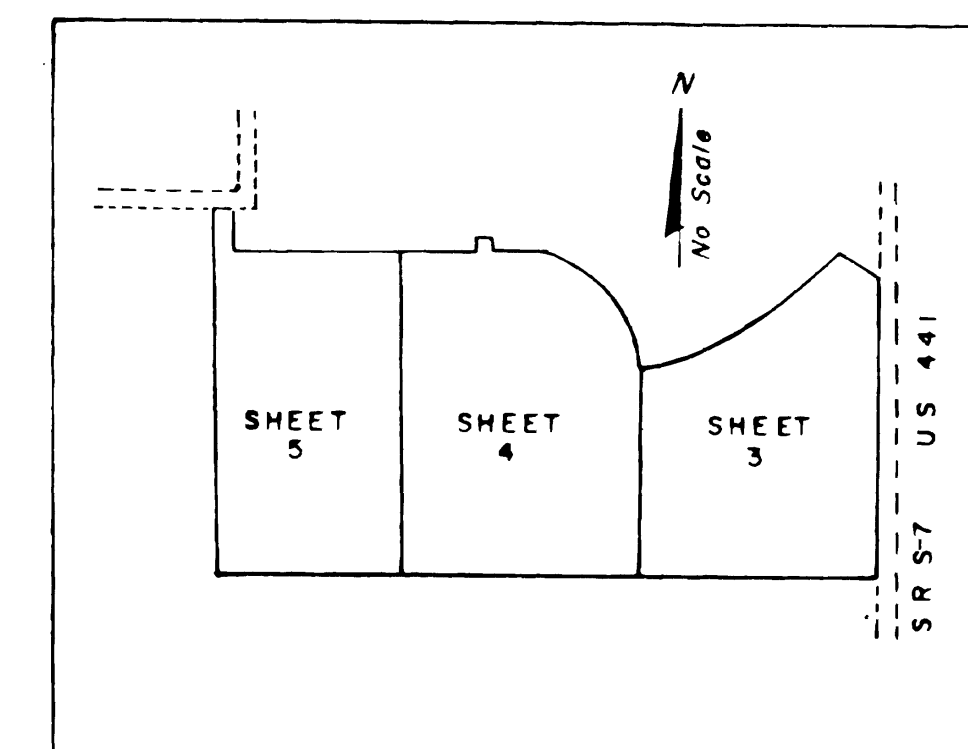
*Bernice A. Cullen*  
 NOTARY PUBLIC

## TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 TO ROBERT MCINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

*Paul Thibadeau*  
 ATTORNEY AT LAW PALM BEACH, FLA.

KEY MAP  
Not to Scale

R.A. GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS			
FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS			
NORTH PALM BEACH		FLORIDA	
WEST PALM BEACH		FLORIDA	
COUNTERPOINT ESTATES PLAT NO. 1			
Drawn by: J.M.	Approved: J.M.	Scale: 1" = 60'	Sheet: 1 of 3
Checked by: G.C.P.	Approved: J.M.	Date: 10/5/78	Sheet: 1 of 3

THIS INSTRUMENT WAS PREPARED BY  
 RAFAEL SALADRIGAS OF FLORIDA  
 SURVEYING AND MAPPING, INC.,  
 941 N. MILITARY TRAIL, WEST  
 PALM BEACH, FLORIDA 33406  
 TEL. NO. (305) 689-6414

32-156



# COUNTERPOINT ESTATES PLAT No. 1

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

MARCH 1977

## MORTGAGEE'S CONSENT NO. 1

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT OUR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2271 AT PAGE 420 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE, IRVING J. DENMARK AND EVELYN DENMARK, DO HEREUNTO SET OUR HANDS AND SEALS THIS 17 DAY OF February, 1977.

WITNESS:

Irving J. Denmark  
IRVING J. DENMARK  
Evelyn Denmark  
EVELYN DENMARK

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED IRVING J. DENMARK AND EVELYN DENMARK, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Feb-  
ruary, 1977.

MY COMMISSION EXPIRES:  
Nov. 24, 1978

Beryl R. France  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT NO. 2

FEDERAL REPUBLIC OF GERMANY  
CONSULATE GENERAL OF THE UNITED STATES  
OF AMERICA AT MUNICH  
GREAT BRITAIN & NORTHERN IRELAND  
LONDON, ENGLAND  
EMBASSY OF THE UNITED STATES OF AMERICA

THE UNDERSIGNED HEREBY CERTIFIES THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT MY MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2271 AT PAGE 420 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, ALBERT R. DENMARK, DO HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF March, 1977.

WITNESS:

Albert R. Denmark  
ALBERT R. DENMARK

## ACKNOWLEDGEMENT:

FEDERAL REPUBLIC OF GERMANY  
CONSULATE GENERAL OF THE UNITED STATES  
OF AMERICA AT MUNICH  
GREAT BRITAIN & NORTHERN IRELAND  
LONDON, ENGLAND  
EMBASSY OF THE UNITED STATES OF AMERICA

I, LAWRENCE S. KUSURU, VICE CONSUL OF THE UNITED STATES OF AMERICA AT THE CITY OF LONDON, ENGLAND, DO HEREBY CERTIFY THAT ON THIS FOURTH DAY OF MARCH, 1977, BEFORE ME PERSONALLY APPEARED, ALBERT R. DENMARK, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN, WHOSE NAME IS SUBSCRIBED TO AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND BEING INFORMED BY ME OF THE CONTENTS OF SAID INSTRUMENT, HE DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Lawrence S. Kusuru  
VICE CONSUL OF THE UNITED STATES  
OF AMERICA

NOTARY PUBLIC SEAL  
MORTGAGEE NO. 1



CONSULAR SEAL  
MORTGAGEE NO. 2



NOTARY PUBLIC SEAL  
MORTGAGEE NO. 3



OFFICIAL SEAL  
MORTGAGEE NO. 4



NOTARY PUBLIC SEAL  
MORTGAGEE NO. 4



NOTARY PUBLIC SEAL  
MORTGAGEE NO. 5



CORPORATE SEAL  
MORTGAGEE NO. 6



NOTARY PUBLIC SEAL  
MORTGAGEE NO. 6



## MORTGAGEE'S CONSENT NO. 3

STATE OF ILLINOIS  
COUNTY OF COOK

THE UNDERSIGNED HEREBY CERTIFIES THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT MY MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1788 AT PAGE 1186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, HARVEY T. LYON, DO HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF Feb, 1977.

WITNESSES:

Harvey T. Lyon  
HARVEY T. LYON

## ACKNOWLEDGEMENT:

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED HARVEY T. LYON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF February, 1977.

MY COMMISSION EXPIRES:

July 20, 1980  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT NO. 4

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2271 AT PAGE 396 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID FLAGLER NATIONAL BANK OF THE PALM BEACHES HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF February, 1977.

ATTEST:

FLAGLER NATIONAL BANK OF THE  
PALM BEACHES  
BY: Thomas E. Rosen, Pres.

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Thomas E. Rosen AND Paul A. Woodall, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE FLAGLER NATIONAL BANK OF THE PALM BEACHES, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID FLAGLER NATIONAL BANK OF THE PALM BEACHES, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID FLAGLER NATIONAL BANK OF THE PALM BEACHES AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID FLAGLER NATIONAL BANK OF THE PALM BEACHES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 1977.

MY COMMISSION EXPIRES:

Jan 26, 1979  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT NO. 5

STATE OF ILLINOIS  
COUNTY OF COOK

THE UNDERSIGNED HEREBY CERTIFIES THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT MY MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1788 AT PAGE 1186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, ELLIOT M. LYON, DO HEREUNTO SET MY HAND AND SEAL THIS 17th DAY OF February, 1977.

WITNESS:

Elliot M. Lyon  
ELLIOT M. LYON

## ACKNOWLEDGEMENT:

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED ELLIOT M. LYON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF February, 1977.

MY COMMISSION EXPIRES:

Nov 3, 1980  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT NO. 6

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2271 AT PAGE 420 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ARTHUR B. LEIBOVIT, ITS PRESIDENT, AND ATTESTED TO BY ANN LEIBOVIT, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF February, 1977.

ATTEST:

ANN LEIBOVIT  
ITS SECRETARY  
ARTHUR B. LEIBOVIT  
ITS PRESIDENT

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR B. LEIBOVIT AND ANN LEIBOVIT, 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 THE A.B.L. CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 9th DAY OF February, 1977.

MY COMMISSION EXPIRES:

Feb 2, 1978  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT NO. 7

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT MY MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2434 AT PAGE 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, ABRAHAM HIRSCHMAN, DO HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF February, 1977.

WITNESS:

Abraham Hirschman  
ABRAHAM HIRSCHMAN

## ACKNOWLEDGMENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED ABRAHAM HIRSCHMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, 1977.

MY COMMISSION EXPIRES:

March 8, 1978  
NOTARY PUBLIC

R A GONZALEZ AND COMPANY, INC CONSULTING ENGINEERS			
FLORIDA SURVEYING & MAPPING, INC REGISTERED LAND SURVEYORS NORTH PALM BEACH FLORIDA WEST PALM BEACH			
COUNTERPOINT ESTATES PLAT NO. 1			
APPROVED	DATE	BY	DATE
	1-180	7451	7557
	1-180	7451	7557



# COUNTERPOINT ESTATES PLAT No. 1

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

MARCH 1977

PALM BEACH FARMS PLAT NO. 3  
P.B.2 PAGE 45-54

## NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED WITHIN EASEMENTS
2. DRAINAGE EASEMENT TAKES PRECEDENCE OVER UTILITY EASEMENTS
3. MAINTENANCE ACCESS RIGHTS ARE GRANTED OVER ALL TRACTS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE OF UTILITIES

## LEGEND

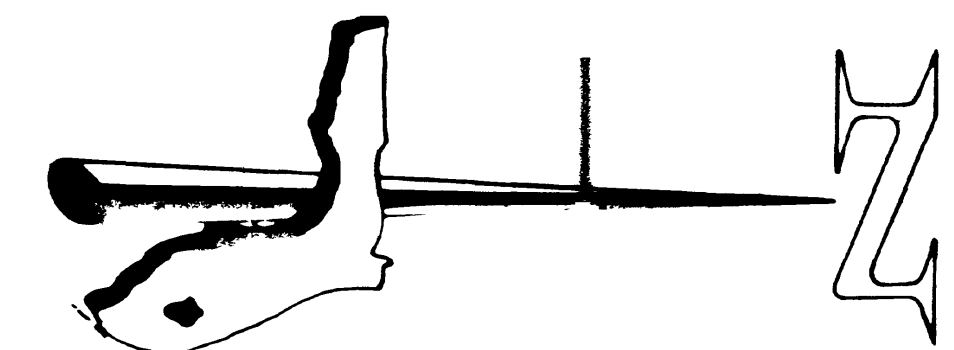
- U.E. INDICATES POWER AND/OR TELEPHONE EASEMENT
- D.E. INDICATES 12' DRAINAGE EASEMENT
- W.S. INDICATES 12' WATER AND/OR SANITARY SEWER EASEMENT
- P.C.P. INDICATES PERMANENT CONTROL POINT
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT

P.O.B.

S.E. COR. SEC. 25/43/41

P.B. COUNTY Brass Disc

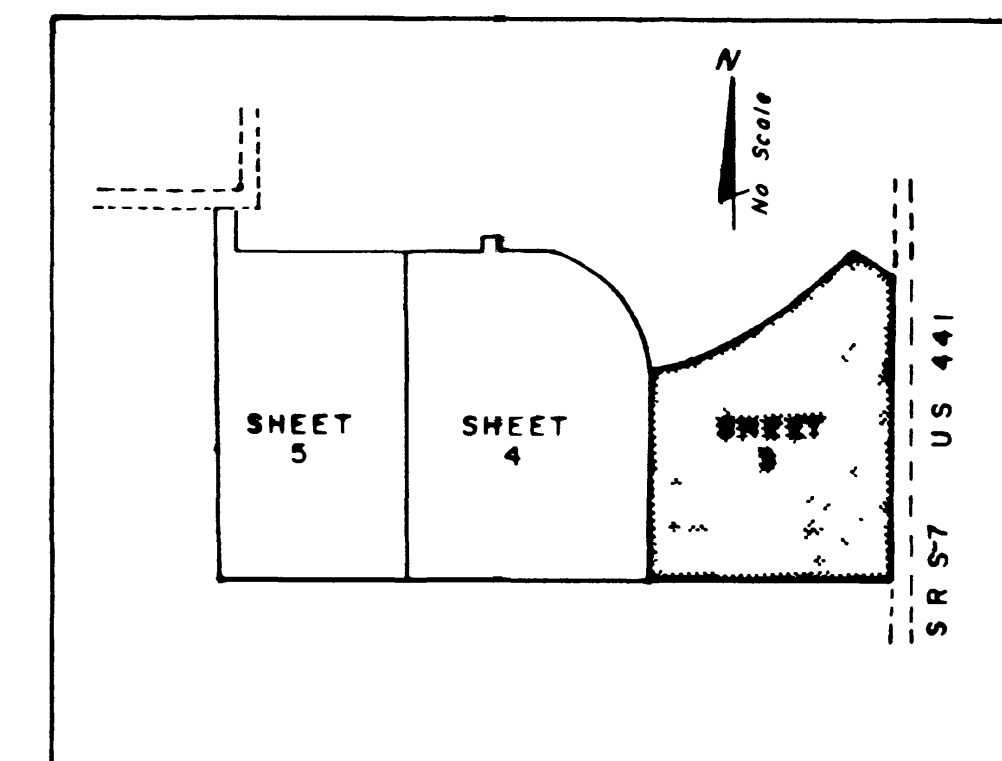
Match Line—See Sheet 4 of 5



GRAPHIC SCALE

## BEARING DATUM

ALL BEARINGS SHOWN HEREON ARE RELATED TO AN ASSUMED BEARING OF N89°12'57"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST



KEY MAP

Not To Scale

DATE	DESCRIPTION	BY
	R. A. GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS	
	FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS	
	NORTH PALM BEACH    FLORIDA    WEST PALM BEACH	
COUNTERPOINT ESTATES PLAT NO. 1		
APPROVED	DATE	BY
J.M.	12/5/76	17551-3
SEP		

32-158

P.B. County Brass Disc

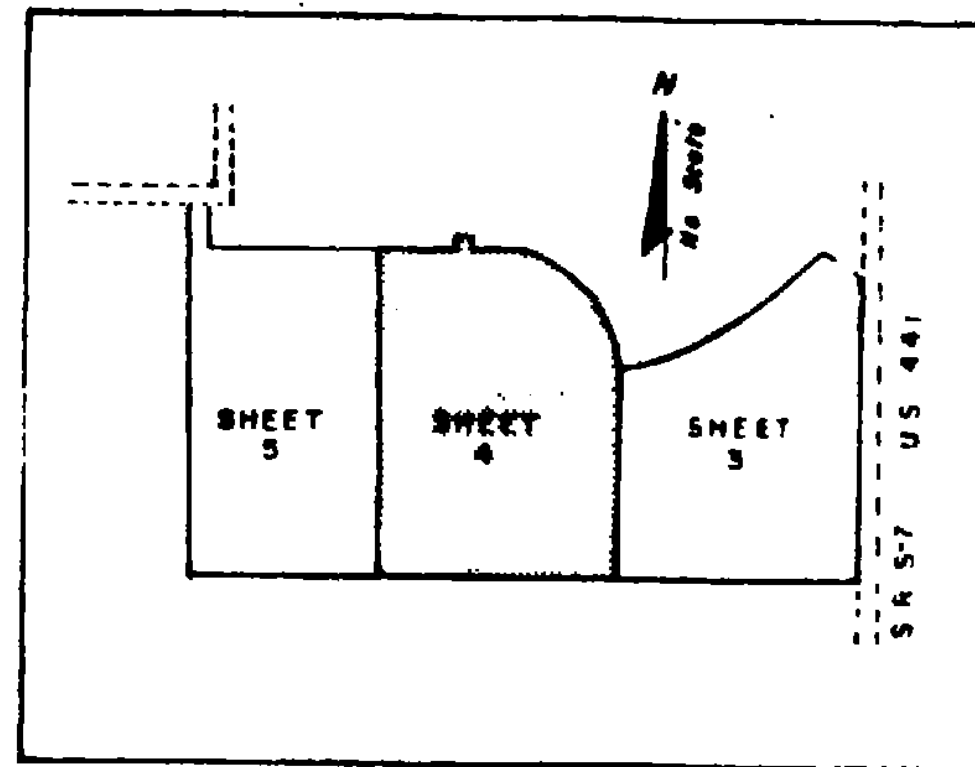


# COUNTERPOINT ESTATES PLAT No. 1

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

MARCH 1977

Match Line - See Sheet 5 of 5



KEY MAP  
Not to Scale

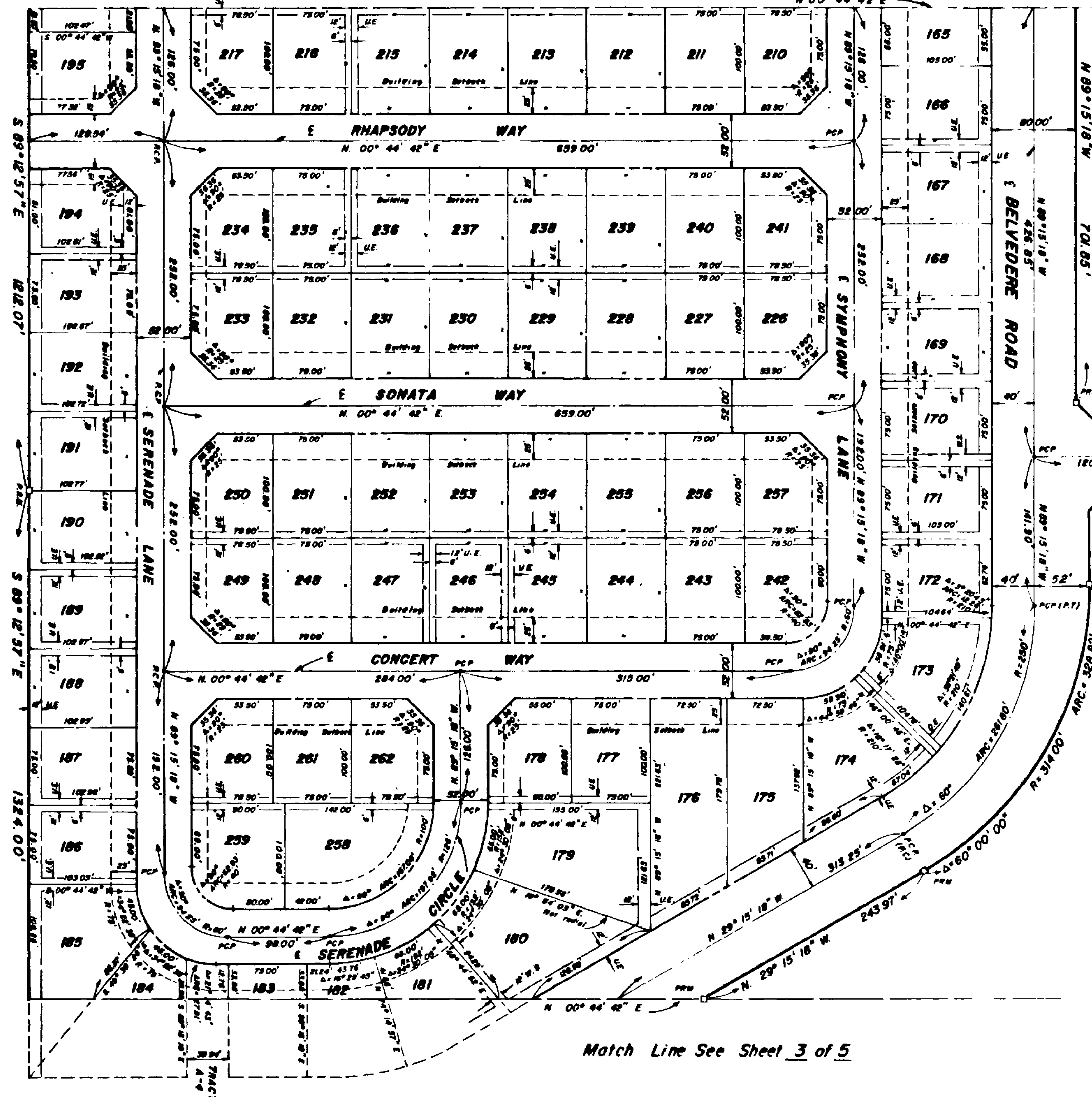
PALM BEACH FARMS PLAT NO. 3  
P.B. 2 PAGE 45-64

## NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED WITHIN EASEMENTS.
2. DRAINAGE EASEMENT TAKES PRECEDENCE OVER UTILITY EASEMENTS.
3. MAINTENANCE ACCESS RIGHTS ARE GRANTED OVER ALL TRACTS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE OF UTILITIES.

## LEGEND

- U.E. INDICATES POWER AND/OR TELEPHONE EASEMENT
- D.E. INDICATES 12' DRAINAGE EASEMENT
- W.S. INDICATES 12' WATER AND/OR SANITARY SEWER EASEMENT
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT



GRAPHIC SCALE

BEARING DATUM  
ALL BEARINGS SHOWN HEREON ARE RELATED TO AN ASSUMED BEARING OF N 89° 12' 57" W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST.

Match Line See Sheet 3 of 5

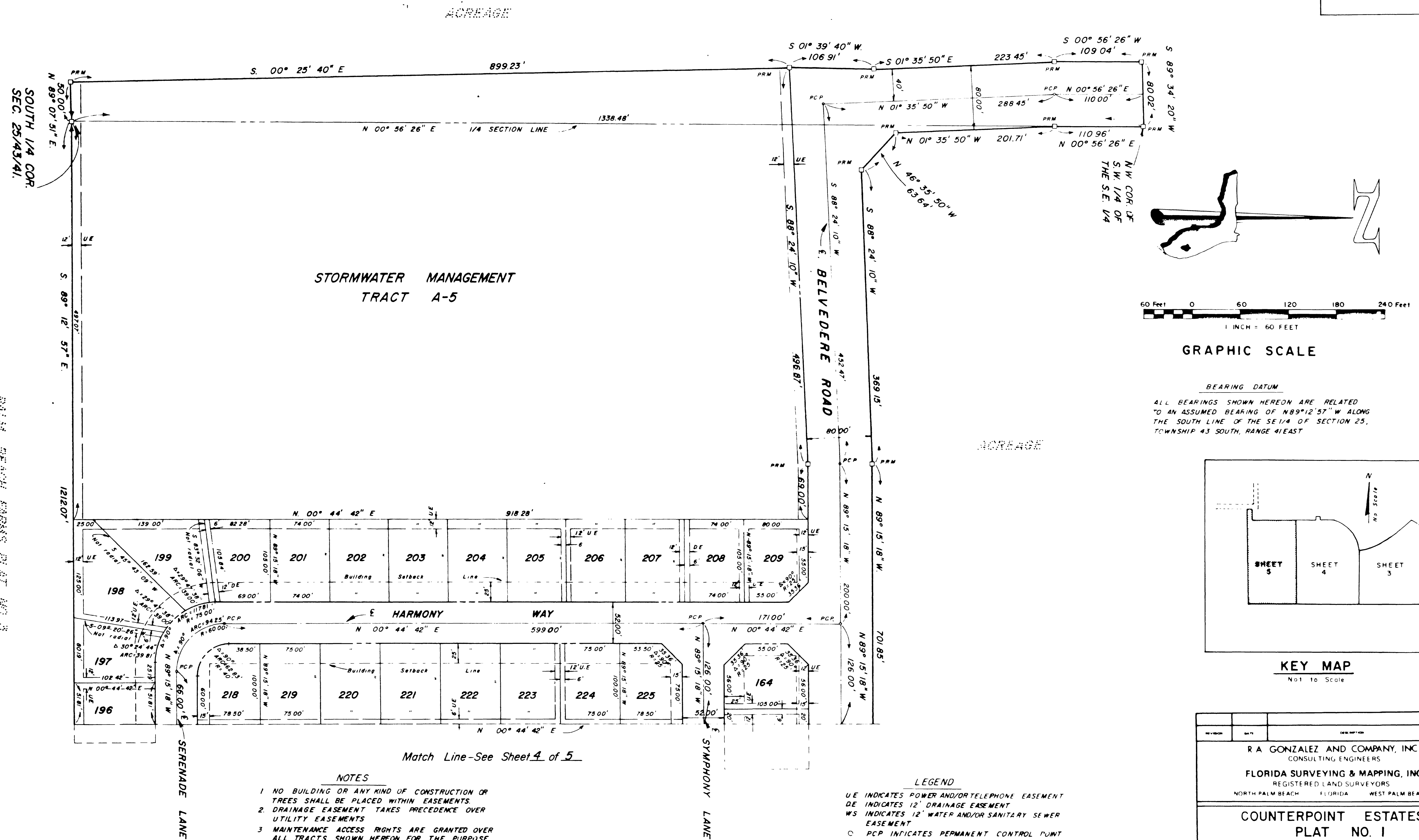
32-159

REVISION	DATE	DESCRIPTION	BY
R A GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS NORTH PALM BEACH, FLORIDA    WEST PALM BEACH, FLORIDA			
COUNTERPOINT ESTATES PLAT NO. 1			
DESIGNED BY J. M.	APPROVED G. C. P.	DATE 10/5/76	JOB NO. 17551 SHEET NO. 17551-3 TOTAL SHEETS 4 OF 5



# COUNTERPOINT ESTATES PLAT No. 1

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA  
MARCH 1977



PALM BEACH PARKS PLAT NO. 3  
P.B. 2 PAGE 45-54

- NOTES**
1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED WITHIN EASEMENTS.
  2. DRAINAGE EASEMENT TAKES PRECEDENCE OVER UTILITY EASEMENTS.
  3. MAINTENANCE ACCESS RIGHTS ARE GRANTED OVER ALL TRACTS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE OF UTILITIES.

- LEGEND**
- UE INDICATES POWER AND/OR TELEPHONE EASEMENT
  - DE INDICATES 12' DRAINAGE EASEMENT
  - WS INDICATES 12' WATER AND/OR SANITARY SEWER EASEMENT
  - PCP INDICATES PERMANENT CONTROL POINT
  - PRM INDICATES PERMANENT REFERENCE MONUMENT

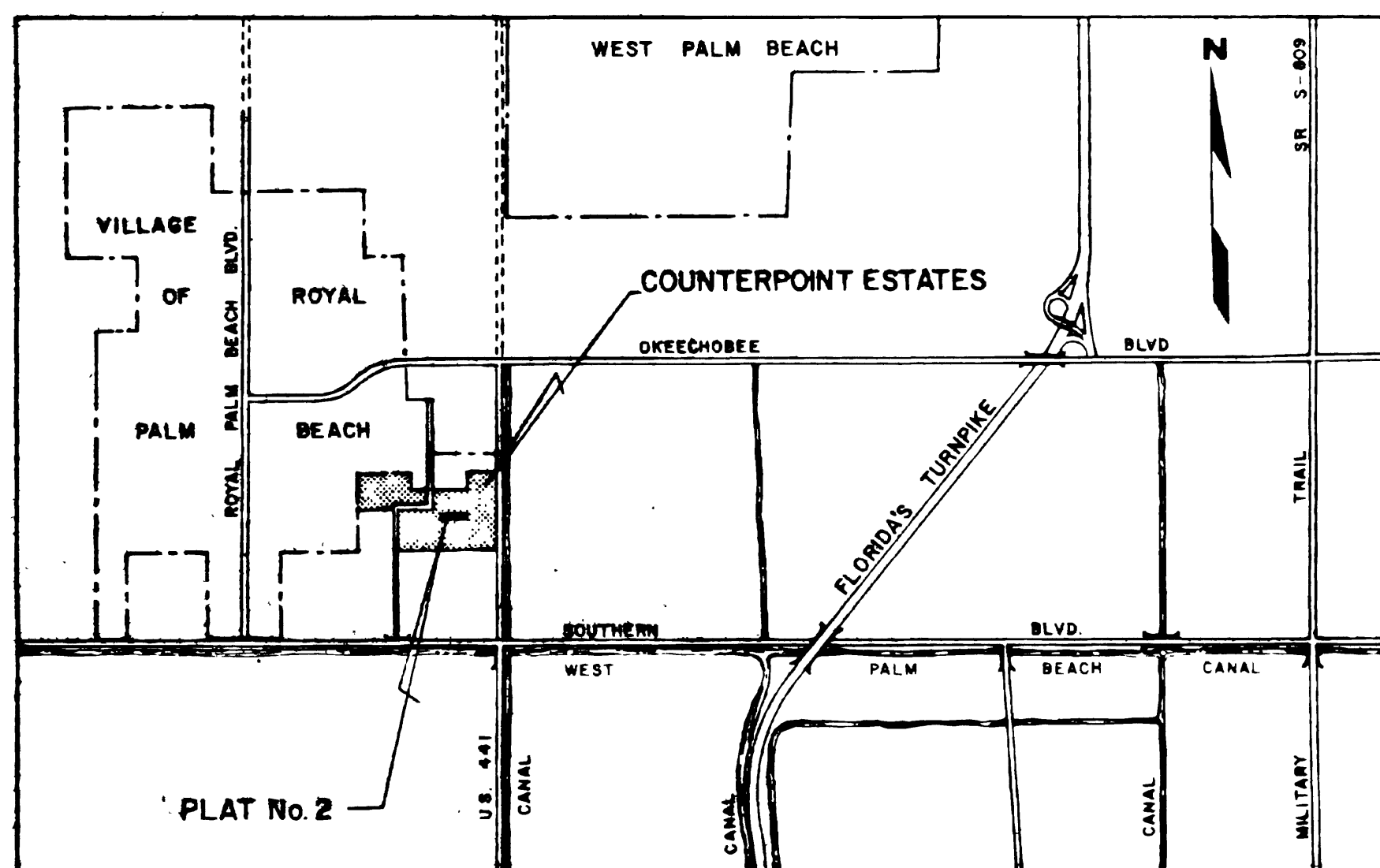
DATE	BY	DESCRIPTION	BY
<b>R. A. GONZALEZ AND COMPANY, INC.</b> CONSULTING ENGINEERS <b>FLORIDA SURVEYING &amp; MAPPING, INC.</b> REGISTERED LAND SURVEYORS NORTH PALM BEACH, FLORIDA WEST PALM BEACH			
<b>COUNTERPOINT ESTATES</b> <b>PLAT NO. 1</b>			
APPROVED	DATE	FILE NO.	PLAT NO.
17551	10/5/76	17551-3	5 OF 5

32-160



# COUNTERPOINT ESTATES PLAT No. 2

## IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY MAP

NOT TO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER, 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*Rafael Saladrigas*  
**RAFAEL SALADRIGAS**  
 REGISTERED SURVEYOR NO. 2345  
 STATE OF FLORIDA

## APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9<sup>th</sup> DAY OF August, 1977

BY: *Late Lyle*  
**LAKE LYLE**  
 CHAIRMAN

COUNTY ENGINEER  
 PALM BEACH COUNTY

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

*F. E. Singer*  
**F. E. SINGER**  
 COUNTY ENGINEER  
 Assistant County

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

JOHN B. DUNKLE, CLERK  
 Board of County Commissioners

*John B. Dunkle*  
 COUNTY CLERK

BY:

SURVEYOR'S SEAL

COUNTY ENGINEER'S SEAL

OFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

JULY 1977

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES, PLAT NO. 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR N 00°47'34" E AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 (SAID NORTHWEST CORNER ALSO BEING A CORNER OF THE PLAT OF COUNTERPOINT ESTATES, PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES TO THE POINT OF BEGINNING:

1. S 00°56'26" W A DISTANCE OF 110.96 FEET
2. S 01°35'50" E A DISTANCE OF 201.71 FEET
3. S 46°35'50" E A DISTANCE OF 63.64 FEET
4. N 88°24'10" E A DISTANCE OF 369.15 FEET
5. S 89°15'18" E A DISTANCE OF 46.85 FEET

THENCE, CONTINUING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES THROUGH THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. S 89°15'18" E A DISTANCE OF 655.00 FEET
2. N 45°44'42" E A DISTANCE OF 35.36 FEET
3. N 00°44'42" E A DISTANCE OF 56.31 FEET
4. S 89°15'18" E A DISTANCE OF 52.00 FEET
5. S 00°44'42" W A DISTANCE OF 44.31 FEET
6. S 44°15'18" E A DISTANCE OF 35.36 FEET
7. S 89°15'18" E A DISTANCE OF 70.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 314.00 FEET AND A CENTRAL ANGLE OF 03°48'11"
8. EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.84 FEET TO A POINT IN THE EAST LINE OF THE WEST ONE HALF (W 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 (A RADIUS LINE OF SAID CURVE THROUGH SAID POINT BEARING N 04°32'53" E);

THENCE N 00°47'34" E (DEPARTING FROM SAID PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES), ALONG SAID EAST LINE A DISTANCE OF 224.69 FEET; THENCE N 89°15'18" W A DISTANCE OF 116.14 FEET; THENCE N 67°15'35" W A DISTANCE OF 56.08 FEET; THENCE N 89°15'18" W A DISTANCE OF 680.85 FEET; THENCE S 00°44'42" W A DISTANCE OF 100.00 FEET; THENCE S 00°11'50" E A DISTANCE OF 52.01 FEET; THENCE S 00°44'42" W A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4.794 ACRES, MORE OR LESS.

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

1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBADEAU, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20<sup>th</sup> DAY OF July, 1977.

ATTEST:

ROBERT MCINTOSH HOLDINGS, INC., A  
 CORPORATION OF THE STATE OF FLORIDA

*Diana M. Brown*  
 DIANA M. BROWN, ITS SECRETARY

*Paul Thibadeau*  
 PAUL THIBADEAU, ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES:

*Richard C. Jeter*  
 NOTARY PUBLIC

## TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 TO ROBERT MCINTOSH HOLDINGS, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: July 27, 1977

*Paul Thibadeau*  
 ATTORNEY AT LAW

## MORTGAGEE'S CONSENT NO. 1

CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO  
 JUDICIAL DISTRICT OF YORK  
 PROVINCE OF ONTARIO  
 DOMINION OF CANADA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2693 AT PAGE 509 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK OF NOVA SCOTIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS General Manager AND ATTESTED TO BY ITS Secretary AND ITS OFFICIAL SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20<sup>th</sup> DAY OF July, 1977.

ATTEST:

THE BANK OF NOVA SCOTIA

ACKNOWLEDGEMENT:

CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO  
 JUDICIAL DISTRICT OF YORK  
 PROVINCE OF ONTARIO  
 DOMINION OF CANADA

BEFORE ME PERSONALLY APPEARED Richard C. Jeter AND Paul Thibadeau TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Notary Public AND Attorney at Law AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK OF NOVA SCOTIA AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK OF NOVA SCOTIA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES: 15 FOR LIFE

## MORTGAGEE'S CONSENT NO. 2

STATE OF FLORIDA  
 COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2693 AT PAGE 499 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Assistant Vice President AND ATTESTED TO BY ITS Loan Banking Officer AND ITS OFFICIAL SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF July, 1977.

ATTEST:

SOUTHEAST FIRST NATIONAL BANK OF MIAMI

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED Richard C. Jeter AND Paul Thibadeau TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Notary Public AND Attorney at Law AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF July, 1977.

MY COMMISSION EXPIRES: 26 FOR LIFE

NOTARY PUBLIC

CORPORATE SEAL  
 ROBERT MCINTOSH  
 HOLDINGS, INC.

NOTARY PUBLIC SEAL

NO. 10000	DATE	DESCRIPTION	BY
R.A. GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS			
FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS NORTH PALM BEACH FLORIDA WEST PALM BEACH			
COUNTERPOINT ESTATES PLAT NO. 2			
RECORDED BY: <u>R.S.</u>	APPROVED BY: <u>A.A.</u>	FILED BY: <u>J.F.B.</u>	FILED BY: <u>J.F.B.</u>
INDEXED BY: <u>J.M.</u>	FILED BY: <u>J.F.B.</u>	FILED BY: <u>J.F.B.</u>	FILED BY: <u>J.F.B.</u>
FILED BY: <u>G.L.F.</u>	FILED BY: <u>J.F.B.</u>	FILED BY: <u>J.F.B.</u>	FILED BY: <u>J.F.B.</u>

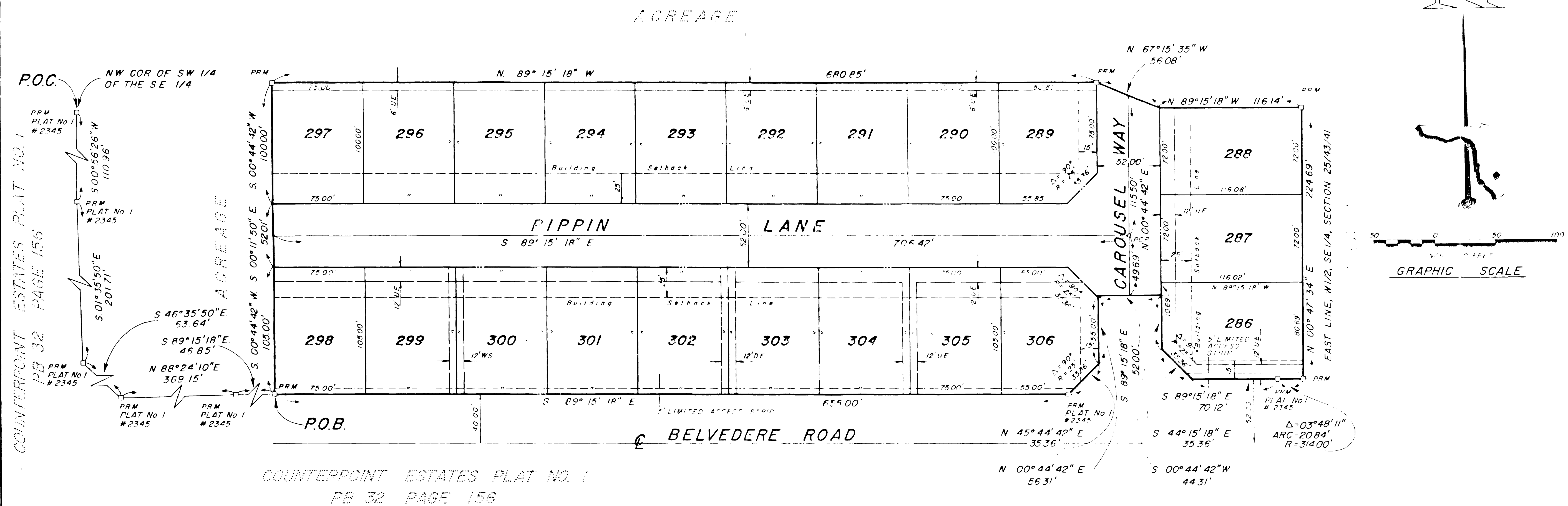
THIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIGAS  
 OF FLORIDA SURVEYING AND MAPPING, INC., 941 NORTH  
 MILITARY TRAIL, WEST PALM BEACH, FL 33406. TEL.  
 NO. (407) 582-6414



# COUNTERPOINT ESTATES PLAT No. 2

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JULY 1977



## BEARING DATUM

ALL BEARINGS SHOWN HEREON ARE RELATED TO AN ASSUMED BEARING OF N 00°47'34" E ALONG THE EAST LINE OF THE WEST HALF OF THE SE 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST

## NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED WITHIN EASEMENTS
2. DRAINAGE EASEMENTS TAKE PRECEDENCE OVER UTILITY EASEMENTS
3. MAINTENANCE ACCESS RIGHTS ARE GRANTED OVER ALL TRACTS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE UTILITIES

## LEGEND

- U.E. INDICATES POWER AND/OR TELEPHONE EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
W.S. INDICATES WATER AND/OR SANITARY SEWER EASEMENT  
P.C.P. INDICATES PERMANENT CONTROL POINT  
P.R.M. INDICATES PERMANENT REFERENCE MONUMENT

DATE		BY	
R. A. GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS			
FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS NORTH PALM BEACH, FLORIDA WEST PALM BEACH, FLORIDA			
COUNTERPOINT ESTATES PLAT NO. 2			

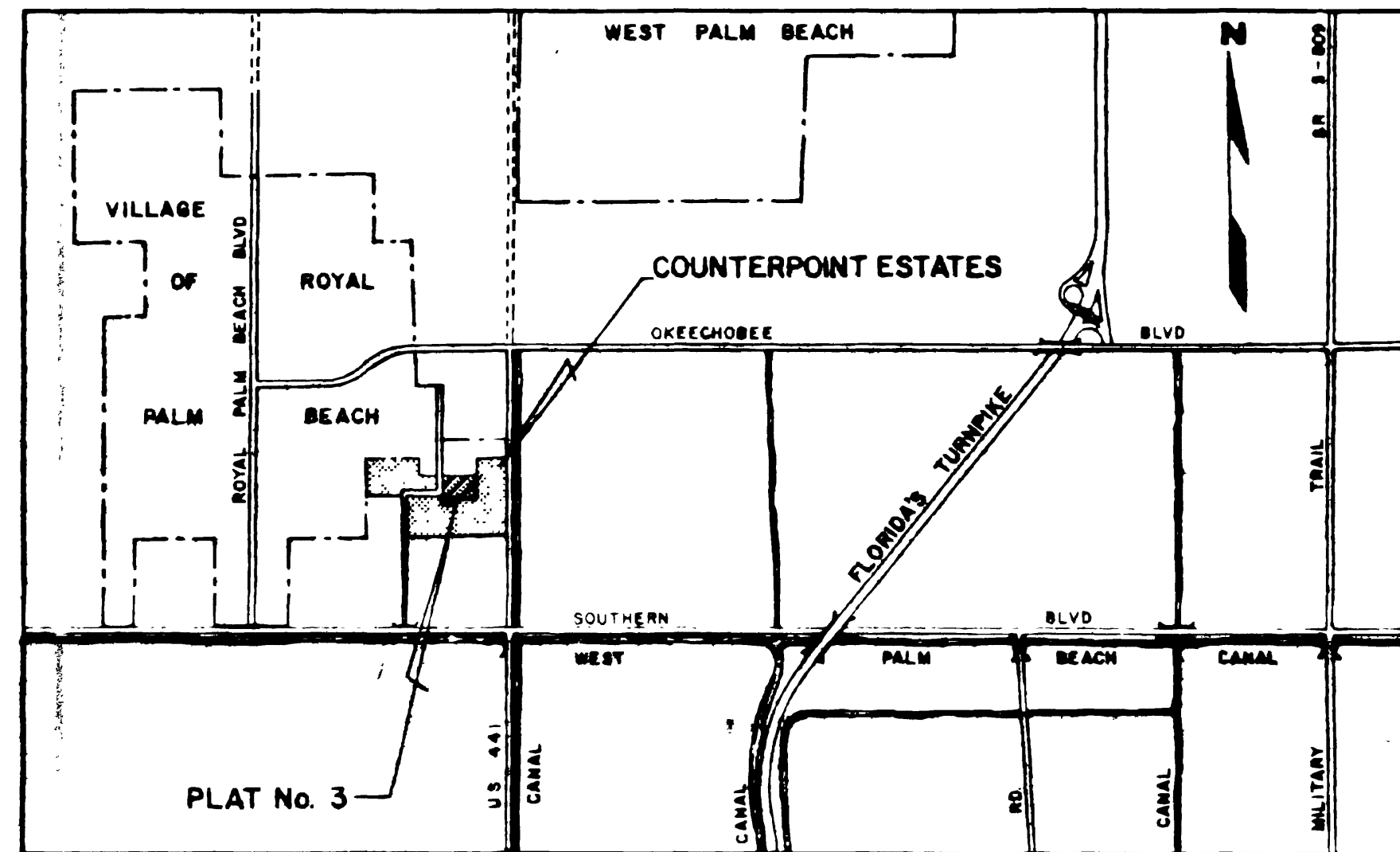


# COUNTERPOINT ESTATES PLAT No. 3

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

JULY 1977

159



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER, 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

RAFAEL SALADRIAS  
REGISTERED SURVEYOR NO. 2345  
STATE OF FLORIDA

## APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF November, 1977

BY: Lake Rival  
LAKE RIVAL  
CHAIRMAN

COUNTY ENGINEER  
PALM BEACH COUNTY

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

H. F. Kahler  
H. F. KAHLETT, P.E.  
COUNTY ENGINEER

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

BY: Margie B. Jennings  
Deputy Clerk

SURVEYOR'S SEAL

COUNTY ENGINEER'S SEAL

OFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES, PLAT NO. 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR N 89°47'28" W AND ALL BEARINGS ARE RELATIVE THERETO)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25 (SAID NORTHWEST CORNER ALSO BEING A CORNER OF THE PLAT OF COUNTERPOINT ESTATES, PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE TRAVELING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES, THROUGH THE FOLLOWING FIVE COURSES AND DISTANCES:

1. S 00°56'26" W A DISTANCE OF 110.96 FEET
2. S 01°35'50" E A DISTANCE OF 201.71 FEET
3. S 46°35'50" E A DISTANCE OF 63.64 FEET
4. N 88°24'10" E A DISTANCE OF 369.15 FEET
5. S 89°15'18" E A DISTANCE OF 46.85 FEET

THENCE, DEPARTING FROM THE BOUNDARY OF SAID PLAT NO. 1 OF COUNTERPOINT ESTATES AND TRAVERSING ALONG A PORTION OF THE BOUNDARY OF THE PLAT OF COUNTERPOINT ESTATES, PLAT NO. 2, RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF SAID COUNTY, THROUGH THE FOLLOWING SIX COURSES AND DISTANCES:

1. N 08°44'42" E A DISTANCE OF 105.00 FEET
2. N 00°11'50" W A DISTANCE OF 52.01 FEET
3. N 00°44'42" E A DISTANCE OF 100.00 FEET
4. S 89°15'18" E A DISTANCE OF 680.85 FEET
5. S 67°15'35" E A DISTANCE OF 56.08 FEET
6. S 89°15'18" E A DISTANCE OF 116.14 FEET TO A POINT IN THE EAST LINE OF THE WEST ONE HALF (W 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25;

THENCE N 00°47'34" E (DEPARTING FROM SAID PORTION OF THE BOUNDARY OF SAID PLAT NO. 2 OF COUNTERPOINT ESTATES), ALONG SAID EAST LINE A DISTANCE OF 786.09 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4), OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25; THENCE N 89°47'28" W ALONG SAID NORTH LINE A DISTANCE OF 1,156.90 FEET TO A LINE PARALLEL WITH AND 160.00 FEET EAST OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25; THENCE, S 00°56'26" W ALONG SAID PARALLEL LINE A DISTANCE OF 669.78 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 25; THENCE N 89°35'56" W ALONG SAID NORTH LINE A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; CONTAINING 23.376 ACRES, MORE OR LESS.

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

1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
  2. UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  3. RECREATIONAL AREAS: THE RECREATIONAL AREAS (TRACTS B-1 AND B-3) AS SHOWN ARE TO BE CONVEYED AND DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
  4. THOSE RECREATIONAL AREAS MENTIONED ABOVE TO BE CONVEYED AND DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE TO BE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN COUNTERPOINT ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTERPOINT ESTATES, PLAT NO. 3, DATED 4<sup>th</sup> August, 1977. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.
  5. THE EASEMENTS AND LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBADEAU, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27<sup>th</sup> DAY OF July, 1977.

ATTEST:

Diana M. Brown  
DIANA M. BROWN, ITS SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 TO ROBERT MCINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: July 29, 1977

ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA  
Paul Thibadeau  
PAUL THIBADEAU, ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 TO ROBERT MCINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: July 29, 1977

MORTGAGEE'S CONSENT NO. 1

CITY OF TORONTO  
MUNICIPALITY OF METROPOLITAN TORONTO  
JUDICIAL DISTRICT OF YORK  
PROVINCE OF ONTARIO  
DOMINION OF CANADA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2693 AT PAGE 509 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK OF NOVA SCOTIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS General Manager AND ATTESTED TO BY ITS Secretary AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20<sup>th</sup> DAY OF July, 1977.

ATTEST:

W. H. H. H.  
A Notary Public in and for the Province of Ontario  
ACKNOWLEDGEMENT:

CITY OF TORONTO  
MUNICIPALITY OF METROPOLITAN TORONTO  
JUDICIAL DISTRICT OF YORK  
PROVINCE OF ONTARIO  
DOMINION OF CANADA

BEFORE ME PERSONALLY APPEARED General Manager and Louise H. Day, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS General Manager and Secretary of the BANK OF NOVA SCOTIA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK OF NOVA SCOTIA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK OF NOVA SCOTIA AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK OF NOVA SCOTIA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES: 15<sup>th</sup> Nov 1978

MORTGAGEE'S CONSENT NO. 2

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2693 AT PAGE 499 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Assistant Vice President and ATTESTED TO BY ITS General Manager and ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26<sup>th</sup> DAY OF July, 1977.

ATTEST:

W. H. H. H.  
A Notary Public in and for the State of Florida  
ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED W. H. H. H. and Richard W. Day, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Assistant Vice President and General Manager of the SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SOUTHEAST FIRST NATIONAL BANK OF MIAMI.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF July, 1977.

MY COMMISSION EXPIRES: Aug. 3, 1978

CORPORATE SEAL  
ROBERT MCINTOSH  
HOLDINGS, INC.

NOTARY PUBLIC SEAL

11-18-77	REVISED DATE OF DEDICATION	CD
DATE	DESCRIPTION	BY
R.A. GONZALEZ AND COMPANY, INC. CONSULTING ENGINEERS		
FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS		
NORTH PALM BEACH FLORIDA WEST PALM BEACH		
COUNTERPOINT ESTATES PLAT NO. 3		
APPROVED BY R.S.	DATE N/A	FILE NO. 17551
APPROVED BY J.M.	DATE 7-5-77	FILE NO. 17551-3
APPROVED BY G.C.P.	DATE	FILE NO. 1 2

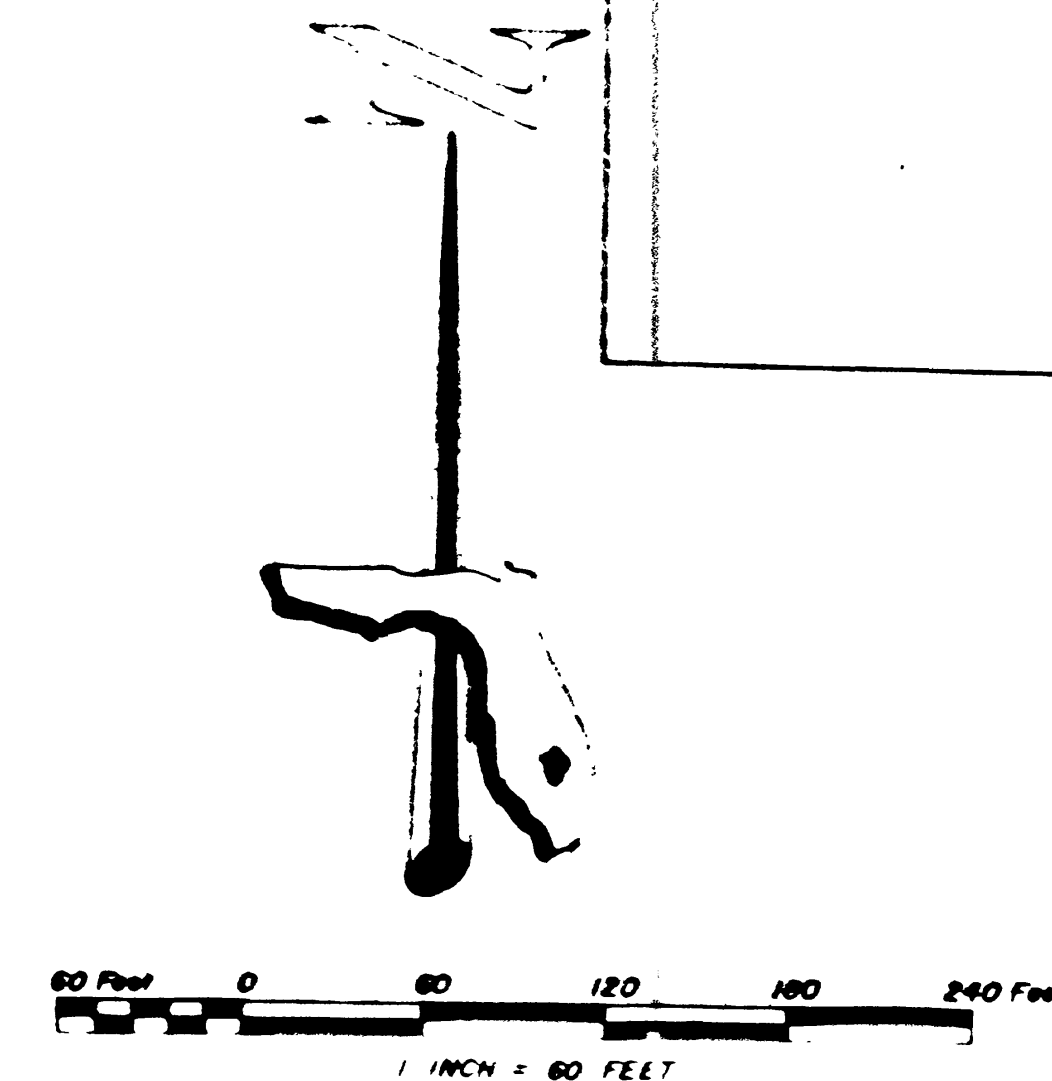
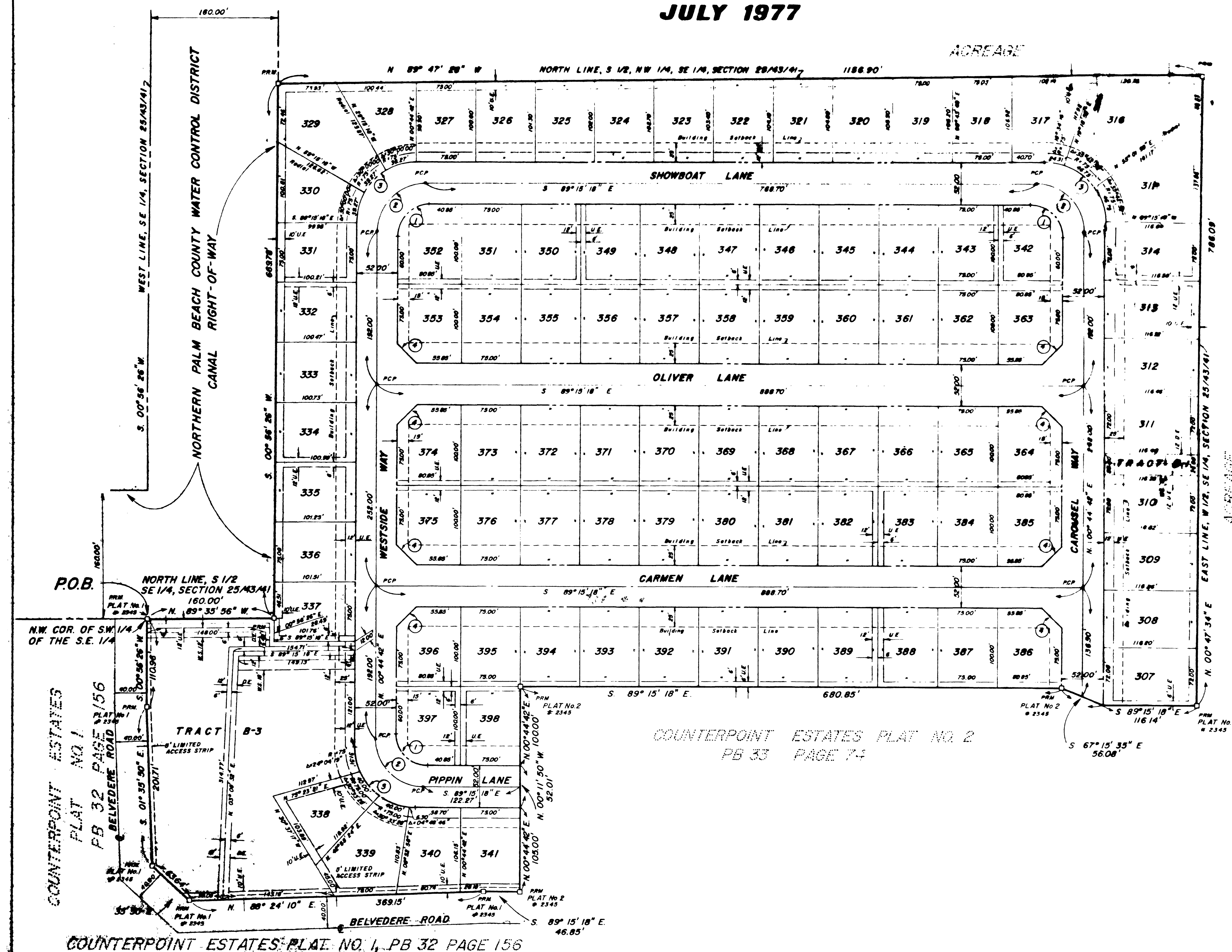
THIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIAS OF FLORIDA SURVEYING AND MAPPING, INC., 961 WEST MILITARY TRAIL, WEST PALM BEACH, FL 33406, TEL. NO. (305) 689-6614

33-159



## 160

**JULY 1977**



GRAPHIC SCALE

<u>CURVE DATA</u>				
<u>CURVE NO</u>	<u>RADIUS</u>	<u>DELTA</u>	<u>ARC</u>	<u>CHORD</u>
1	40.00'	90°00'00"	62.83'	56.57'
2	60.00'	90°00'00"	94.25'	84.85'
3	75.00'	90°00'00"	117.81'	106.00'
4	25.00'	90°00'00"	38.27'	33.56'

BEARING DATUM


ALL BEARINGS SHOWN HEREON ARE RELATED  
TO AN ASSUMED BEARING OF N 89° 47' 28" W ALONG  
THE NORTH LINE OF THE SOUTH HALF OF THE NW 1/4  
OF THE SE 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH,  
RANGE 41 EAST

**NOTES**

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED WITHIN EASEMENTS
2. DRAINAGE EASEMENTS TAKE PRECEDENCE OVER UTILITY EASEMENTS
3. MAINTENANCE ACCESS RIGHTS ARE GRANTED OVER ALL TRACTS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE OF UTILITIES

**LEGEND**

- U.E. INDICATES POWER AND/OR TELEPHONE EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
WS. INDICATES WATER AND/OR SANITARY SEWER EASEMENT
- ☒ P.C.P. INDICATES PERMANENT CONTROL POINT  
☐ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT

1	10-1-77	ADD UTILITY EASEMENTS-LOYS 307-341 & TRACT R.S. DELITE WA. EASEMENT-AD719 314-36	RC
NO. 000000	DATE 7	DATE 0000-00-00	BY
<p><b>R A GONZALEZ AND COMPANY, INC.</b> CONSULTING ENGINEERS</p> <p><b>FLORIDA SURVEYING &amp; MAPPING, INC.</b> REGISTERED LAND SURVEYORS</p> <p>NORTH PALM BEACH      FLORIDA      WEST PALM BEACH</p>			
<p><b>COUNTERTOP ESTATES</b> <b>PLAT NO. 3</b></p>			
DRAWN BY <b>RS</b> CHECKED BY <b>JM</b> DATE <b>GCP</b>	APPROVED 	SCALE <b>1" = 60'</b> DATE <b>7-5-77</b>	JOB NO. <b>175/51</b> DRAWING NO. <b>17551-1</b> SHEET NO. <b>8</b> OF <b>10</b>

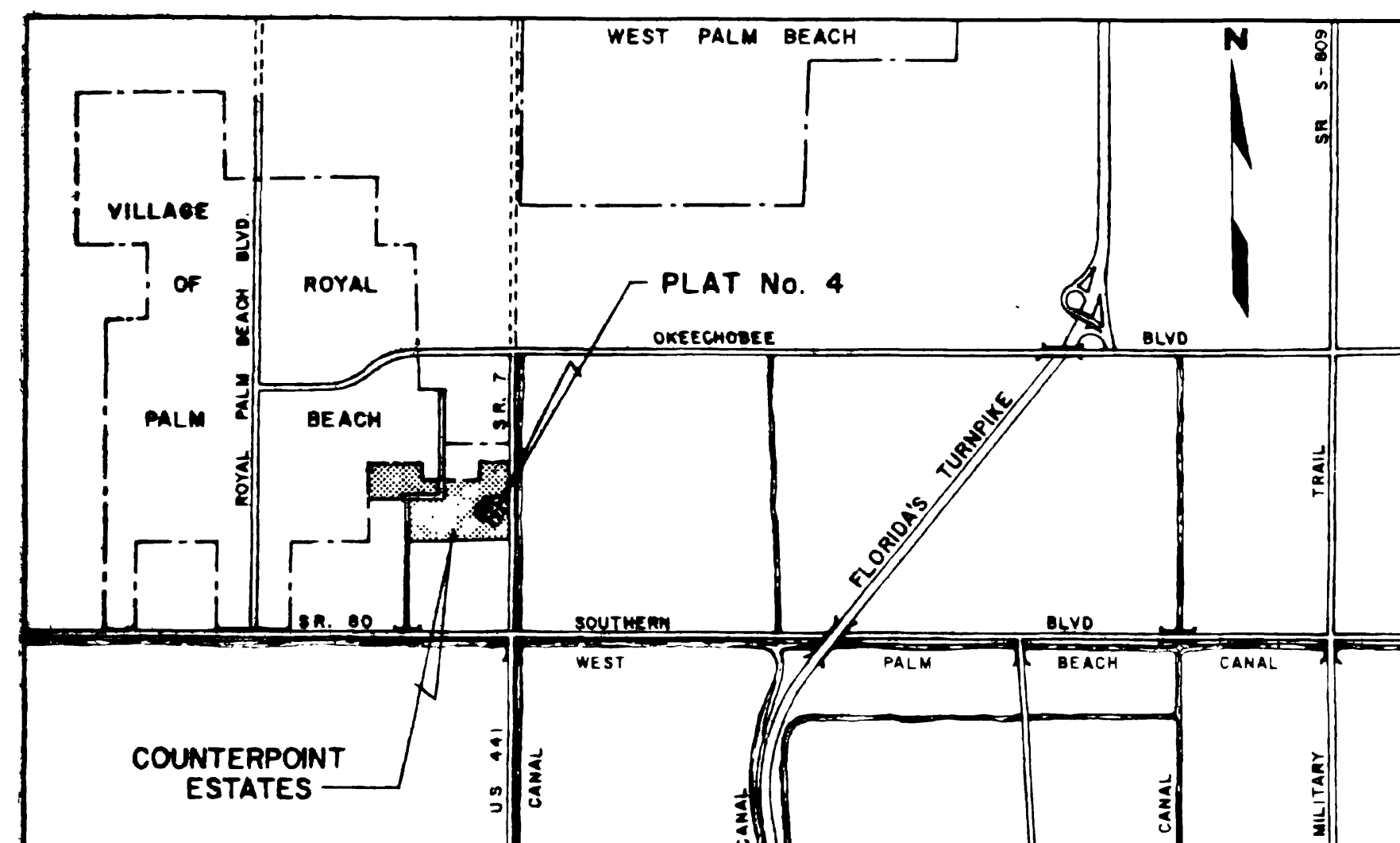
33-160



# COUNTERPOINT ESTATES PLAT No. 4

## IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

137



VICINITY MAP

NOT TO SCALE

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 TO ROBERT MCINTOSH HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: November 2, 1979

ATTORNEY AT LAW

## APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDATHIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Nov., 1979.BY: Bill Bailey  
BILL BAILEY  
CHAIRMANCOUNTY ENGINEER  
PALM BEACH COUNTYTHIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF Nov., 1979.BY: F. E. Linger  
F. E. LINGER  
COUNTY ENGINEERATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERSBY: Marjorie B. Jennings  
DEPUTY CLERKOFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

CORPORATE SEAL  
ROBERT MCINTOSH HOLDINGS, INC.

## DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT MCINTOSH HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COUNTERPOINT ESTATES PLAT NO. 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION, THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 IS ASSUMED TO BEAR NORTH 00°38'49" EAST AND ALL BEARINGS ARE RELATIVE THERETO)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 00°38'49" EAST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 1,162.63 FEET; THENCE NORTH 79°49'47" WEST A DISTANCE OF 107.44 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS SAID RIGHT-OF-WAY LINE IS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, JOB NUMBER 9327-101, SHEET 1 OF 5 (SAID POINT OF INTERSECTION ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF COUNTERPOINT ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY); AND THE POINT OF BEGINNING; THENCE NORTH 00°44'42" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 458.44 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 101.00 FEET; THENCE NORTH 80°30'31" WEST A DISTANCE OF 52.61 FEET; THENCE NORTH 89°15'18" WEST A DISTANCE OF 956.00 FEET; THENCE SOUTH 00°44'42" WEST, A DISTANCE OF 71.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.09 FEET TO A TANGENT LINE; THENCE NORTH 89°15'18" WEST, ALONG SAID TANGENT LINE, A DISTANCE OF 189.81 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 (SAID EAST LINE ALSO BEING THE EAST BOUNDARY OF COUNTERPOINT ESTATES PLAT NO. 3, RECORDED IN PLAT BOOK NUMBER 33, PAGE 159 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 00°47'34" WEST ALONG SAID EAST LINE AND SAID EAST BOUNDARY OF PLAT NO. 3 A DISTANCE OF 253.91 FEET TO THE NORTHEAST CORNER OF THE PLAT OF COUNTERPOINT ESTATES PLAT NO. 2, RECORDED IN PLAT BOOK NUMBER 33, PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°47'34" WEST ALONG THE EAST BOUNDARY OF SAID PLAT NO. 2 A DISTANCE OF 224.69 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 AND A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 314.00 FEET AND A CENTRAL ANGLE OF 56°11'49" (A RADIUS LINE OF SAID CURVE THROUGH SAID POINT OF INTERSECTION BEARS SOUTH 04°32'53" WEST), SAID POINT OF INTERSECTION AND SAID SOUTHEAST CORNER BEING ON THE BOUNDARY OF COUNTERPOINT ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK NUMBER 32, PAGE 156 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, TRAVERSING ALONG A PORTION OF THE BOUNDARY OF SAID PLAT NO. 1 THROUGH THE FOLLOWING NINE COURSES AND DISTANCES TO THE POINT OF BEGINNING:

1. EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 307.98 FEET THROUGH AN ANGLE OF 56°11'49" TO THE POINT OF TANGENCY OF SAID CURVE (A RADIUS LINE OF SAID CURVE THROUGH SAID POINT OF TANGENCY BEARS SOUTH 60°44'42" WEST)
2. SOUTH 29°15'18" EAST A DISTANCE OF 243.97 FEET
3. NORTH 60°44'42" EAST A DISTANCE OF 110.00 FEET
4. NORTH 39°42'30" EAST A DISTANCE OF 55.72 FEET
5. NORTH 60°44'42" EAST A DISTANCE OF 223.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 526.77 FEET AND A CENTRAL ANGLE OF 51°33'22"
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.00 FEET TO A NON-TANGENT LINE
7. SOUTH 80°48'40" EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 100.00 FEET
8. SOUTH 68°11'07" EAST A DISTANCE OF 53.19 FEET
9. SOUTH 79°49'47" EAST A DISTANCE OF 111.67 FEET

CONTAINING 19.227 ACRES, MORE OR LESS.

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

1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. EASEMENTS:
  - A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  - C. DRAINAGE EASEMENTS - A DRAINAGE EASEMENT OVER THE ENTIRETY OF THE STORMWATER MANAGEMENT TRACT (TRACT A-1) IDENTIFIED ON THIS PLAT IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE ONLY.
3. WATER MANAGEMENT TRACT: THE WATER MANAGEMENT TRACT (TRACT A-1) AS SHOWN IS TO BE CONVEYED AND IS HEREBY DEDICATED, SUBJECT TO THE EASEMENT DEDICATED HEREINABOVE, TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
4. THE WATER MANAGEMENT TRACT A-1 WHICH IS TO BE CONVEYED AND WHICH IS HEREBY DEDICATED TO COUNTERPOINT ESTATES PROPERTY OWNERS' ASSOCIATION, INC., IS NOT HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT IS DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN COUNTERPOINT ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTERPOINT ESTATES DATED October 31<sup>st</sup>, 1979. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL THIBADEAU, ITS PRESIDENT AND ATTESTED BY DIANA M. BROWN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21<sup>st</sup> DAY OF OCTOBER, 1979.

ATTEST:

ROBERT MCINTOSH HOLDINGS, INC., A  
CORPORATION OF THE STATE OF FLORIDABY: Diana M. Brown  
DIANA M. BROWN, ITS SECRETARYBY: Paul Thibadeau  
PAUL THIBADEAU, ITS PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL THIBADEAU AND DIANA M. BROWN 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 ROBERT MCINTOSH HOLDINGS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 31<sup>st</sup> DAY OF October, 1979.

MY COMMISSION EXPIRES:

BY: Linda Jacob  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10/31/79RAFAEL SALADRIGAS  
REGISTERED SURVEYOR NO. 2345  
STATE OF FLORIDATHIS INSTRUMENT WAS PREPARED BY RAFAEL SALADRIGAS OF  
FLORIDA SURVEYING AND MAPPING, INC., 941 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33406  
TELEPHONE NUMBER: (305) 689-6414

FLORIDA SURVEYING &amp; MAPPING, INC.

REGISTERED LAND SURVEYORS

WEST PALM BEACH

FLORIDA

COUNTERPOINT ESTATES  
PLAT NO. 4

APPROVED BY: <u>RS</u>	DATE: <u>NA</u>	FILE NO.: <u>75-40</u>	FILE NO.: <u>17531</u>
APPROVED BY: <u>LV</u>	DATE: <u>OCT 1979</u>	FILE NO.: <u>75-43-71</u>	FILE NO.: <u>1 3</u>
APPROVED BY: <u>GCP</u>			

32-137



# COUNTERPOINT ESTATES PLAT No. 4

IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY; FLORIDA

138

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2840 AT PAGE 591 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF October, 1979.

SOUTHEAST MORTGAGE COMPANY, A CORPORATION  
OF THE STATE OF FLORIDA

ATTEST:

M.A. Brooks  
Asst. Secretary

BY:

J. J. Jett  
Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

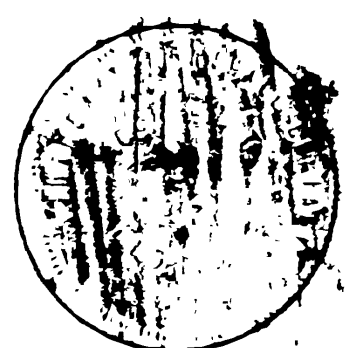
BEFORE ME PERSONALLY APPEARED Jack Noeton AND M.A. Brooks, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Secretary OF SOUTHEAST MORTGAGE COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF October, 1979.

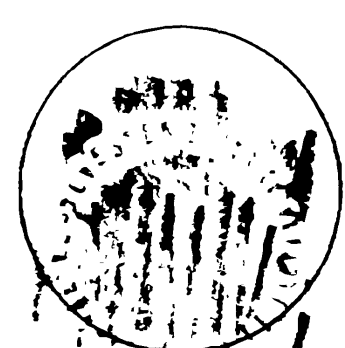
MY COMMISSION EXPIRES: 7-22-81

Blanche E. Sylvestre  
NOTARY PUBLIC

CORPORATE SEAL  
SOUTHEAST MORTGAGE COMPANY



NOTARY PUBLIC SEAL



## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2854 AT PAGE 1524 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF October, 1979.

SOUTHEAST MORTGAGE COMPANY, A CORPORATION  
OF THE STATE OF FLORIDA

ATTEST:

M.A. Brooks  
Asst. Secretary

BY:

J. J. Jett  
Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED Jack Noeton AND M.A. Brooks, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Secretary OF SOUTHEAST MORTGAGE COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF October, 1979.

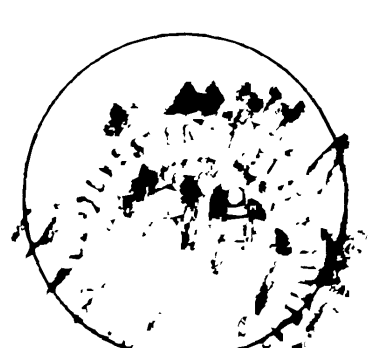
MY COMMISSION EXPIRES: 7-22-81

Blanche E. Sylvestre  
NOTARY PUBLIC

CORPORATE SEAL  
SOUTHEAST MORTGAGE COMPANY



NOTARY PUBLIC SEAL



## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3097 AT PAGE 516 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Div. Vice Pres. AND ATTESTED TO BY ITS Div. Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 1979.

U.S. HOME CORPORATION, A CORPORATION  
OF THE STATE OF DELAWARE

ATTEST:

Arthur G. Erick, II  
Div. Asst. Secretary

BY:

Linda Barbour  
Div. Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME PERSONALLY APPEARED Arthur G. Erick, II AND Linda Barbour, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Div. Vice President AND Div. Asst. Secretary OF U.S. HOME CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF November, 1979.

MY COMMISSION EXPIRES:

October 29, 1981

Laura A. MacNeil  
NOTARY PUBLIC

FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH FLORIDA

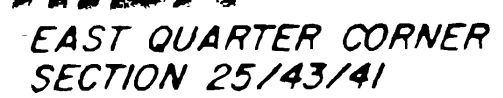
COUNTERPOINT ESTATES  
PLAT NO. 4

DESIGNED BY: RS	APPROVED	DATE: N 4	75-40	17551
DRAWN BY: LV		DATE: OCT 1979	75-43-7A	2 3
CHECKED BY: GCP				



## 139

UNPLAITED


$$\begin{aligned}\Delta &= 90^{\circ}00'00'' \\ R &= 86.00' \\ \text{ARC} &= 135.09'\end{aligned}$$

PLAT No 3  
PLAT No 2

STORMWATER MANAGEMENT  
TRACT A-1  
(ALSO A DRAINAGE EASEMENT)

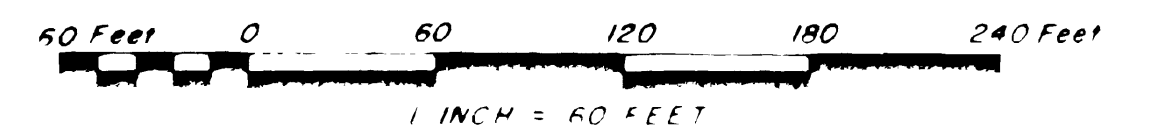
COUNTERTPOINT PB 32 CHORUS

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED WITHIN EASEMENTS.
2. DRAINAGE EASEMENTS TAKE PRECEDENCE OVER UTILITY EASEMENTS.
3. MAINTENANCE ACCESS HEREON ARE GRANTED OVER ALL TRACTS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE OF UTILITIES.

U.E.      INDICATES POWER AND/OR TELEPHONE EASEMENT  
 D.E.      INDICATES DRAINAGE EASEMENT  
 W.S.      INDICATES WATER AND/OR SANITARY SEWER EASEMENT  
 P.C.P.      INDICATES PERMANENT CONTROL POINT  
☐ P.E.M. INDICATES PERMANENT EASEMENT MONUMENT

SOUTHEAST CORNER  
SECTION 25/43/41

P.O.C.



GRAPHIC SCALE

**BEARING DATUM**

ALL BEARINGS SHOWN HEREON ARE RELATED  
TO AN ASSUMED BEARING OF N 00° 38' 49" E  
ALONG THE EAST LINE OF SECTION 25,  
TOWNSHIP 43 SOUTH, RANGE 41 EAST

WEST PALM BEACH                      FLORIDA

COUNTERPOINT ESTATES  
PLAT NO. 4

**38-139**







Classified copy

## 89

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_\_\_\_, AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER

By: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 2 OF 14**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BELLASERA HOMEOWNERS ASSOCIATION, INC.

BY: Elena Androszki  
Deputy Director  
DIRECTOR

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.001(9) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.001(9), F.S. WILL BE PLACED TO IDENTIFY THE LOCATIONS OF THE CORNERS OF ROYAL PALM BEACH, FLORIDA, AND IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DATE 7-17-1988

DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
10.83801

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAN HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

DATE: 7-28-17

STATE OF FLORIDA)  
COUNTY OF Polk )

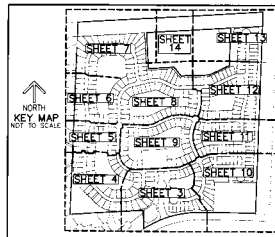
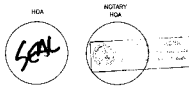
WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF July 2017

NOTARY PUBLIC  
JEFF ALKANDER  
PRINT NAME

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Anthony P. Vaccaro, 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 TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE TAXES FOR 2018 AND ALL PRIOR YEARS HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAN.

NAME: Anthony P. Verneke, esq  
ATTORNEY STATE OF FLORIDA

[illegible]



C - CENTERLINE  
 CA - CALCULATED (INTERNAL ANGLE)  
 DEED - DEED  
 CD - CONVEYOR BEARING  
 CS - CROSS DISTANCE  
 D - DRAINAGE EASEMENT  
 DP - DOWN POWER & LIGHT CO.  
 L - ARC LENGTH  
 LAE - LIMITED ACCESS EASEMENT  
 LB - LOT BOUNDARY  
 LMWAE - LAKE MAINTENANCE ACCESS EASEMENT  
 LS - LOT SURFACE  
 LSE - LOT SURFACE EASEMENT  
 LSE - LOT SURFACE EASEMENT  
 M - MEASURED  
 OMW - OVERHANGING MAINTENANCE EASEMENT  
 OR.B - OFFICIAL RECORD BOOK  
 R - RIGHT  
 SF - SQUARE FEET  
 S - SHADERS  
 # - DENOTES PERMANENT REFERENCE POINT  
 \* - 4' X 24" CONCRETE MONUMENT WITH  
 CONCRETE STAMP "C&M PIMA 103581"  
 A - ADJACENT PROPERTY CORNER POINT  
 B - BACKSIGHT  
 I - INDICATES "ZERO" SIDE OF LOT LINE  
 PALM BEACH COUNTY UTILITY EASEMENT





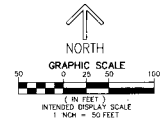


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92

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_\_\_\_, AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE(S) \_\_\_\_\_ AND \_\_\_\_\_.

BY: DEPUTY CLERK

[illegible]



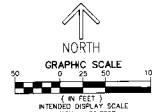
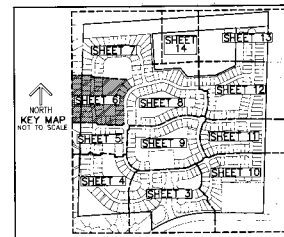
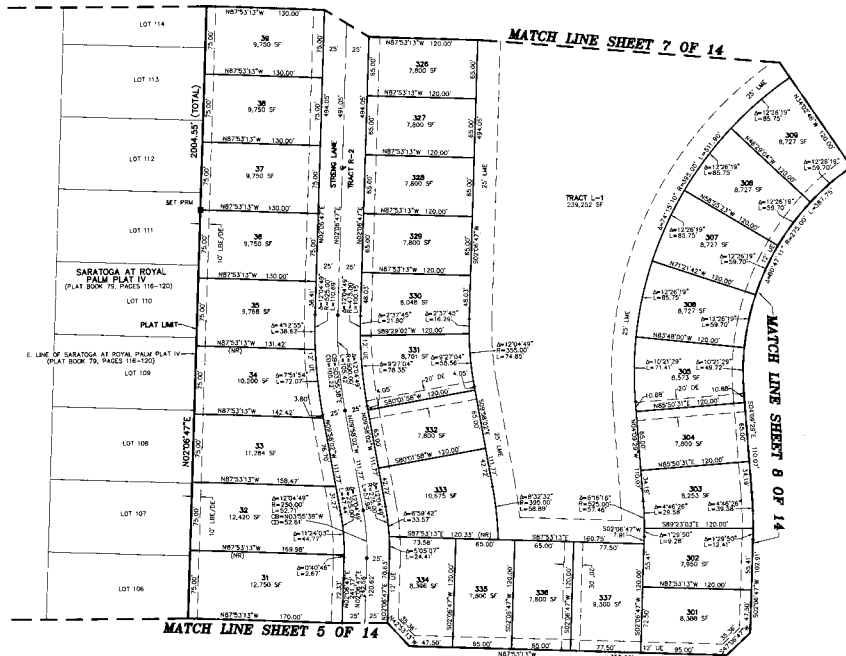
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93

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE \_\_\_\_\_ AND \_\_\_\_\_

BY: DEPUTY CLERK

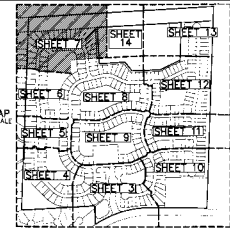
**SHEET 8 OF 14**



#### LEGEND/ABBREVIATIONS

B = BUTTERFLY (INTERNAL ANGLE)  
 CB = CUFFED DRAINAGE EASEMENT  
 CB = CHORD BEARING  
 CB = CHORD DISTANCE  
 CB = DRAINAGE EASEMENT  
 CB = CROWN POWER & LIGHT CO.  
 CB = ARC LENGTH  
 LA = LAND ACCESS EASEMENT  
 LB = LICENSED BUSINESS  
 LMAL = LAND MAINTENANCE ACCESS EASEMENT  
 LMAL = LAND MAINTENANCE EASEMENT  
 LSE = LEFT STATION EASEMENT  
 MB = MINOR BUTTER EASEMENT  
 OMAL = OVERHANG MAINTENANCE EASEMENT  
 ORB = OVERLAY RECORD BOOK  
 R = RADIAL EASEMENT  
 SE = SQUARE FEET  
 S = SQUARE EASEMENT  
 \* PDM = DENOTES PERMANENT RESTRICTION WORKSHEET  
 \* PDM = DENOTES PERMANENT RESTRICTION WITH  
 ALUMINUM DISC STAMPED "CORN PLAN 183591"  
 \* PDP = DENOTES PERMANENT CONTROL POINT  
 \* PDP = DENOTES PERMANENT CONTROL POINT  
 \* PDP = DENOTES "ZERO" SIDE OF LOT LINE  
 P = PACE  
 N = NON INDICATES UTILITY EASEMENT  
 (NR)







- ◀ CENTERLINE
- ◀ CENTRAL ANGLE
- ◀ BUFFER/STATION EASEMENT
- ◀ REAR EASEMENT
- ◀ CHORD DISTANCE
- ◀ DRIVAGE EASEMENT
- ◀ ELECTRICAL POWER & LIGHT CO.
- ◀ ARC LENGTH
- ◀ SIDE EASEMENT
- ◀ LICENSED BUSINESS
- ◀ LANE MAINTENANCE EASEMENT
- ◀ LANE
- ◀ LIFT STATION EASEMENT
- ◀ ESCAPE EASEMENT
- ◀ OVERHANG MAINTENANCE EASEMENT
- ◀ OFFICIAL RECORD BOOK
- ◀ EASEMENTS
- ◀ SQUARE FEET
- ◀ DENOTES PERMANENT REFERENCE MONUMENT
- ◀ 4" x 4" x 4" CONCRETE MONUMENT WITH
- ◀ DISK STAMPED "C&M 1991"
- ◀ PERMANENT CONTROL POINT
- ◀ "N" = NORTH
- ◀ "S" = SOUTH
- ◀ "Z" = ZERO "0" OF LOT LINE
- ◀ PALM BEACH COUNTY UTILITY EASEMENT



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7900 CLAUDE ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)382-1991 FAX (561)750-1462  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
JULY - 2017

# CRESTWOOD NORTH

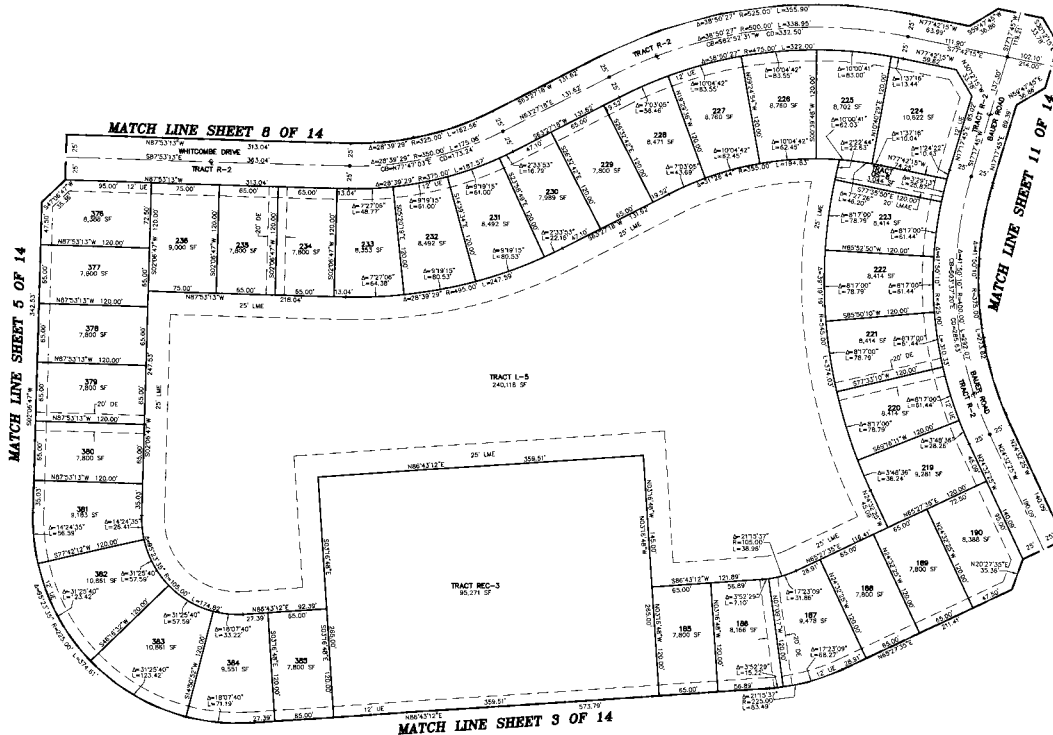
BEING REPLAT OF A PORTION OF TRACT B, PLAT OF SECTION 15, NORTHEAST QUARTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 173 AND 174 AND ALL OF TRACTS C AND D, PLAT OF SARATOGA AT ROYAL PALM PLAT I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 86 THROUGH 174, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

96

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2017 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE(S) \_\_\_\_\_ AND \_\_\_\_\_ ON  
SHARON H. BOOK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 9 OF 14





**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
JULY - 2018

## CRESTWOOD NORTH

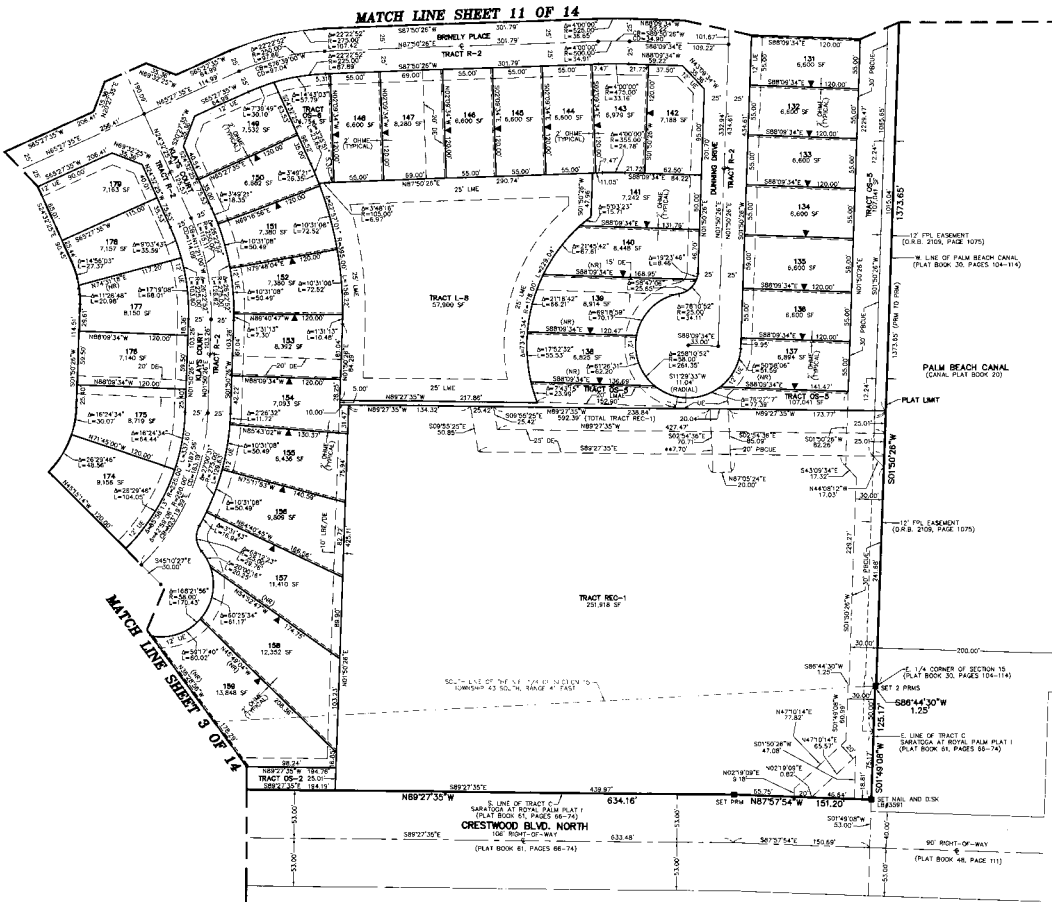
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97

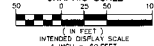
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 10 OF 14**

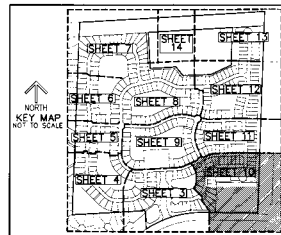


GRAPHIC SCALE



#### LEGEND/ABBREVIATIONS

- C CENTRINE  
 CEA DELTA (CENTRAL ANGLE)  
 CEZ DRAINAGE EASEMENT  
 CB ORANGE BEARING  
 CD ORANGE DISTANCE  
 CE DRAINAGE EASEMENT  
 FPL FLORIDA POWER & LIGHT CO  
 LC LINE LENGTH  
 LMA LIMITED ACCESS EASEMENT  
 LB LINE BOUNDARY  
 LMAE LINE MAINTENANCE ACCESS EASEMENT  
 LMC LINE MAINTENANCE CROWN POINT  
 LSE LIFT STATION EASEMENT  
 LRF LANDSCAPE BUFFER EASEMENT  
 PME PUBLIC MAINTENANCE EASEMENT  
 O.R.B. ORIGINAL RECORD BOOK  
 S SQUARE FEET  
 ST STREET  
 \* PM DENOTES PERMANENT REFERENCE MONUMENT  
 4" x 4" 24" CONCRETE MONUMENT  
 \* PFCP DENOTES PERMANENT CONCRETE POINT  
 \* NDCP DENOTES NON-DESTRUCTIVE CONCRETE POINT  
 \* INDICATES "PERIOD" TYPE OF LOT LINE  
 PALM BEACH COUNTY LOT LINE EASEMENT





THIS INSTRUMENT PREPARED BY  
DAVID R. LINDLEY

**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
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CERTIFICATE OF AUTHORIZATION NO. LB 3591  
JULY - 2019

# CRESTWOOD NORTH

BEING REPLAT OF A PORTION OF TRACT B, PLAT OF SECTION 15, NORTHEAST QUARTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 173 AND 174 AND ALL OF TRACTS C AND D, PLAT OF SARATOGA AT ROYAL PALM BEACH, PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 68 THROUGH 74, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

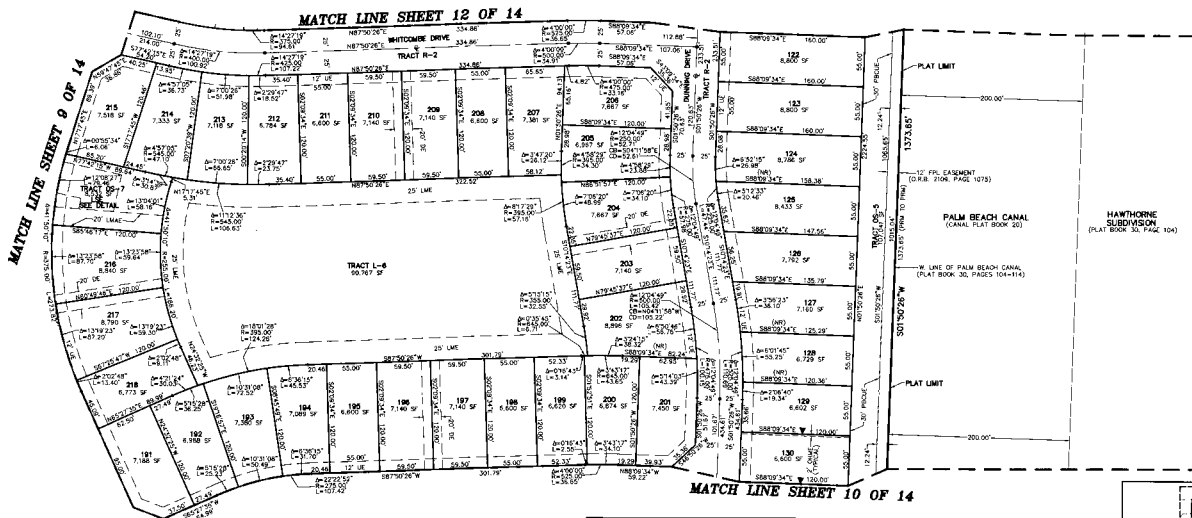
98

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AND WAS RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

SHARON R. BOOK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 11 OF 14













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101

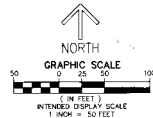
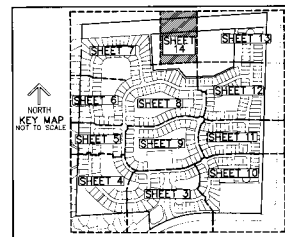
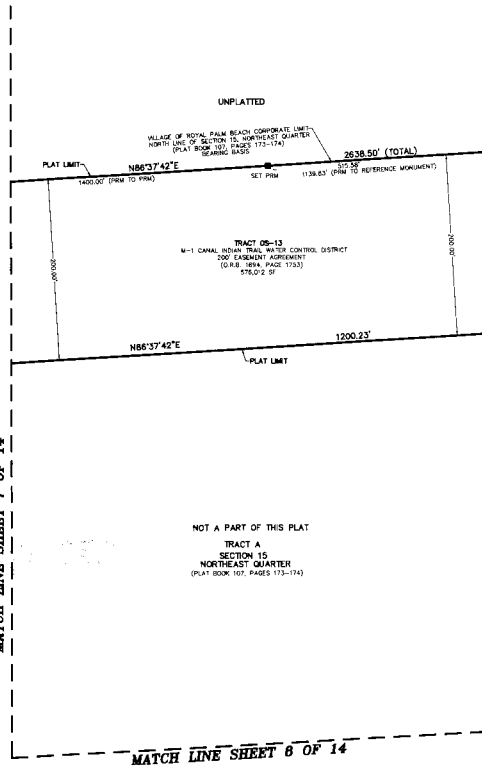
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_\_\_\_, AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOOK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**MATCH LINE SHEET 7 OF 14**

----- MATCH LINE SHEET 19 OF 14 -----



C/CE - CONCRETE/CONCRETE ELEMENT  
 Q - QUANTITY  
 O - OCELA (CENTRAL) ANGLES  
 BGE - BARGE  
 CS - CROWN SHEETING  
 CD - CROWN DRAINAGE EASEMENT  
 DC - DRAINAGE EASEMENT  
 FPL - FLORENCE POWER & LIGHT CO.  
 LAE - LIMITED ACCESS EASEMENT  
 LB - LICENSED BUSINESS  
 LMAE - LAND MAINTENANCE ACCESS EASEMENT  
 LME - LAND EASEMENT  
 SF - SURFACE FILL  
 SE - SE LIFT STATION EASEMENT  
 LBS - LANDSCAPE BUFFER EASEMENT  
 LME - LAND MAINTENANCE EASEMENT  
 O.R.B - OFFICIAL RECORD BOOK  
 SF - SQUARE FEET  
 S - SLOPE  
 PFM - DENOTES PERMANENT ERECTION MOMENTUM  
 4" x 4" 24" CONCRETE MONUMENT  
 12" x 12" x 24" CONCRETE MONUMENT  
 12" x 12" x 36" CONCRETE MONUMENT  
 12" x 12" x 48" CONCRETE MONUMENT  
 12" x 12" x 60" CONCRETE MONUMENT  
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 12" x 12" x 1848" CONCRETE MONUMENT  
 12" x 12" x 1860" CONCRETE MONUMENT  
 12" x 12" x 1872" CONCRETE MONUMENT  
 12" x 12" x 1884" CONCRETE MONUMENT  
 12" x 12"



# CRESTWOOD UNIT 1 - PLAT ONE

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

SHEET NO. 1

## DESCRIPTION

A portion of and in Section 27, Township 43 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida being more particularly described as follows:

Commencing at the Northeast Corner of said Section 27 thence South 88°31'01" West, along the north line of said Section, a distance of 337.87 feet to the intersection with the centerline of Crestwood Boulevard as it is now laid out and in use, thence South 02°36'57" West, along said centerline, a distance of 79.72 feet, thence North 87°23'03" West a distance of 53.00 feet to the west Right-of-Way line of said Crestwood Boulevard and the POINT OF BEGINNING of the following described land:

Thence South 02°36'57" West along said Right-of-Way line a distance of 608.80 feet to the beginning of a curve concave to the West having a radius of 1997.00 feet and a central angle of 02°42'46", thence southerly along the arc of said curve, a distance of 94.55 feet; thence leaving said Right-of-Way of Crestwood Boulevard on a non-radial line bearing North 88°46'20" West and forming an angle with the tangent of the previously described curve of 85°53'57" a distance of 347.10 feet, to the beginning of a curve concave to the Southeast having a radius of 100.00 feet and a central angle of 42°36'33" thence westerly and southwesterly along the arc of said curve a distance of 74.36 feet, thence, radially to the previously described curve, North 41°22'53" West a distance of 58.80 feet, thence South 72°48'35" West a distance of 195.28 feet, thence North 1°11'25" West a distance of 71.60 feet, to the beginning of a curve concave to the Southwest having a radius of 25.00 feet and a central angle

of 97°04'41", thence northerly, northwesterly and westerly along the arc of said curve a distance of 42.36 feet, thence North 24°16'06" West, radially to the previously described curve, and the following described curve, a distance of 80.00 feet to a curve having a radius of 551.34 feet and a central angle of 5°25'42", thence, southwesterly along the arc of said curve, a distance of 52.24 feet; thence North 23°40'19" West, along a non-radial line, forming an angle with the tangent to the previously described curve of 96°01'29", a distance of 93.95 feet; thence North 17°11'25" West a distance of 240.00 feet; thence North 27°59'35" East, a distance of 121.26 feet to a point on a curve concave to the southwest having a radius of 65.00 feet and a central angle of 31°13'03" and having a radial bearing of South 34°31'21" West at this point; thence, northwesterly along the arc of said curve, a distance of 35.42 feet; thence North 03°18'18" East, radially to the previously described curve, a distance of 184.07 feet to the southerly Right-of-Way line of Okeechobee Boulevard as is now laid out and in use, said point being on a curve concave to the North having a radius of 52,053.00 feet and a central angle of 0°56'42", thence, easterly along the arc of said curve, a distance of 858.59 feet to a curve concave to the Southwest having a radius of 25.00 feet and a central angle of 93°42'03", thence easterly, southeasterly and southerly along the arc of said curve, a distance of 40.88 feet to the POINT OF BEGINNING.

Containing 13.900 acres.

## NOTES

- Denotes Permanent Reference Monument
- Denotes Permanent Control Point

All bearings shown hereon, unless otherwise indicated, are relative to the East Line of the Southeast One Quarter (S.E. 1/4) of Section 27 which bears North 02°02'38" East.

Okeechobee Road Right-of-Way as shown on "Amended Plat Portion of Okeechobee Road extension in Sections 22, 23, 26, & 27, Township 43 South, Range 41 East" Drawing Number 3-78-481 Right-of-Way, Sheet 1 of 1, dated 8-26-78, revised 5-15-79 on file at the Palm Beach County, Florida Engineering Department Offices.

Territorial boundary of the Village of Royal Palm Beach as defined by Chapter 59-1782 of House Bill No. 2016 of the State of Florida Statutes.

Building setback lines shall be as required by Village of Royal Palm Beach Zoning Regulations.

No buildings, or any kind of construction, shall be placed on Utility or Drainage Easements, except for driveways and sidewalks.

The 12 Foot Utility Easements as shown hereon are hereby dedicated to the Florida Power and Light Company and Southern Bell for the purpose of installation and maintenance of their utilities. Any other utility must obtain the express permission of Crestwood Development, Inc., or their assigns, before using these presents.

Where Utility and Drainage Easements cross, Drainage Easements takes precedence.

Landscaping on Utility Easements shall be only with approval of all utilities occupying the same.

No structures, trees or shrubs shall be placed in Drainage or Maintenance Easements.

## APPROVALS

VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE  
PLANNING AND ZONING BOARD

This is to certify that on March 9, 1989  
the VILLAGE OF ROYAL PALM BEACH PLANNING AND ZONING  
COMMISSION approved the hereon Plat.

By Norman Peterson  
Chairman

CERTIFICATE OF APPROVAL BY THE  
VILLAGE COUNCIL

This is to certify that on June 15, 1989  
the Village Council of the Village of Royal Palm Beach  
approved the hereon Plat.

By Sam Lammstein  
Mayor

Attest: Robert C. Bryan  
Village Clerk

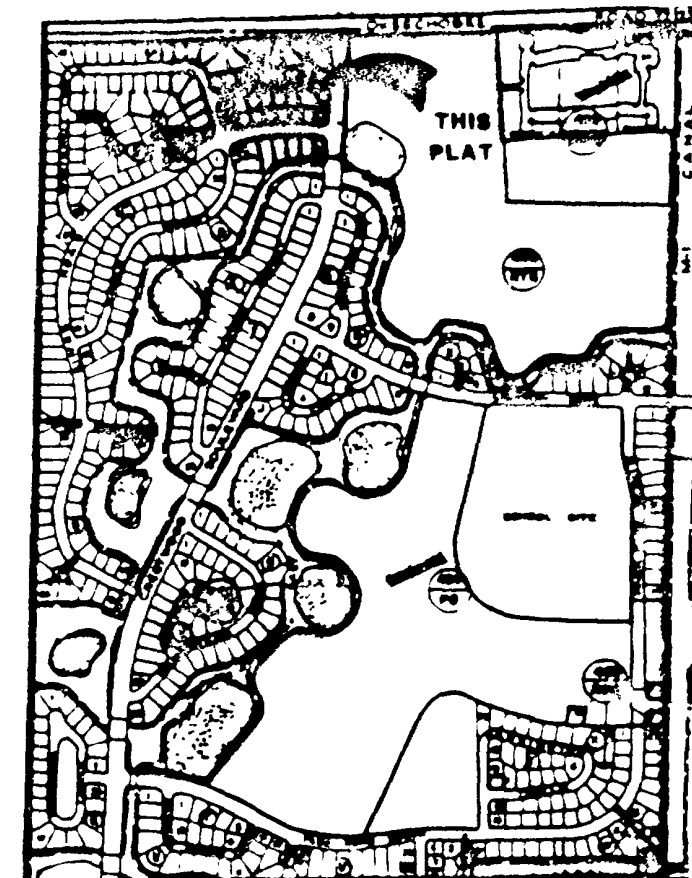
## APPROVAL OF VILLAGE ENGINEER

I have carefully examined this map and find it conforms  
with the provisions of "THE MAP FILING LAW" and the  
Village Ordinances and Requirements applicable thereof.

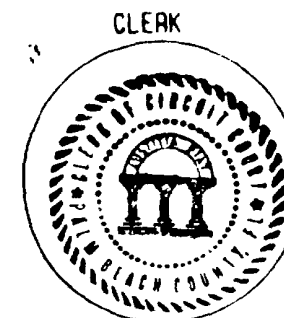
By Frank G. Knepp  
Village Engineer

NOTICE: There may be additional restrictions that are  
not recorded on this plat that may be found in the  
Public Records of Palm Beach County, Florida.

THIS INSTRUMENT PREPARED BY:  
Hector A. Perez P.L.S.  
2669 Forest Hill Blvd., Suite 204  
West Palm Beach, Florida 33406



LOCATION MAP



STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for  
record at 1:06 PM this 2 day  
of Nov, 1989, and duly  
recorded in Plat Book no 64  
on Pages 47 through 49

JOHN B. DUNKLE  
Clerk Circuit Court

By Laura M. Martinez

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as "CRESTWOOD UNIT 1 - PLAT ONE, being in part of Section 27, Township 43 South, Range 41 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Right-of-Way, as shown hereon, is for public road purposes, ingress and egress, utilities, drainage, and other proper uses, and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, and is the perpetual maintenance obligation of said Village, its successors and assigns.

The 5' Limited Access Easement is for the control and jurisdiction over access rights, and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida.

The 12' Drainage Easements, as shown, are for the construction and maintenance of drainage facilities and are hereby dedicated in perpetuity to the VILLAGE OF ROYAL PALM BEACH, and it is the perpetual maintenance obligation of said Village, its successors and assigns.

The 20' Lake Maintenance Easement, as shown, is for maintenance purposes of adjacent lake, (not shown on this Plat), and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida, and is the perpetual maintenance obligation of said Village, its successors and assigns.

The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable TV.

PARCEL A-1, as shown, is hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida, for Right-of-Way purposes, and shall be the perpetual maintenance obligation of said County, its successors or assigns, without recourse to the Village of Royal Palm Beach, Florida.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed here to by and with the authority of its Board of Directors, this 31st day of October, 1989.

CRESTWOOD DEVELOPMENT, INC., a Florida Corporation

By Jess R. Santamaria  
President

Attest: Wallace D. Sanger  
Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jess R. Santamaria, and Wallace D. Sanger, to me well known, and known to me to be the individuals described in and who executed the foregoing instruments as President, and Secretary of CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 31st day of October, 1989.

My commission expires 2-7-91  
Notary Public  
State of Florida at Large

## SURVEYOR CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that on OCTOBER 27, 1989 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set and that Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21hh-6, Florida Administrative Code), and ordinances of the Village of Royal Palm Beach, Palm Beach County, Florida.

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC.

DATE: 10/27/89  
Peter J. Moschetto  
Professional Land Surveyor  
Florida Registration No. 4110

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on October 27 of 1989, the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Gee & Jenson Engineers-Architects-Planners, Inc.

LANGAN ENGINEERING ASSOCIATES, INC.

DATE: 10/30/89  
Hector A. Perez P.L.S.  
Professional Land Surveyor  
Florida Registration No. 2621.

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, BOULEVARD TITLE COMPANY, a title insurance company, duly licensed 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 to CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, that the current taxes have been paid, and that we find that the property is encumbered by the

mortgages shown hereon; and that we find that the mortgages as shown are true and correct, and that there are no encumbrances of record.

BOULEVARD TITLE COMPANY

Date: 10/31/89

By Bruce K. Greenfield  
President

## MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage on the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1122 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 24th day of October, 1989.

HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION  
a Corporation of the State of Florida.

ATTEST: Mary E. Workman By R.F. McDonough  
Secretary R.F. McDonough, Vice-President

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1080 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 26th day of October, 1989.

HANSEN SAVINGS BANK S/LA, A NEW JERSEY SAVINGS BANK  
A Corporation of the State of New Jersey

ATTEST: Scott M. Ashley By Scott M. Ashley  
Secretary Sr. Vice-President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared R. F. McDonough, and Mary E. Workman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of the HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 24th day of OCTOBER, 1989.

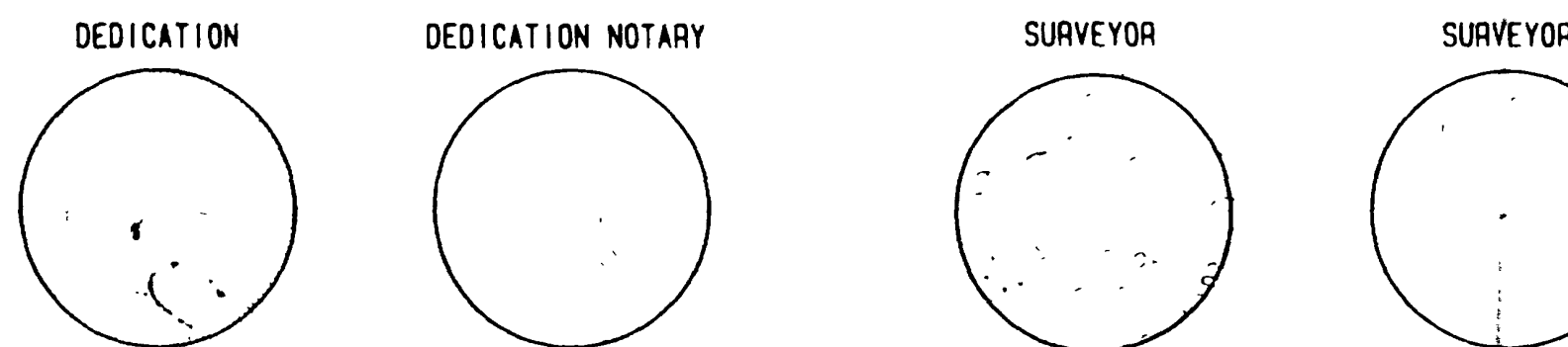
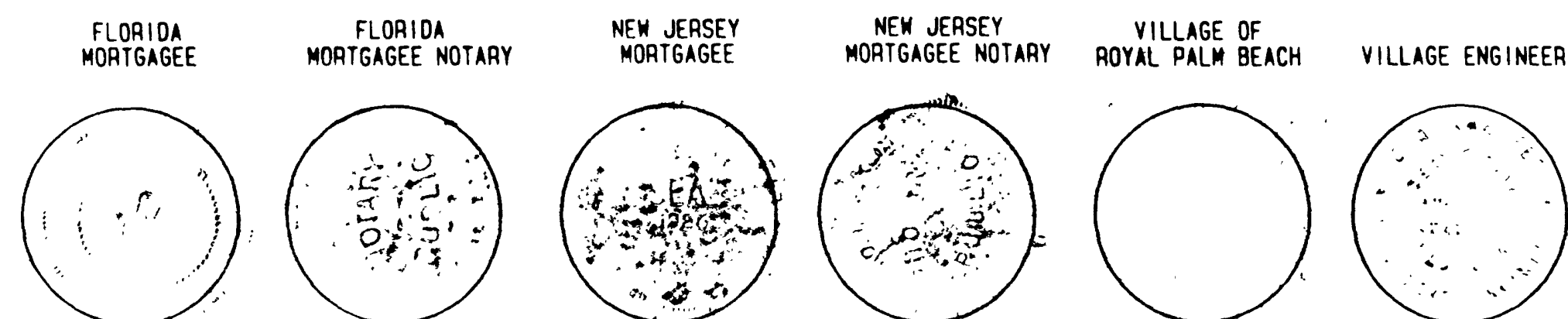
My commission expires: 2-16-91  
Notary Public  
State of Florida at Large

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

BEFORE ME personally appeared Scott M. Ashley, and Scott M. Ashley, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice-President and Secretary of the HANSEN SAVINGS BANK S/LA, A NEW JERSEY SAVINGS BANK, a New Jersey corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 26th day of OCTOBER, 1989.

My commission expires: 10-16-90  
Notary Public  
State of New Jersey at Large



64-47

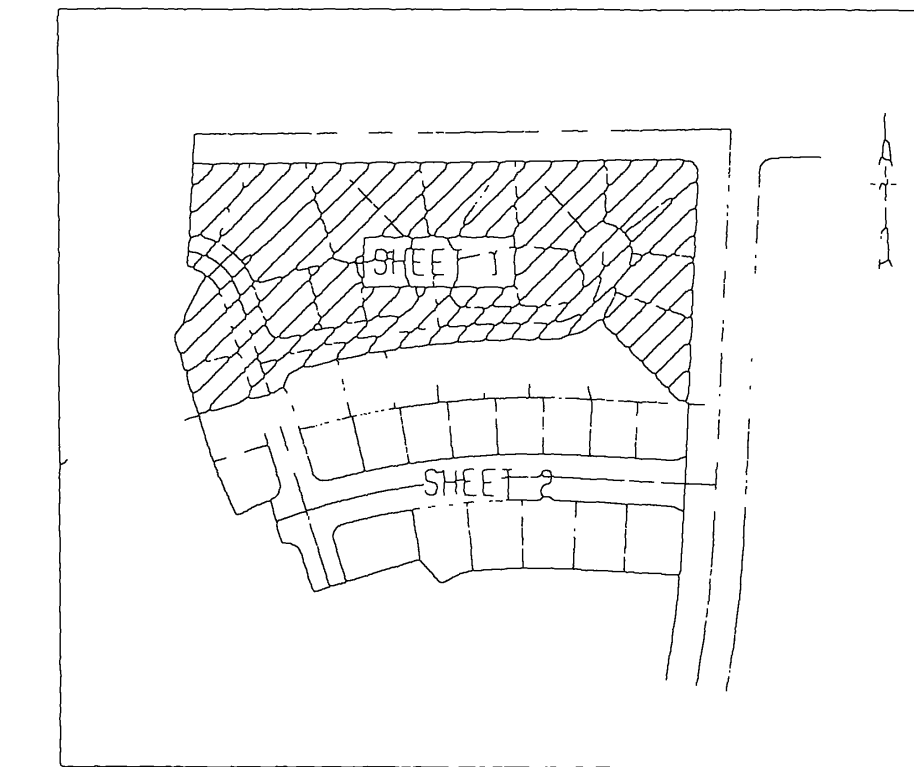
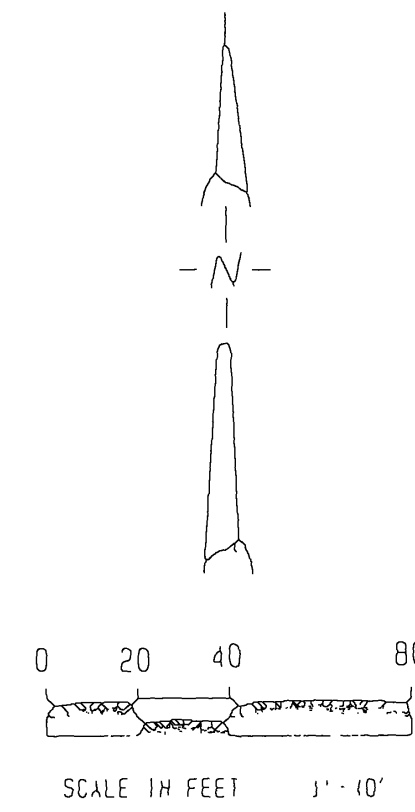


# CRESTWOOD UNIT 1 - PLAT ONE

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

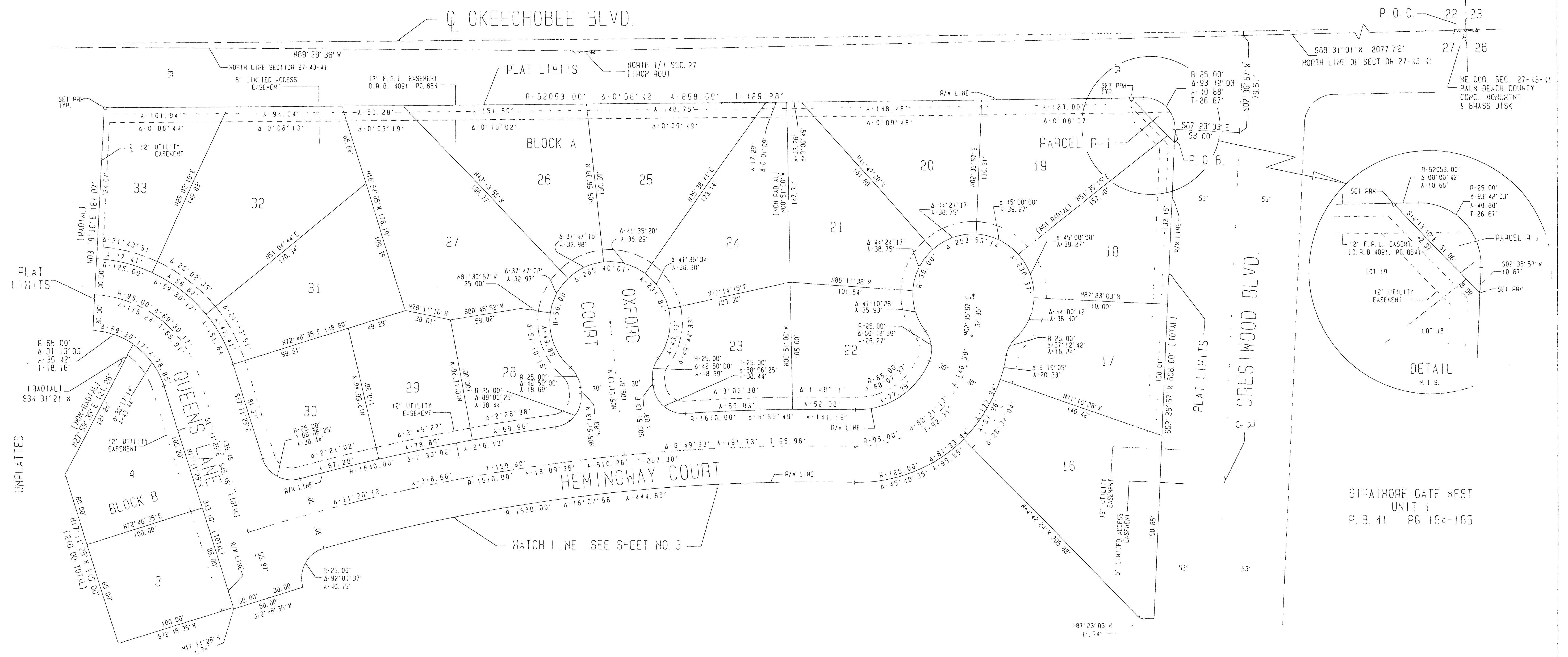
SHEET NO. 2

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989



KEY MAP

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at \_\_\_\_\_ M., this \_\_\_\_\_ day  
of \_\_\_\_\_ 1989, and duly  
recorded in Plat Book no. \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN B. DUNKLE  
Clerk Circuit Court  
By: \_\_\_\_\_ D. C.



NOTE: ALL LINES ARE RADIAL OR NORMAL  
TO R/W LINES UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY:  
Hector A. Perez, P.L.S.  
2669 Forest Hill Blvd, Suite 204  
West Palm Beach, Florida 33406

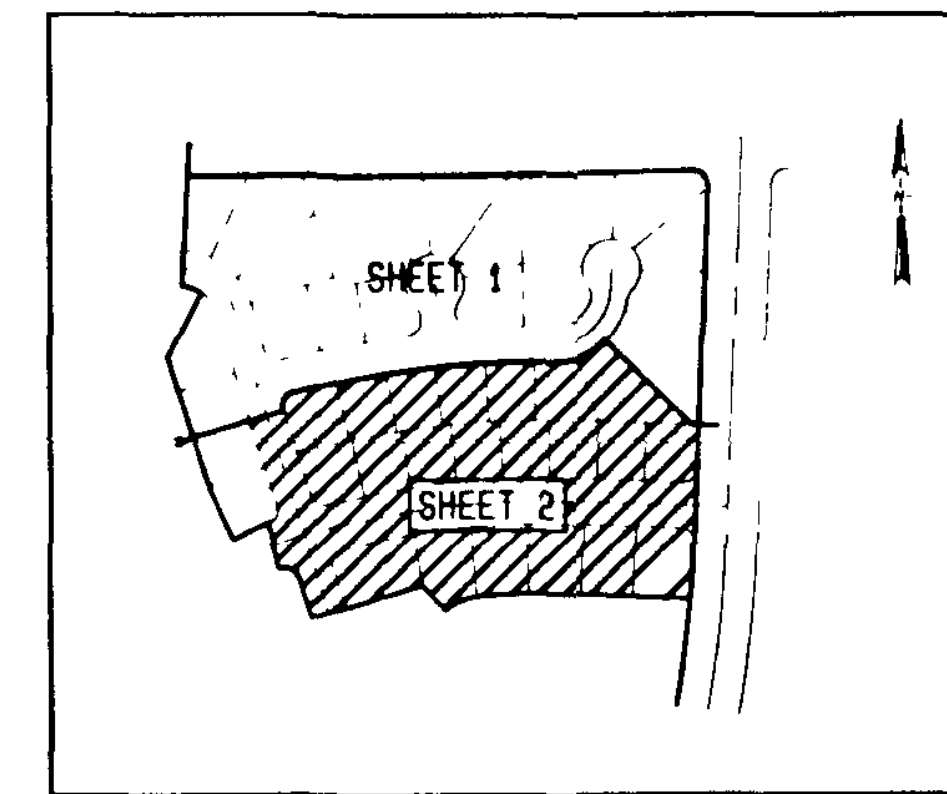
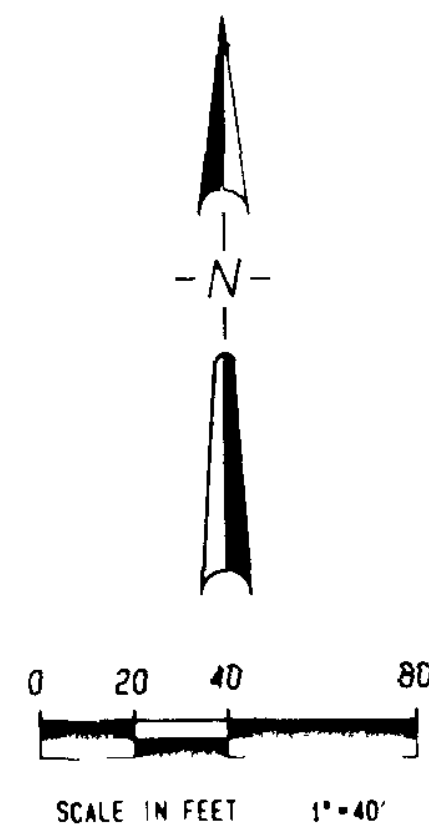


# CRESTWOOD UNIT 1 - PLAT ONE

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

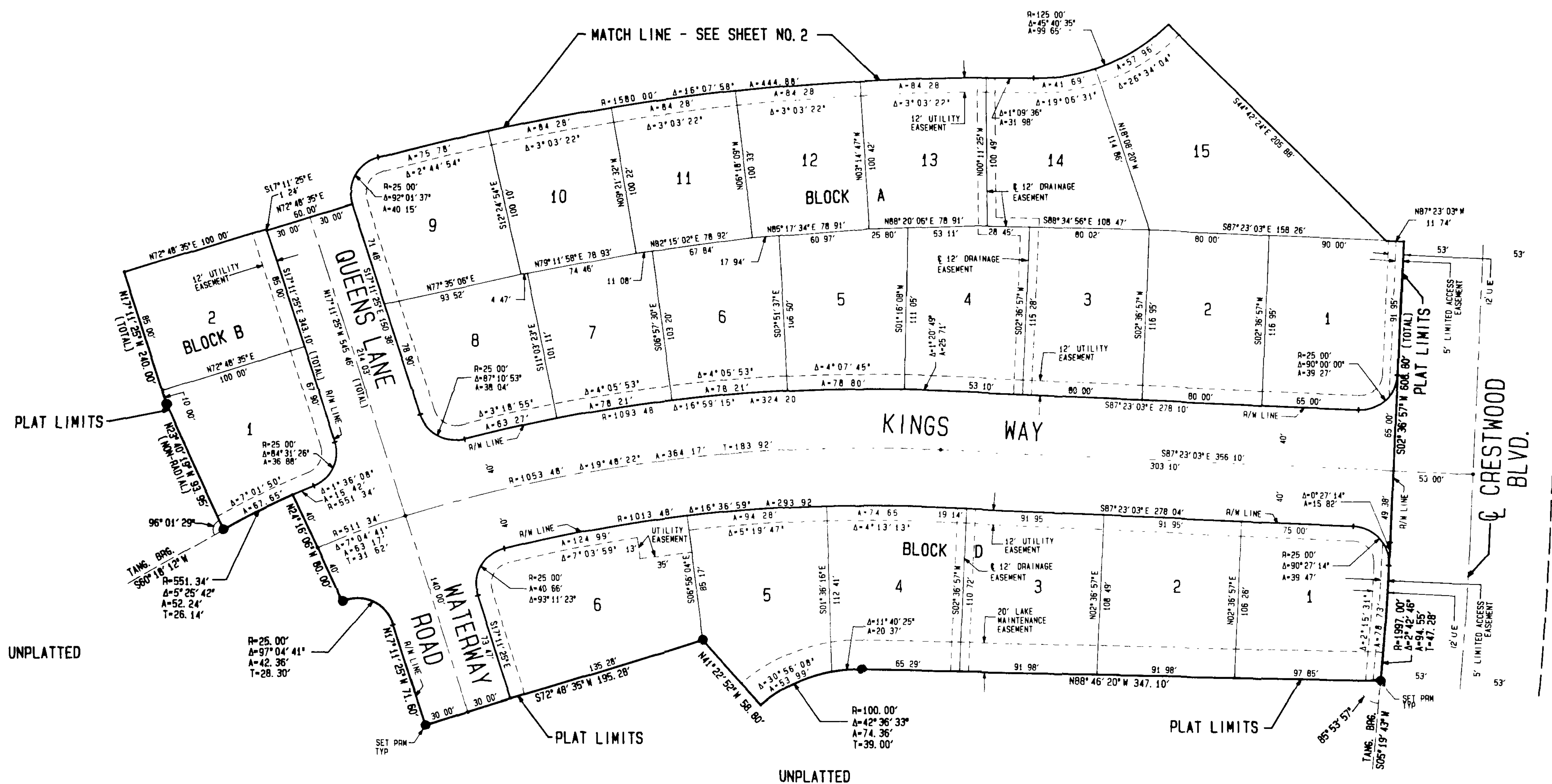
SHEET NO. 3

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989



KEY MAP

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at \_\_\_\_\_ M., this \_\_\_\_\_ day  
of \_\_\_\_\_ 198\_\_\_\_, and duly  
recorded in Plat Book no. \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN B. DUNKLE  
Clerk Circuit Court  
By \_\_\_\_\_ O.C.



STRATMORE GATE WEST  
UNIT 1  
P.B. 41 PG. 164-165

NOTE: ALL LINES ARE RADIAL OR NORMAL  
TO R/W LINES UNLESS OTHERWISE NOTED

THIS INSTRUMENT PREPARED BY  
Hector A. Perez, P.L.S.  
2669 Forest Hill Blvd., Suite 204  
West Palm Beach, Florida 33406



# CRESTWOOD UNIT 1 - PLAT TWO

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

SHEET NO. 1

## DESCRIPTION

A portion of land in Section 27, Township 43 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida being more particularly described as follows:

Commencing at the North one-quarter corner of said section 27, thence North 89°29'36" West 1320.10 feet to the west line of the east one-half of the west one-half of said Section 27, said line also being the westerly territorial boundary of the Village of Royal Palm Beach, thence South 02°16'03" West along said territorial boundary a distance of 53.03 feet to a point on the southerly Right of Way line of Okeechobee Boulevard as is now laid out and in use, said point also being the POINT OF BEGINNING of the following described land:

Thence South 89°29'36" East along said Right of Way line a distance of 334.63 feet to the beginning of a curve concave to the North, having a radius of 52,053.00 feet and a central angle of 0°38'48", thence easterly along the arc of said curve, a distance of 587.60 feet; thence South 03°18'18" West radially to the following described curve, a distance of 184.07 feet to the beginning of a curve concave to the Southwest having a radius of 65.00 feet and a central angle of 31°13'03" thence southeasterly along the arc of said curve a distance of 35.42 feet; thence South 27°59'35" West along a non-radial line a distance of 121.26 feet; thence South 17°11'25" East a distance of 240.00 feet; thence South 23°40'19" East a distance of 93.95 feet to a point on a curve concave to the Southeast having a radius of 551.34 feet and a central angle of 05°25'42" and whose tangent at this point bears South 69°04'19" West; thence northeasterly along the arc of said curve, a distance of 52.24 feet; thence South 24°16'06" East, radially to the last described curve, and the

following described curve, a distance of 80.00 feet to the beginning of a curve concave to the Southwest having a radius of 25.00 feet and a central angle of 97°04'41", thence easterly, southeasterly and southerly along the arc of said curve a distance of 42.36 feet; thence South 17°11'25" East, tangent to the last described curve, a distance of 71.60 feet to the beginning of a curve concave to the Southwest having a radius of 263.83 feet and a central angle of 02°12'25" thence southeasterly along the arc of said curve, a distance of 10.16 feet; thence South 75°01'00" West, a distance of 75.33 feet; thence South 39°51'52" West, a distance of 184.26 feet; thence South 65°58'02" West, a distance of 69.09 feet; thence South 74°26'04" West, a distance of 222.66 feet; thence South 69°08'30" West, a distance of 117.15 feet; thence South 59°51'12" West, a distance of 75.87 feet; thence South 48°48'30" West, a distance of 76.65 feet; thence South 47°36'28" West, a distance of 77.74 feet; thence South 35°14'30" West, a distance of 77.74 feet; thence South 16°57'47" West, a distance of 78.53 feet; thence North 64°18'28" West, radially to the following described curve, a distance of 116.23 feet to a point on a curve concave to the Southeast having a radius of 800.00 feet and a central angle of 02°37'06", thence southwesterly along the arc of said curve, a distance of 36.56 feet; thence North 66°55'34" West, radially to the last described curve a distance of 262.87 feet to the westerly territorial boundary of said Village of Royal Palm Beach; thence North 02°16'03" East along said boundary a distance of 1221.80 feet to the POINT OF BEGINNING

Containing 25.78 Acres

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, BOULEVARD TITLE COMPANY, a title insurance company, duly licensed 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 to CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, that the current taxes have been paid, and that we find that the property is encumbered by the

mortgages shown hereon; and that we find that the mortgages as shown are true and correct, and that there are no encumbrances of record.

BOULEVARD TITLE COMPANY

Date: 12/31/89

Bruce K. Greff, Jr., President

## MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1122 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 24th day of October, 1989.

HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION  
A Corporation of the State of Florida.

ATTEST: *W. R. Walker* Secretary  
By *R. F. McDonough, Jr.* R. F. McDonough, Jr., Vice-President

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1080 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 22nd day of October, 1989.

HANSEN SAVINGS BANK S/L, A NEW JERSEY SAVINGS BANK  
A Corporation of the State of New Jersey

ATTEST: *Scott W. Ashley* Secretary  
By *Scott W. Ashley* Scott W. Ashley, Sr. Vice-President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared R. F. McDonough, and *MARY R. WORKMAN* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of the HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 24th day of OCTOBER, 1989.

My commission expires: 7-16-91  
*Walter A. Bonaccorsi*  
Notary Public  
State of Florida at Large

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

BEFORE ME personally appeared Scott W. Ashley, and *Scott W. Ashley* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice-President and Secretary of the HANSEN SAVINGS BANK S/L, A NEW JERSEY SAVINGS BANK, a New Jersey corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 OCTOBER, 1989.

My commission expires: 12-31-91  
*Scott W. Ashley*  
Notary Public  
State of New Jersey at Large

## NOTES

- Denotes Permanent Reference Monument
- Denotes Permanent Control Point

All bearings shown hereon, unless otherwise indicated, are relative to the East line of the Southeast One-Quarter (S.E. 1/4) of Section 27 which bears North 02°02'38" East.

Okeechobee Road Right-of-Way as shown on "Amended Plat Portion of Okeechobee Road extension in Sections 27, 23, 26, & 27, Township 43 South, Range 41 East" Drawing Number 3-78-481 Right-of-Way, Sheet 1 of 1, dated 1-26-78, revised 5-15-79 on file at the Palm Beach County, Florida Engineering Department Offices.

Territorial boundary of the Village of Royal Palm Beach as defined by Chapter 59-1782 of House Bill No. 20th of the State of Florida Statutes.

Building setback lines shall be as required by Village of Royal Palm Beach Zoning Regulations.

No buildings, or any kind of construction, shall be placed on Utility or Drainage Easements, except for driveways and sidewalks.

The 12' Foot Utility Easements as shown hereon are hereby dedicated to the Florida Power and Light Company and Southern Bell for the purpose of installation and maintenance of their utilities. Any other utility must obtain the express permission of Crestwood Development, Inc. or their assigns, before using these presents.

Where Utility and Drainage Easements cross, Drainage Easements takes precedence.

Landscaping on Utility Easements shall be only with approval of all utilities occupying the same.

No structures, trees or shrubs shall be placed in Drainage or Maintenance Easements.

## APPROVALS

VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE  
PLANNING AND ZONING BOARD

This is to certify that on March 9, 1989 the Village of Royal Palm Beach Planning and Zoning Commission approved the hereon Plat.

By *Norman L. Latture*  
Chairman

CERTIFICATE OF APPROVAL BY THE  
VILLAGE COUNCIL

This is to certify that on June 15, 1989 the Village Council of the Village of Royal Palm Beach approved the hereon Plat.

By *Sam Jametian* Mayor  
Attest: *Dee W. Laper* Village Clerk

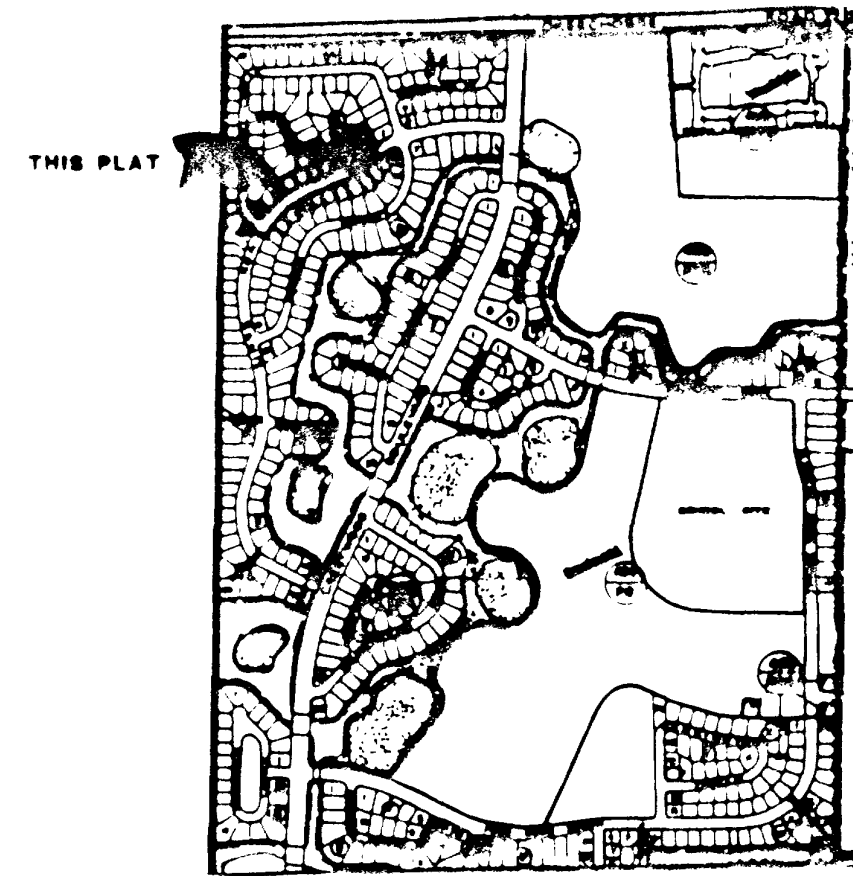
## APPROVAL OF VILLAGE ENGINEER

I have carefully examined this map and find it conforms with the provisions of "THE MAP FILING LAW" and the Village Ordinances and Requirements applicable thereof.

By *Frank L. Kumpf*  
Village Engineer

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.

THIS INSTRUMENT PREPARED BY:  
Hector A. Perez, P.L.S.  
2669 Forest Hill Blvd., Suite 204  
West Palm Beach, Florida 33406



LOCATION MAP

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as "CRESTWOOD UNIT 1 - PLAT TWO, being in part of Section 27, Township 43 South, Range 41 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The 5' Limited Access Easement is for the control and jurisdiction over access rights and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, FLORIDA.

The 12' Drainage Easements, as shown, are for the construction and maintenance of drainage facilities and are hereby dedicated in perpetuity to the VILLAGE OF ROYAL PALM BEACH, and it is the perpetual maintenance obligation of said Village, its successors and assigns.

The 20' Lake Maintenance Easement, as shown, is for maintenance purposes of adjacent lake, (not shown in this Plat), and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida, and is the perpetual maintenance obligation of said Village, its successors and assigns.

The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable TV.

PARCEL R-1, as shown, is hereby dedicated to the Board of County Commissioners, Palm Beach County, Florida, for Right-of-Way purposes, and shall be the perpetual maintenance obligation of said County, its successors or assigns, without recourse to the Village of Royal Palm Beach, Florida.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31st day of October, 1989.

CRESTWOOD DEVELOPMENT, INC., a Florida Corporation

By *Jess R. Santamaria* President  
Attest: *Wallace S. Sanger* Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jess R. Santamaria, and Wallace S. Sanger, to me well known, and known to me to be the individuals described in and who executed the foregoing instruments as President, and Secretary of CRESTWOOD DEVELOPMENT, INC., a Florida Corporation and severally acknowledged to and before me that they executed such instrument as such officers 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 31st day of October, 1989.

My commission expires 2-7-91  
*Maureen M. M...*  
Notary Public  
State of Florida at Large

## SURVEYOR CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that on October 27, 1989 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief, and that Permanent Reference Monuments (P.R.M.'s) have been set and that Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21th-6, Florida Administrative Code), and ordinances of the Village of Royal Palm Beach, Palm Beach County, Florida.

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC.

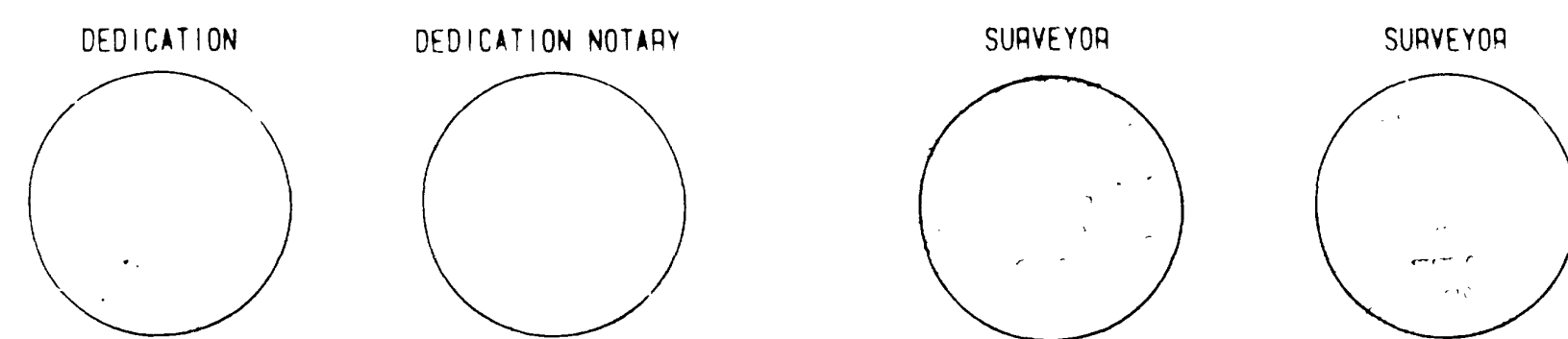
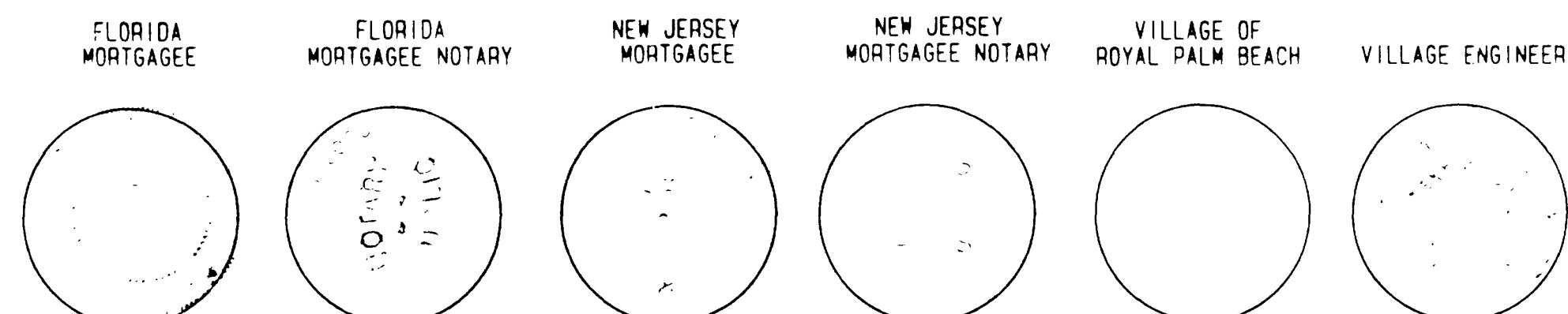
Date: 10/27/89  
*Peter J. Moschetto*  
Professional Land Surveyor  
Florida Registration No. 4110

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on October 27, 1989, the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Gee & Jenson Engineers-Architects-Planners, Inc.

LANGAN ENGINEERING ASSOCIATES, INC.

Date: 10/27/89  
*Hector A. Perez, P.L.S.*  
Professional Land Surveyor  
Florida Registration No. 2621.





CRESTWOOD UNIT 1 - PLAT TWO  
IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

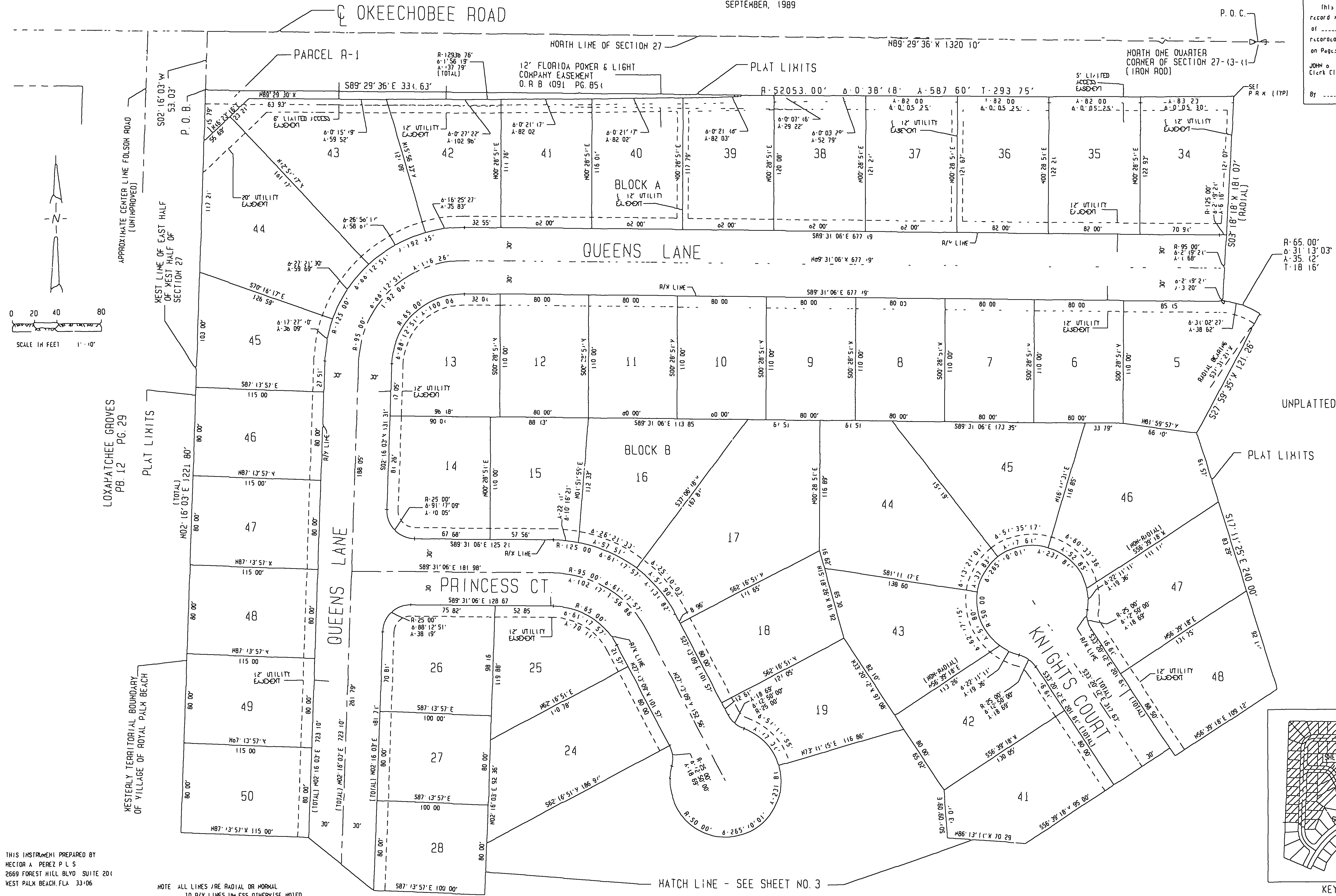
LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

51

STATE OF FLORIDA,  
COUNTY OF PALM BEACH

This plat was filed for  
record on \_\_\_\_\_ day  
of \_\_\_\_\_ 1989, and duly  
recorded in Plat Book no. \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN O. DUNKLE  
Clerk Circuit Court

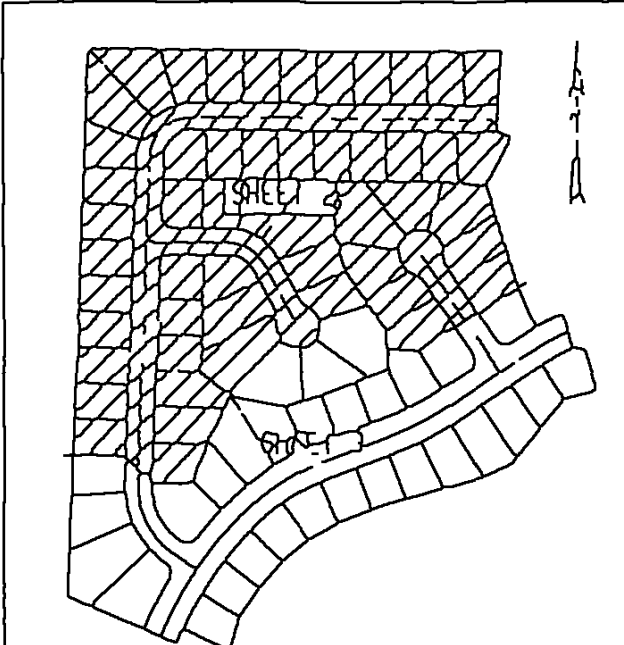
By \_\_\_\_\_ O.C.



THIS INSTRUMENT PREPARED BY  
HECTOR A. PEREZ P.L.S.  
2669 FOREST HILL BLVD. SUITE 201  
WEST PALM BEACH, FLA. 33406

NOTE: ALL LINES ARE RADIAL OR NORMAL  
TO R/W LINES UNLESS OTHERWISE NOTED

HATCH LINE - SEE SHEET NO. 3



KEY MAP  
K.15

64-51



LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

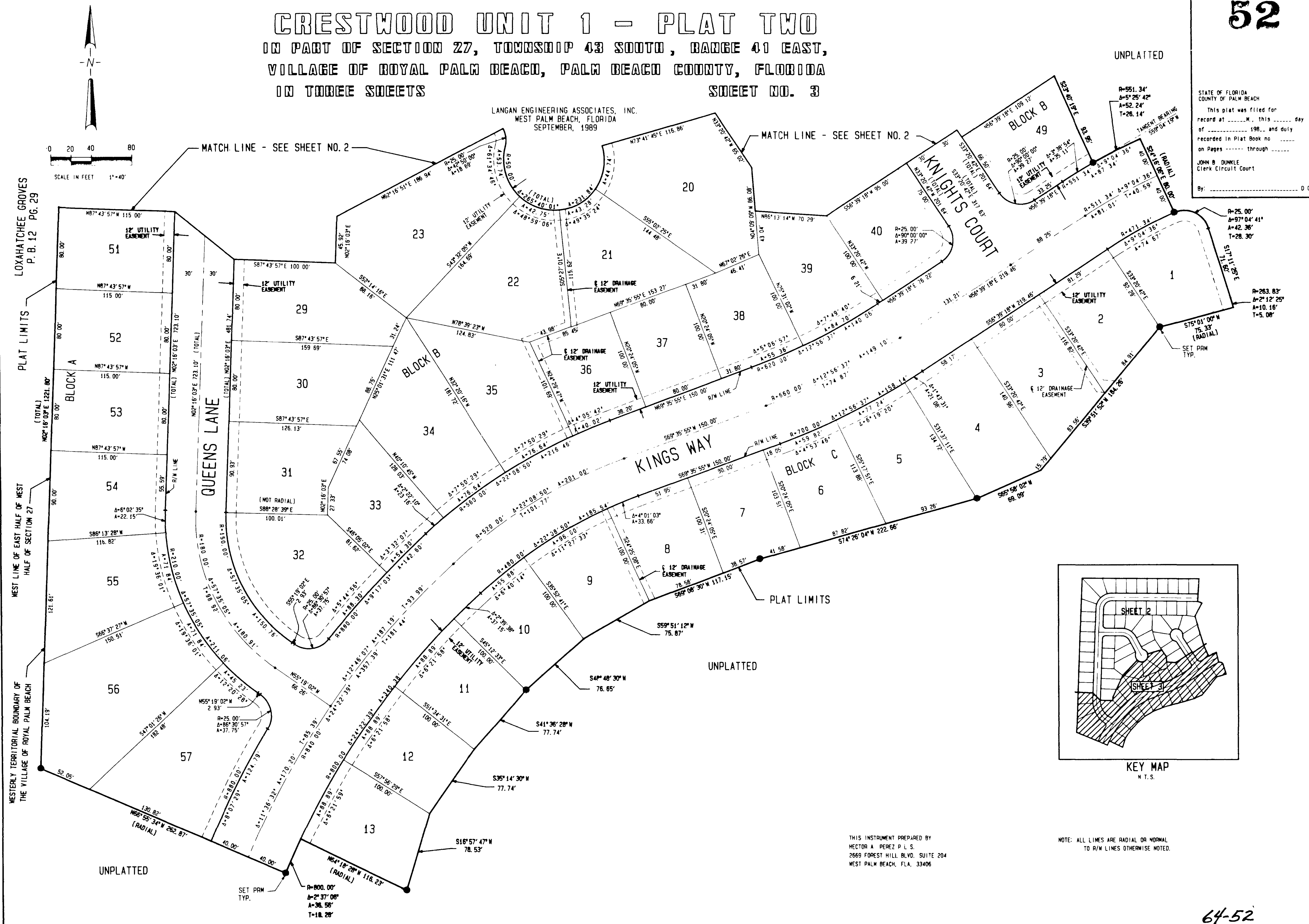
UNPLATTED

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for  
record at \_\_\_\_\_ M., this \_\_\_\_\_ day  
of \_\_\_\_\_ 198\_\_ and duly  
recorded in Plat Book no. \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_

JOHN B DUNKLE  
Clerk Circuit Court

By: \_\_\_\_\_ D C



NOTE: ALL LINES ARE RADIAL OR NORMAL  
TO R/W LINES OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY  
HECTOR A PEREZ P L S.  
2669 FOREST HILL BLVD. SUITE 204  
WEST PALM BEACH, FLA. 33406



# CRESTWOOD UNIT 1 - PLAT THREE

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

IN THREE SHEETS

SHEET NO. 1

## DESCRIPTION

A portion of land in Section 27, Township 43 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 27, thence North 89°29'36" West along the north line of said Section, a distance of 1320.10 feet to the west line of the east one-half of the west one-half of said Section 27, said line also being the westerly territorial boundary of the Village of Royal Palm Beach, thence South 02°16'03" West along said boundary a distance of 1274.83 feet to the POINT OF BEGINNING of the following described land:

Thence South 66°55'34" East, radially to the following described curve, a distance of 262.87 feet to a point on a curve concave to the southeast, having a radius of 800.00 feet and a central angle of 02°37'06", thence northeasterly along the arc of said curve, a distance of 36.56 feet, thence South 64°18'28" East, radially to the previously described curve, a distance of 116.23 feet, thence North 16°57'47" East, a distance of 78.53 feet, thence North 35°14'30" East, a distance of 77.74 feet, thence North 41°36'28" East, a distance of 77.74 feet, thence North 48°48'30" East, a distance of 76.65 feet, thence North 59°51'12" East, a distance of 75.87 feet, thence North 69°08'30" East, a distance of 117.15 feet, thence North 74°26'04" East, a distance of 222.66 feet, thence North 65°58'02" East, a distance of 69.09 feet, thence North 39°51'52" East, a distance of 184.26 feet, thence North 75°01'00" East, radially to the following described curve, a distance of 75.33 feet to a point on a curve concave to the Southwest having a radius of 263.83 feet and a central angle of 02°12'25", thence northeasterly along the arc of said curve a distance of 10.16 feet, thence North 72°48'35" East radially to

the last described curve a distance of 195.28 feet, thence South 41°22'52" East, radially to the following described curve, a distance of 58.80 feet to a point on a curve concave to the Southeast, having a radius of 100.00 feet and a central angle of 50°21'41", thence southwesterly and southerly along the arc of said curve, a distance of 87.90 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 443.83 feet and a central angle of 84°44'24", thence southerly and southwesterly along the arc of said curve, a distance of 656.42 feet, thence South 82°59'50" West, tangent to the last described curve a distance of 234.05 feet to the beginning of a curve concave to the Southeast having a radius of 100.00 feet and a central angle of 65°56'55", thence westerly, southwesterly and southerly along the arc of said curve a distance of 115.10 feet, thence South 17°02'55" West, tangent to the last described curve, a distance of 236.21 feet to the beginning of a curve concave to the East having a radius of 100.00 feet and a central angle of 30°46'08", thence southerly along the arc of said curve, a distance of 53.70 feet, thence South 76°18'50" West, radially to the last described curve a distance of 319.45 feet, thence South 11°00'14" East a distance of 62.66 feet, thence South 77°29'43" West, radially to the following described curve, a distance of 102.28 feet to a point on a curve concave to the Northeast having a radius of 800.00 feet and a central angle of 00°28'26", thence southeasterly along the arc of said curve a distance of 6.62 feet, thence South 77°01'16" West, radially to the last described curve, a distance of 80.00 feet, thence North 87°43'57" West a distance of 144.53 feet to the westerly territorial boundary of said Village of Royal Palm Beach, thence North 02°16'03" East along said boundary a distance of 608.96 feet to the POINT OF BEGINNING

Containing 13.73 Acres

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, BOULEVARD TITLE COMPANY, a title insurance company, duly licensed 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 to CRESTWOOD DEVELOPMENT, INC. a Florida Corporation, that the current taxes have been paid, and that we find that the property is encumbered by the

mortgages shown hereon, and that we find that the mortgages as shown are true and correct, and that there are no encumbrances of record

BOULEVARD TITLE COMPANY

Date 10/31/89

Bruce K. Greenfield, President

## MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1122 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 24th day of October, 1989

HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION  
a Corporation of the State of Florida

ATTEST Mary R. Workman, Secretary  
R. F. McDonough, Vice-President

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1080 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 26th day of October, 1989

HANSEN SAVINGS BANK S/LA, A NEW JERSEY SAVINGS BANK  
A Corporation of the State of New Jersey

ATTEST Allen Briggs, Secretary  
Scott W. Ashley, Sr. Vice-President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared R. F. McDonough, and Mary R. Workman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of the HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 24th day of October, 1989

My commission expires 7-16-91  
Marie A. Bemerian, Notary Public  
State of Florida at Large

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

BEFORE ME personally appeared Scott W. Ashley, and Allen Briggs, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice-President and Secretary of the HANSEN SAVINGS BANK S/LA, A NEW JERSEY SAVINGS BANK, a New Jersey corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 26th day of October, 1989

My commission expires 10-16-90  
Robin P. Berman, Notary Public  
State of New Jersey at Large

## NOTES

- Denotes Permanent Reference Monument
- Denotes Permanent Control Point

All bearings shown hereon, unless otherwise indicated, are relative to the East Line of the Southeast One-Quarter (S.E. 1/4) of Section 27 which bears North 02°02'38" East

Territorial boundary of the Village of Royal Palm Beach as defined by Chapter 59-1782 of House Bill No. 2016 of the State of Florida Statutes

Building setback lines shall be as required by Village of Royal Palm Beach Zoning Regulations

No buildings, or any kind of construction, shall be placed on Utility or Drainage Easements

The 12 foot Utility Easements as shown hereon are hereby dedicated to the Florida Power and Light Company and Southern Bell for the purpose of installation and maintenance of their utilities. Any other utility must obtain the express permission of Crestwood Development, Inc., or their assigns, before using these Easements

Where Utility and Drainage Easements cross, Drainage Easements takes precedence

Landscaping on Utility Easements shall be only with approval of all utilities occupying the same

No structures, trees or shrubs shall be placed in Drainage or Maintenance Easements

## APPROVALS

VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE  
PLANNING AND ZONING BOARD

This is to certify that on March 9, 1989 the VILLAGE OF ROYAL PALM BEACH PLANNING AND ZONING COMMISSION approved the hereon Plat

By Norman Litman  
Chairman

CERTIFICATE OF APPROVAL BY THE  
VILLAGE COUNCIL

This is to certify that on June 15, 1989 the Village Council of the Village of Royal Palm Beach approved the hereon Plat

By Sam R. Santamaria  
Mayor

Attest Paul C. Sanger  
Village Clerk

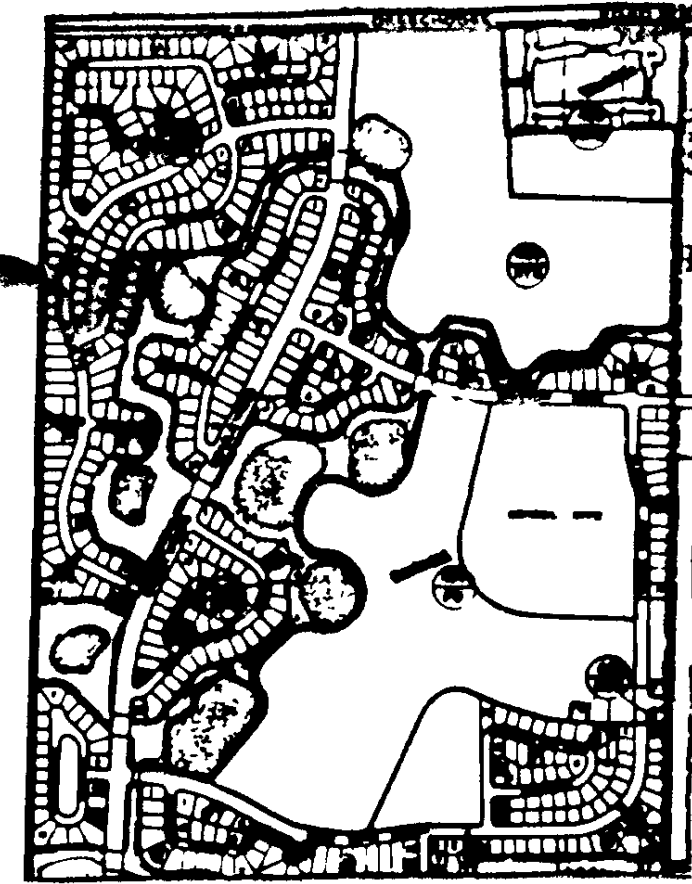
APPROVAL OF VILLAGE ENGINEER

I have carefully examined this map and find it conforms with the provisions of "THE MAP FILING LAW" and the Village Ordinances and Requirements applicable thereof

By Emilio P. Sanger  
Village Engineer

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida

THIS INSTRUMENT PREPARED BY  
Hector A. Perez, P.L.S.  
2669 Forest Hill Blvd., Suite 204  
West Palm Beach, Florida 33406



LOCATION MAP

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CRESTWOOD DEVELOPMENT INC., a Florida Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as "CRESTWOOD UNIT 1 - PLAT THREE, being in part of Section 27, Township 43 South, Range 41 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Right-of-Way as shown hereon is for public road purposes, ingress and egress, utilities, drainage, and other proper uses, and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, and is the perpetual maintenance obligation of said Village, its successors and assigns

The 12' Drainage Easements, as shown, are for the construction and maintenance of drainage facilities and are hereby dedicated in perpetuity to the VILLAGE OF ROYAL PALM BEACH, and it is the perpetual maintenance obligation of said Village, its successors and assigns

The 20' Lake Maintenance Easement, as shown, is for maintenance purposes of adjacent lake, (Not shown on this Plat), and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida and is the perpetual maintenance obligation of said Village, its successors and assigns

The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable TV

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 31st day of October, 1989

CRESTWOOD DEVELOPMENT, INC., a Florida Corporation

By Jess R. Santamaria, President  
Attest Wallace D. Sanger, Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jess R. Santamaria, and Wallace D. Sanger, to me well known, and known to me to be the individuals described in and who executed the foregoing instruments as President, and Secretary of CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 31st day of October, 1989

My commission expires 2-7-91  
Mark Man, Notary Public  
State of Florida at Large

## SURVEYOR CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that on October 27, 1989 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set and that Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21hh-6, Florida Administrative Code) and ordinances of the Village of Royal Palm Beach, Palm Beach County, Florida

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC.

Date 10/27/89  
Peter J. Moschetto  
Professional Land Surveyor  
Florida Registration No. 4110

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on October 30 of 1989, the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Gee & Jenson Engineers-Architects-Planners, Inc.

LANGAN ENGINEERING ASSOCIATES, INC.

DATE 10/30/89  
Hector A. Perez, P.L.S.  
Professional Land Surveyor  
Florida Registration No. 2621

FLORIDA  
MORTGAGEE

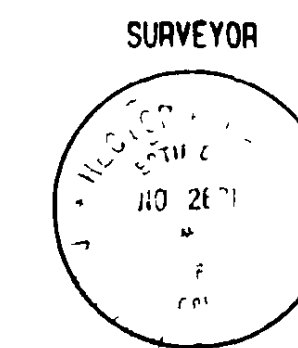
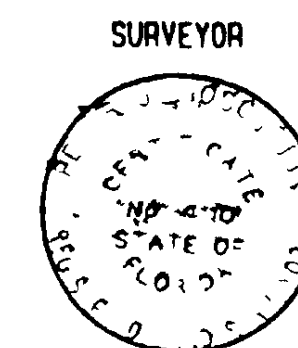
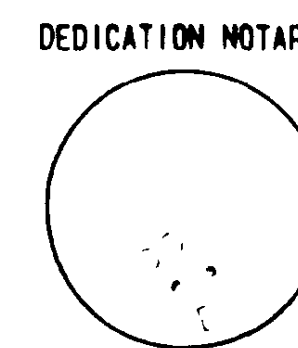
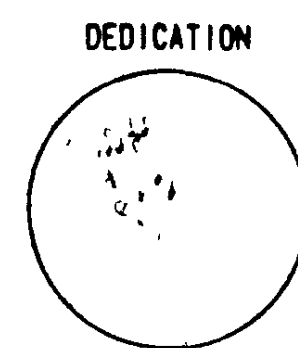
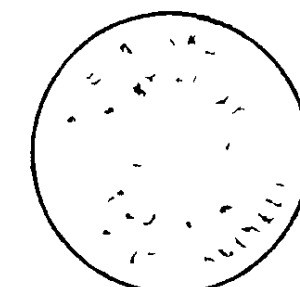
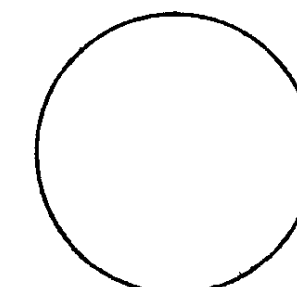
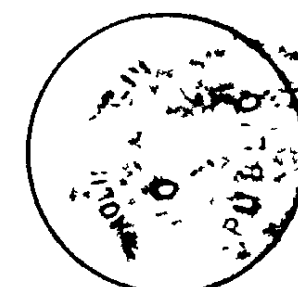
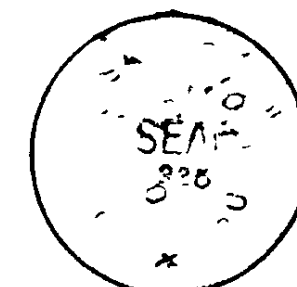
FLORIDA  
MORTGAGEE NOTARY

NEW JERSEY  
MORTGAGEE

NEW JERSEY  
MORTGAGEE NOTARY

VILLAGE OF  
ROYAL PALM BEACH

VILLAGE ENGINEER



64-53



LANGAN ENGINEERING ASSOCIATES, INC  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

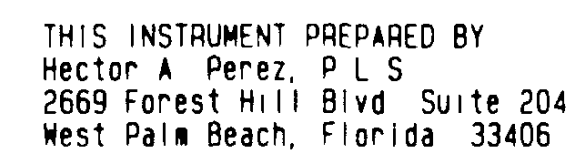
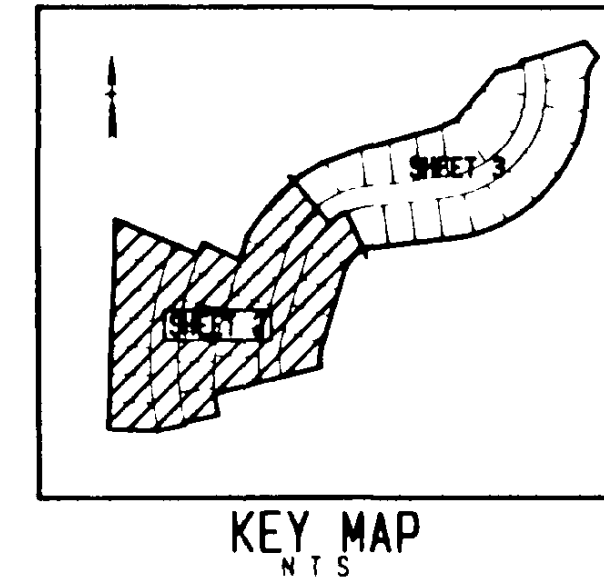
LANGAN ENGINEERING ASSOCIATES, INC  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for  
record at \_\_\_\_\_ M this \_\_\_\_ day  
of \_\_\_\_\_ 198\_\_ and duly  
recorded in Plat Book no \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_

JOHN B DUNKLE  
Clerk Circuit Court

By \_\_\_\_\_ D C



NOTE ALL LOT LINES ARE RADIAL TO R/W  
UNLESS OTHERWISE NOTED



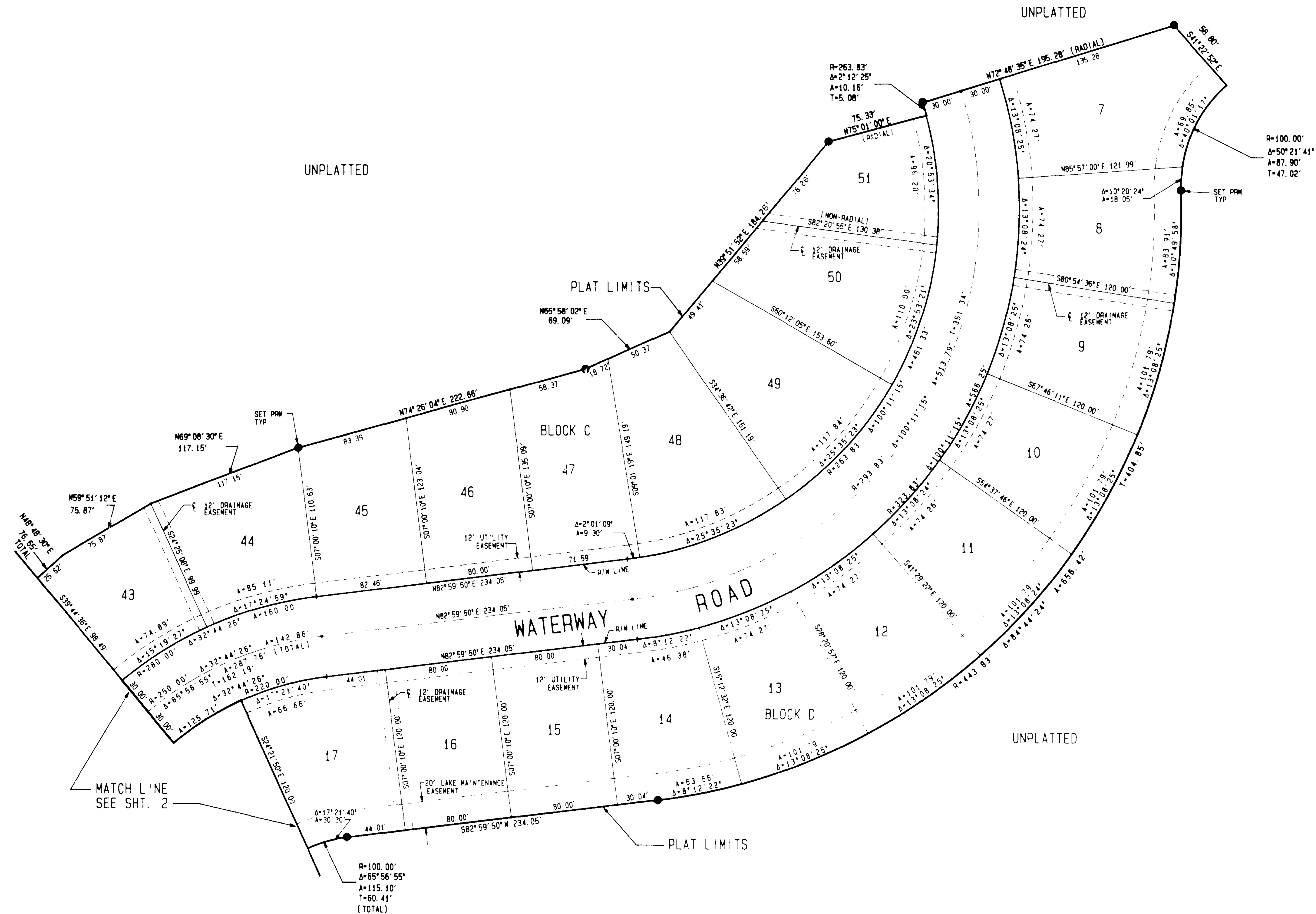
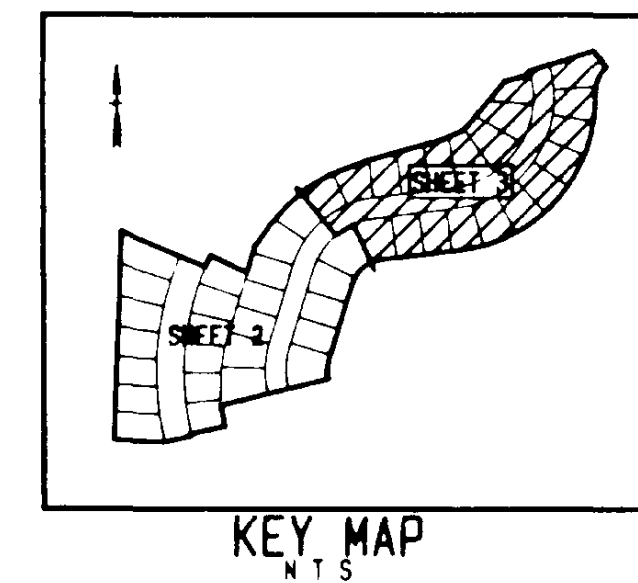
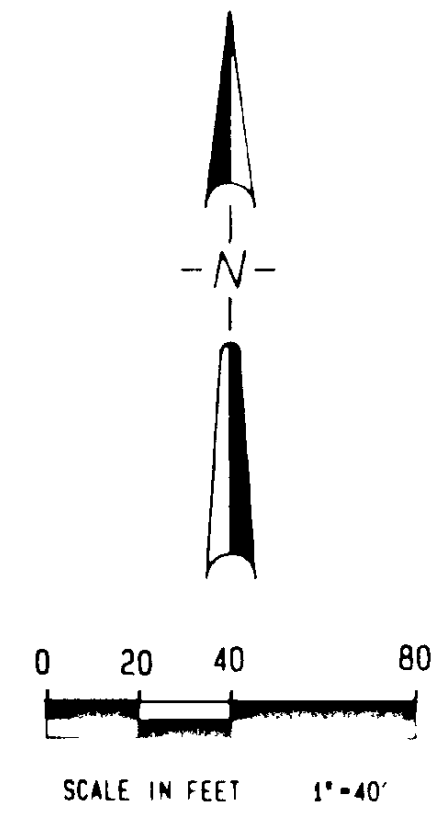
# CRESTWOOD UNIT 1 - PLAT THREE

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

55

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at \_\_\_\_\_ M., this \_\_\_\_\_ day  
of \_\_\_\_\_ 198\_\_\_\_ and duly  
recorded in Plat Book no. \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN B. DUNKLE  
Clerk Circuit Court  
By \_\_\_\_\_ D.C.



THIS INSTRUMENT PREPARED BY  
Hector A. Perez, P.E.  
2669 Forest Hill Blvd. Suite 204  
West Palm Beach, Florida 33406



# CRESTWOOD UNIT 1 - PLAT FOUR

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

IN FOUR SHEETS

LANGAN ENGINEERING ASSOCIATES, INC  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

SHEET NO. 1

## DESCRIPTION

A portion of and in Section 27, Township 43 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 27, thence North 89°29'36" West along the north line of said Section a distance of 1320.10 feet to the west line of the east one-half of the west one-half of said Section 27, said line also being the western territorial boundary of the Village of Royal Palm Beach, thence South 02°16'03" West along said boundary, a distance of 1983.19 feet to the POINT OF BEGINNING of the following described land:

Thence South 87°43'57" East, a distance of 144.53 feet, thence North 77°04'16" East, radially to the next described curve a distance of 80.00 feet to a point on a curve concave to the Northeast, having a radius of 800.00 feet and a central angle of 0°28'26", thence Northwesterly along the arc of said curve, a distance of 6.62 feet, thence North 77°29'43" East, radially to the last described curve, a distance of 102.28 feet, thence North 11°00'14" West, a distance of 62.66 feet, thence North 6°16'50" East, radially to the next described curve, a distance of 319.45 feet to a point on a curve concave to the Northeast, having a radius of 100.00 feet, and a central angle of 26°26'50", thence Southeastery along the arc of said curve, a distance of 36.16 feet, thence South 40°10'00" East, a distance of 101.31 feet to the beginning of a curve concave to the Southwest, having a radius of 290.00 feet and a central angle of 42°26'51", thence Southeastery along the arc of said curve, a distance of 128.30 feet to a point of cusp, said point also being the beginning of a curve concave to the Southwest, having a radius of 25.00 feet, a central angle of 88°00'59", and a radial bearing at this point of North 66°53'58" West, thence Northwesterly along the arc of said curve, a distance of 38.40 feet, thence North 64°54'55" West, a distance of 116.13 feet, thence South 25°05'05" West, a distance of 105.74 feet to the beginning of a curve concave to the Northwest, having a radius of 200.00 feet and a central angle of 67°10'58", thence Southwesterly and Westerly along the arc of said curve, a distance of 234.51 feet, thence North 87°43'57" West, a distance of 286.18 feet to the Western territorial boundary of said Village of Royal Palm Beach, thence North 02°16'03" East along said boundary, a distance of 1789.81 feet to the POINT OF BEGINNING.

Containing 25.32 Acres

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, BOULEVARD TITLE COMPANY, a title insurance company duly licensed 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 to CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, that the current taxes have been paid, and that we find that the property is encumbered by the

Mortgages shown hereon, and that we find that the mortgages as shown are true and correct and that there are no encumbrances of record.

BOULEVARD TITLE COMPANY

Date 10/31/89

Bruce K. Greenfield President

## MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1122 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 31st day of October, 1989.

HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION  
a Corporation of the State of Florida  
ATTEST Mary R. Workman By R. F. McDonough  
Secretary R. F. McDonough, Vice-President

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 6144 at page 1080 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Secretary, and its corporate seal to be affixed hereon by the authority of its Board of Directors this 31st day of October, 1989.

HANSEN SAVINGS BANK S/LA, A NEW JERSEY SAVINGS BANK  
A Corporation of the State of New Jersey  
ATTEST William By Scott W. Ashley  
Secretary Sr. Vice-President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared R. F. McDonough, and MARY R. WORKMAN to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of the HANSEN SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 24th day of October, 1989.

My commission expires 7-16-91  
William A. Ponce  
Notary Public  
State of Florida at Large

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

BEFORE ME personally appeared Scott W. Ashley, and Mary R. Workman to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Sr. Vice-President and Secretary of the HANSEN SAVINGS BANK S/LA, A NEW JERSEY SAVINGS BANK, a New Jersey corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 24th day of October, 1989.

My commission expires 10-16-90  
William A. Ponce  
Notary Public  
State of New Jersey at Large

## NOTES

- Denotes Permanent Reference Monument
- Denotes Permanent Control Point

All bearings shown hereon, unless otherwise indicated are relative to the East Line of the Southeast One-Quarter (S.E. 1/4) of Section 27 which bears North 02°02'28" East.

Territorial boundary of the Village of Royal Palm Beach as defined by Chapter 59-1782 of House Bill No. 2016 of the State of Florida Statutes.

Building setback lines shall be as required by Village of Royal Palm Beach Zoning Regulations.

No buildings, or any kind of construction, shall be placed on Utility or Drainage Easements.

The 12 foot Utility Easements as shown hereon are hereby dedicated to the Florida Power and Light Company and Southern Bell for the purpose of installation and maintenance of their utilities. Any other utility must obtain the express permission of Crestwood Development, Inc., or their assigns, before using these Easements.

Where Utility and Drainage Easements cross, Drainage Easements takes precedence.

Landscaping on Utility Easements shall be only with approval of all utilities occupying the same.

No structures, trees or shrubs shall be placed in Drainage or Maintenance Easements.

## APPROVALS

VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE  
PLANNING AND ZONING BOARD

This is to certify that on March 9, 1989 the VILLAGE OF ROYAL PALM BEACH PLANNING AND ZONING COMMISSION approved the hereon Plat.

By Norman L. Latham  
Chairman

CERTIFICATE OF APPROVAL BY THE  
VILLAGE COUNCIL

This is to certify that on June 15, 1989 the Village Council of the Village of Royal Palm Beach approved the hereon Plat.

By Sam Santamaria  
Mayor  
Attest Charles E. Ryan  
Village Clerk

APPROVAL OF VILLAGE ENGINEER

I have carefully examined this map and find it conforms with the provisions of "THE MAP FILING LAW" and the Village Ordinances and Requirements applicable thereof.

By Frank P. Latham  
Village Engineer

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.

THIS INSTRUMENT PREPARED BY  
Hector A. Perez P.L.S.  
2669 Forest Hill Blvd., Suite 204  
West Palm Beach, Florida 33406

FLORIDA  
MORTGAGEE

FLORIDA  
MORTGAGEE NOTARY

NEW JERSEY  
MORTGAGEE

NEW JERSEY  
MORTGAGEE NOTARY

VILLAGE OF  
ROYAL PALM BEACH

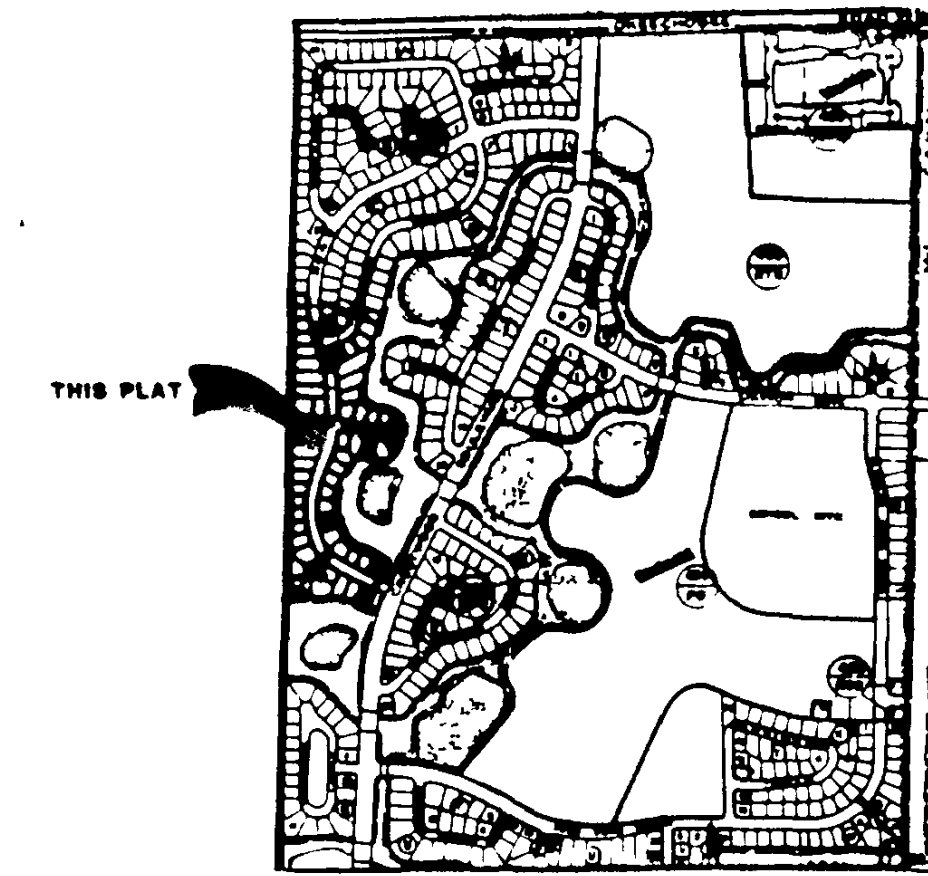
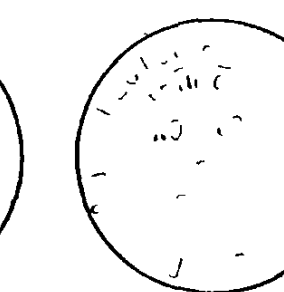
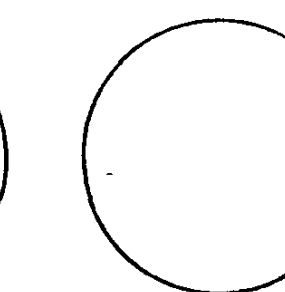
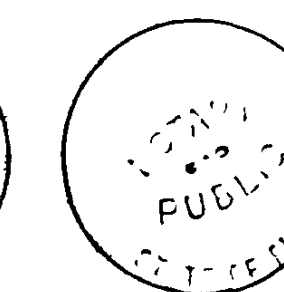
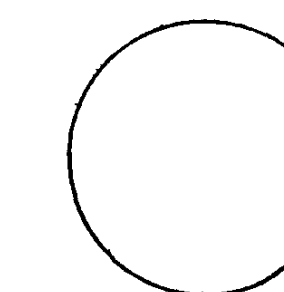
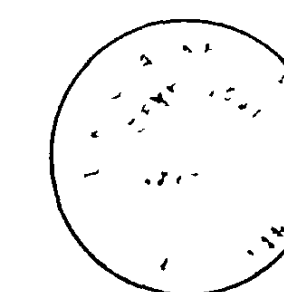
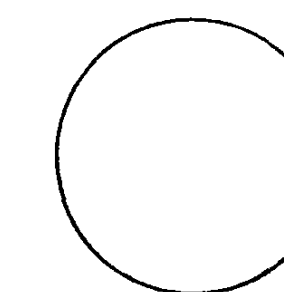
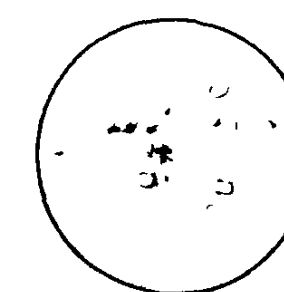
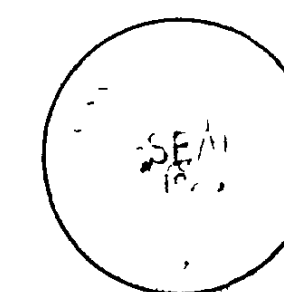
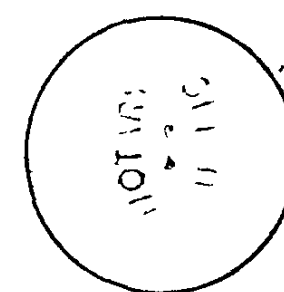
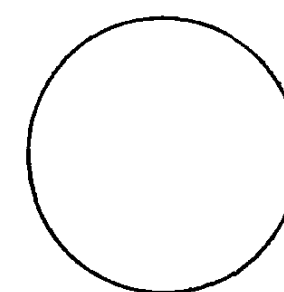
VILLAGE ENGINEER

DEDICATION

DEDICATION NOTARY

SURVEYOR

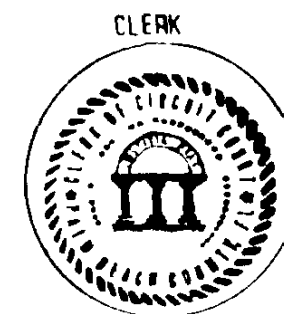
SURVEYOR



LOCATION MAP

56

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 1:06 PM this 2nd day of Nov, 1989 and duly recorded in Plat Book no. 64 on Pages 56 through 59  
JOHN B. DUNKLE  
Clerk Circuit Court  
By Lawrence A. Ponce D.C.



## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as "CRESTWOOD UNIT 1 - PLAT FOUR, being in part of Section 27, Township 43 South, Range 41 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Right-of-Way as shown hereon is for public road purposes ingress and egress, utilities, drainage, and other proper uses and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, and is the perpetual maintenance obligation of said Village, its successors and assigns.

The 12' Drainage Easements, as shown, are for the construction and maintenance of drainage facilities and are hereby dedicated in perpetuity to the VILLAGE OF ROYAL PALM BEACH, and it is the perpetual maintenance obligation of said Village, its successors and assigns.

The 20' Lake Maintenance Easement, as shown, is for maintenance purposes of adjacent lake. (Not shown on this Plat) and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida, and is the perpetual maintenance obligation of said Village, its successors and assigns.

The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable TV.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31st day of October, 1989.

CRESTWOOD DEVELOPMENT, INC., a Florida Corporation  
By Jess R. Santamaria  
President  
Attest Wallace D. Sanger  
Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jess R. Santamaria, and Wallace D. Sanger, to me well known, and known to me to be the individuals described in and who executed the foregoing instruments as President and Secretary of CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 31st day of October, 1989.

My commission expires 2-2-91  
Mass. Man  
Notary Public  
State of Florida at Large

## SURVEYOR CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that on October 27, 1989 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set and that Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21hh-6, Florida Administrative Code), and ordinances of the Village of Royal Palm Beach, Palm Beach County, Florida.

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC.

Date 10/27/89

Peter J. Moschetto  
Professional Land Surveyor  
Florida Registration No. 4110

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on October 27 of 1989 the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Gee & Jenson Engineers-Architects-Planners, Inc.

LANGAN ENGINEERING ASSOCIATES, INC.

Date 10/30/89  
Hector A. Perez, P.L.S.  
Professional Land Surveyor  
Florida Registration No. 2621

64-56



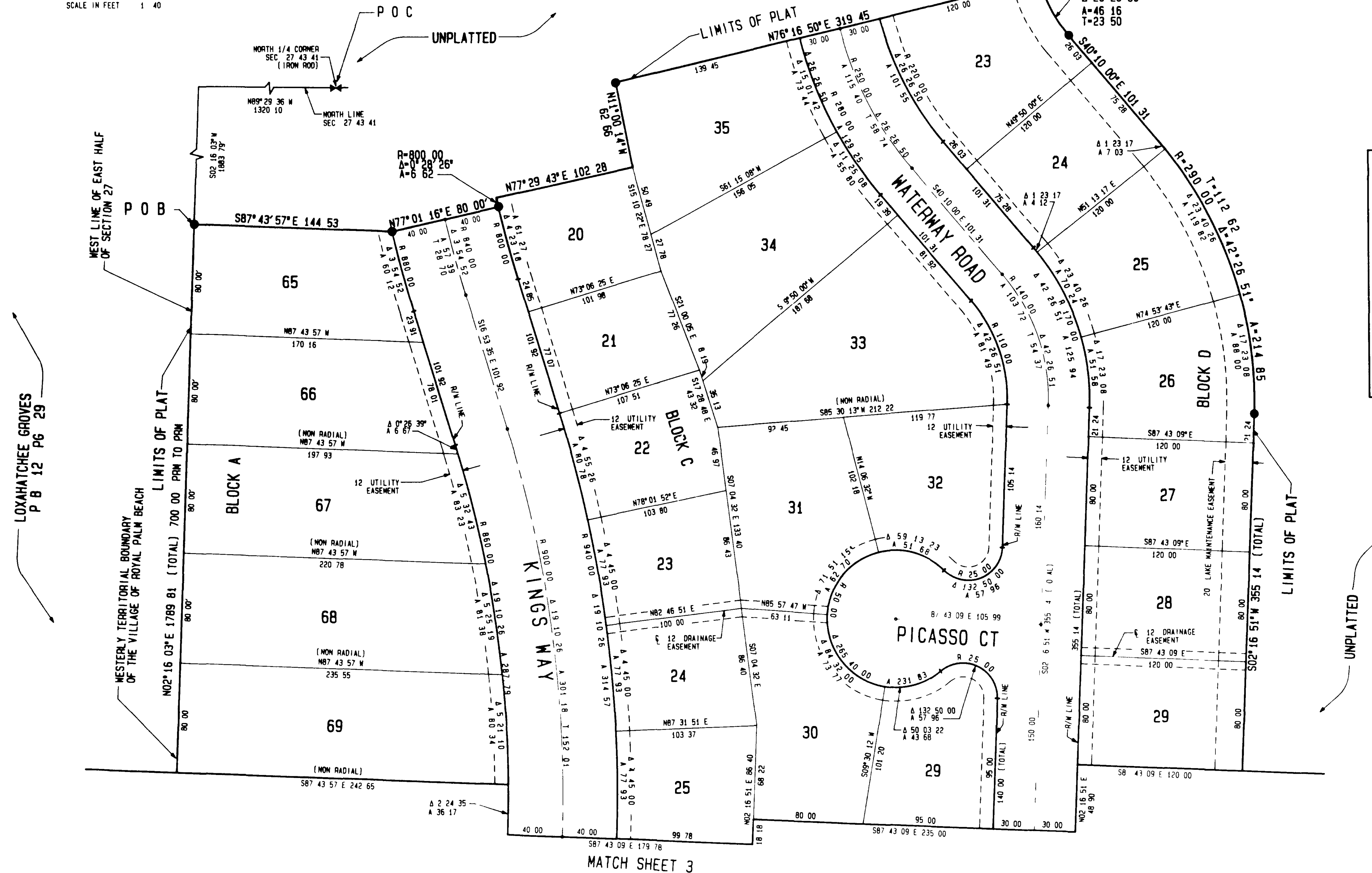
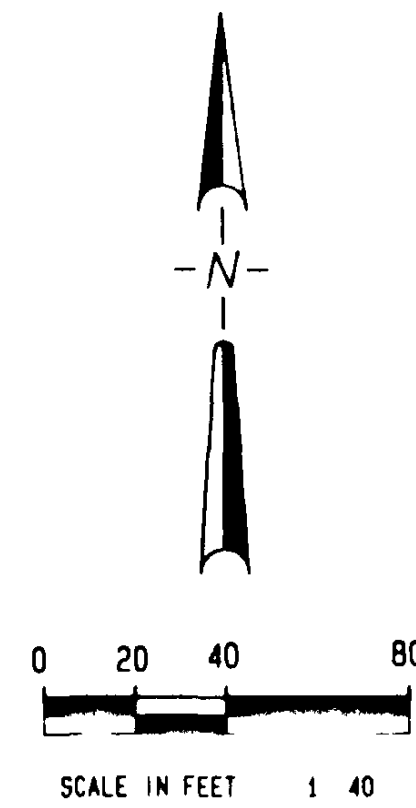
# CRESTWOOD UNIT 1 - PLAT FOUR

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN FOUR SHEETS

SHEET NO. 2

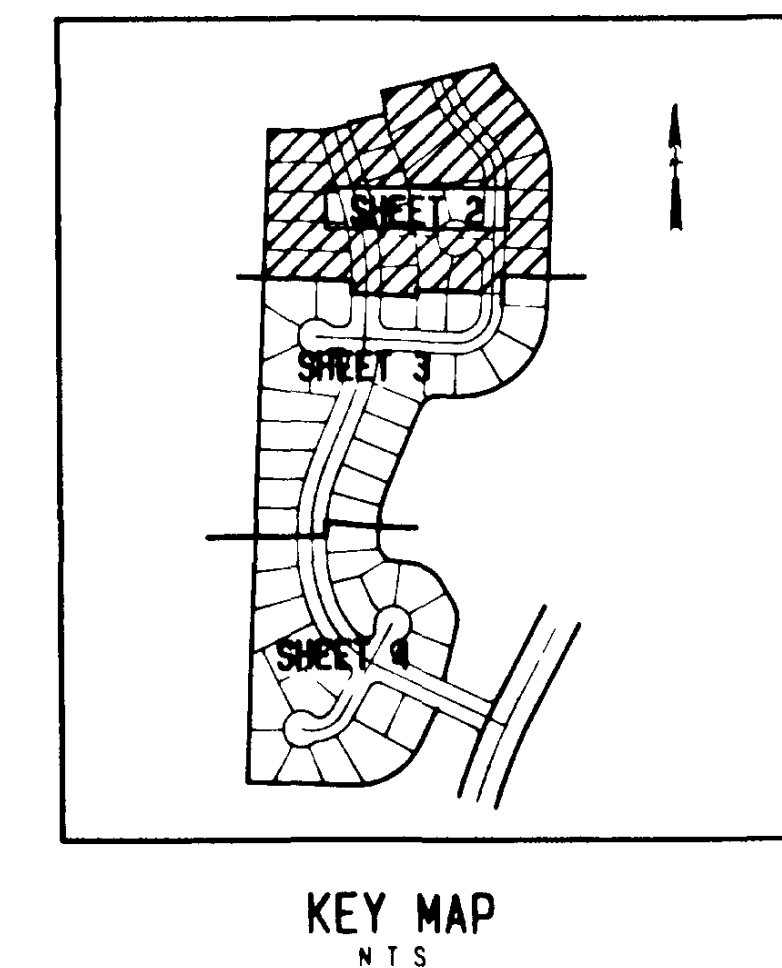
**SHEET NO. 2**

LANGAN ENGINEERING ASSOCIATES INC  
WEST PALM BEACH FLORIDA  
SEPTEMBER 1989

[illegible]

NOTE ALL LOT LINES ARE RADIAL TO R/W  
UNLESS OTHERWISE NOTED

THIS INSTRUMENT PREPARED BY  
Hector A Perez P L S  
2669 Forest Hill Blvd Suite 204  
West Palm Beach Florida 33406



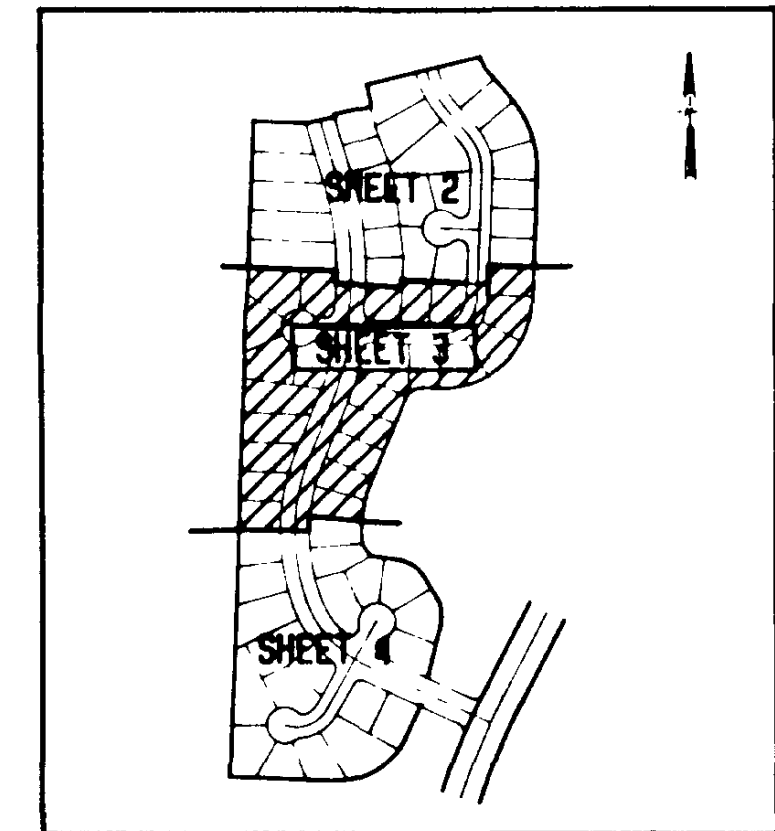
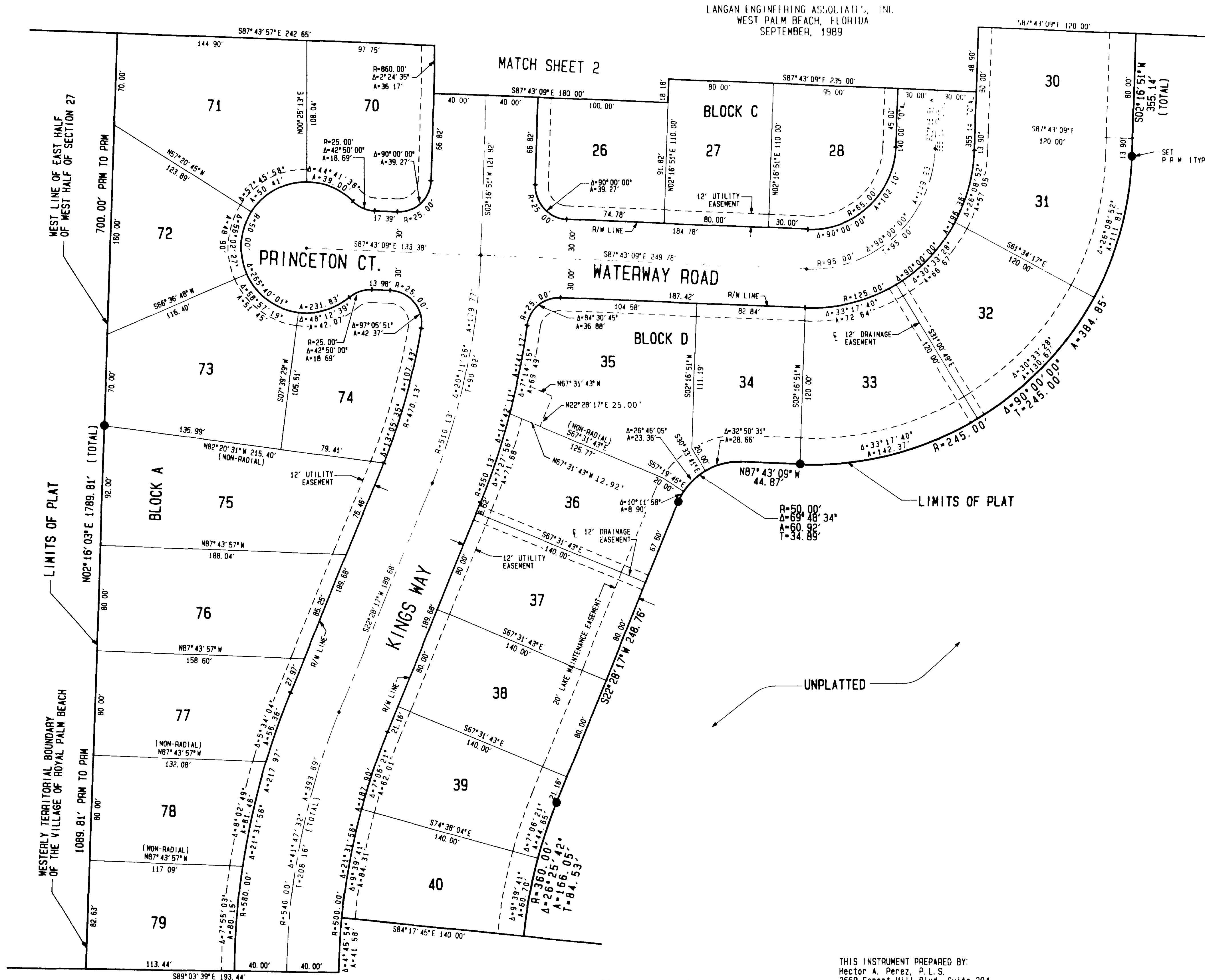
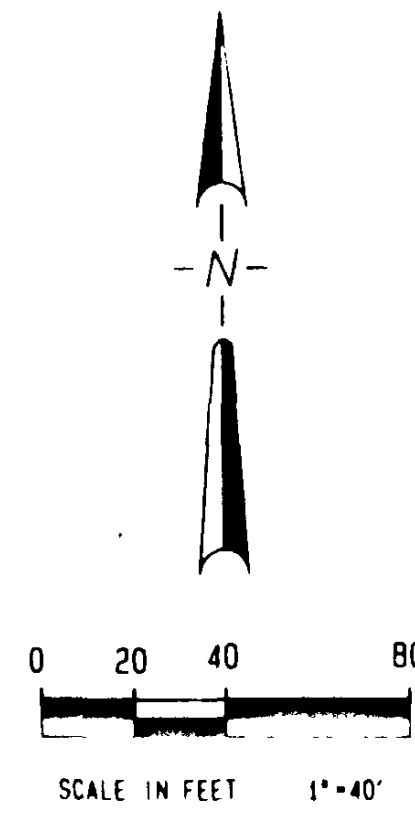


# CRESTWOOD UNIT 1 - PLAT FOUR

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN FOUR SHEETS

SHEET NO. 3

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at \_\_\_\_\_ M., this \_\_\_\_\_ day  
of \_\_\_\_\_ 198\_\_\_\_, and duly  
recorded in Plat Book no. \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN B. DUNKLE  
Clerk Circuit Court  
By \_\_\_\_\_ D.C.



KEY MAP  
N.T.S.

NOTE: ALL LINES ARE RADIAL TO R/W  
UNLESS OTHERWISE NOTED

THIS INSTRUMENT PREPARED BY:  
Hector A. Perez, P.L.S.  
2669 Forest Hill Blvd, Suite 204  
West Palm Beach, Florida 33406



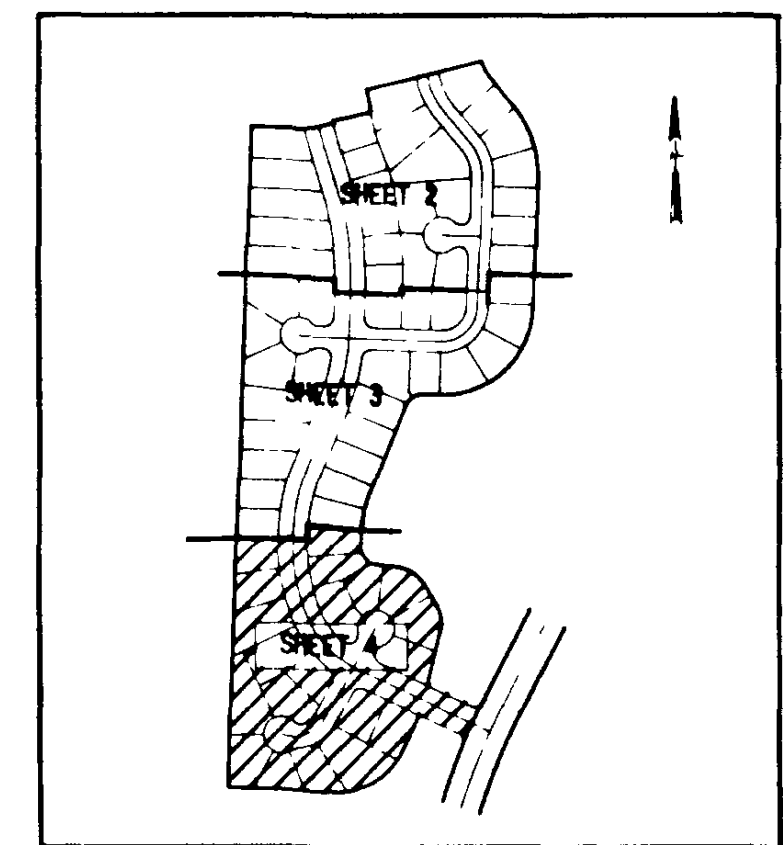
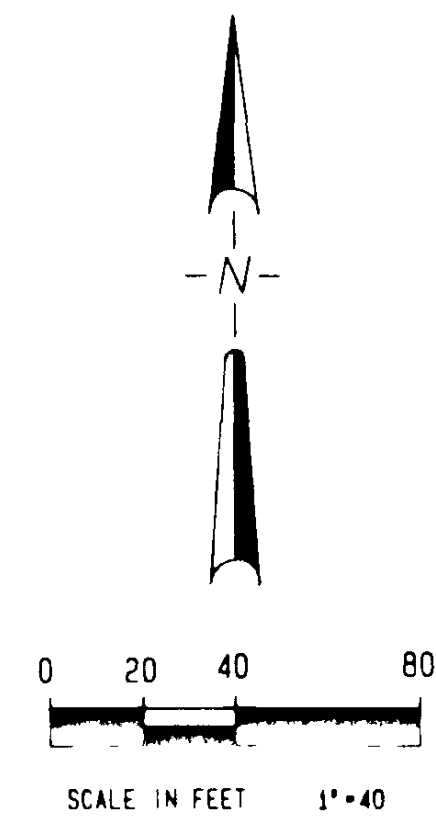
# CRESTWOOD UNIT 1 - PLAT FOUR

IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN FOUR SHEETS

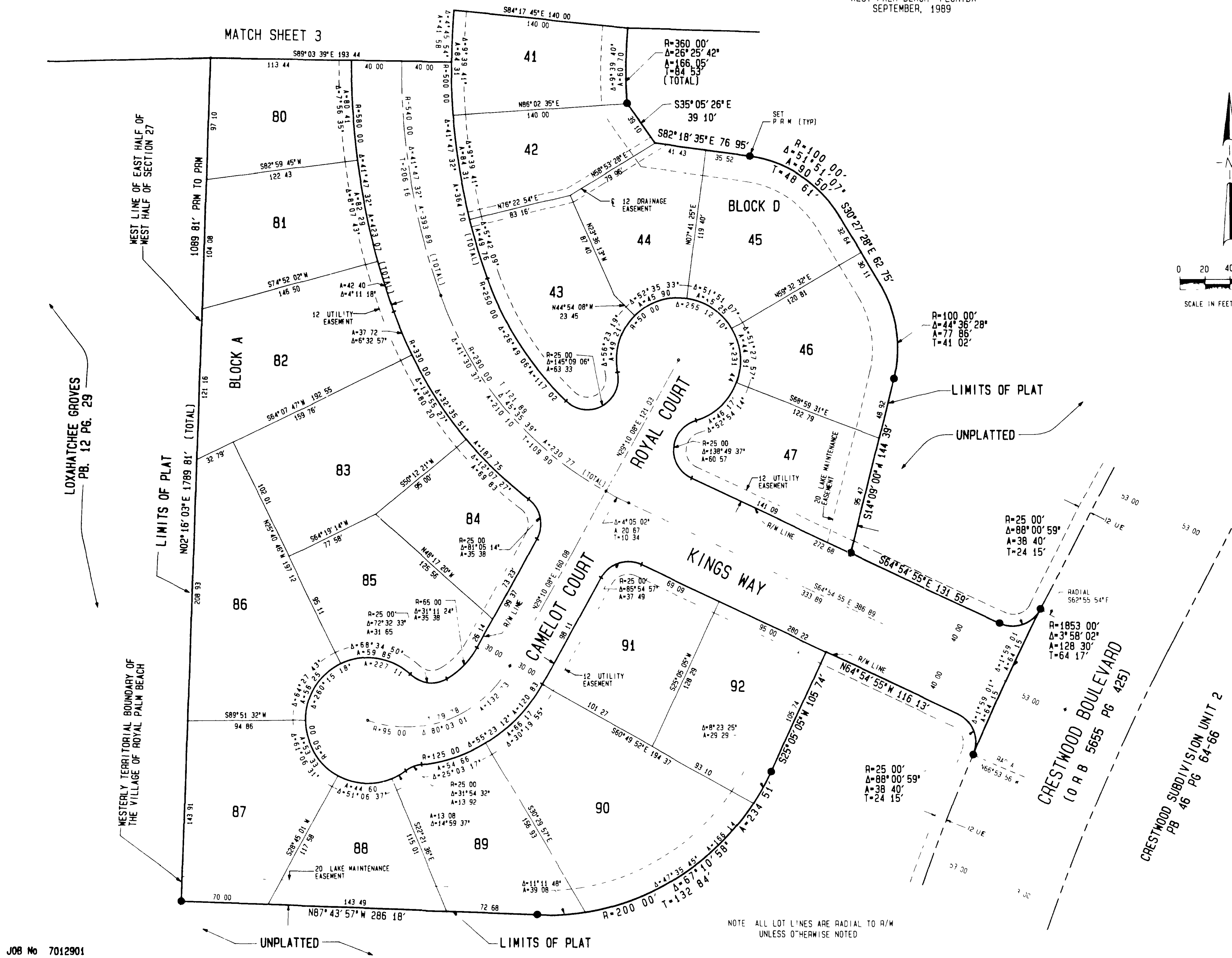
SHEET NO. 4

LANGAN ENGINEERING ASSOCIATES, INC  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at \_\_\_\_\_ M this \_\_\_\_\_ day  
of \_\_\_\_\_ 198\_\_\_\_ and duly  
recorded in Plat Book no \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN B. DUNKLE  
Clerk Circuit Court  
By \_\_\_\_\_ D.C.



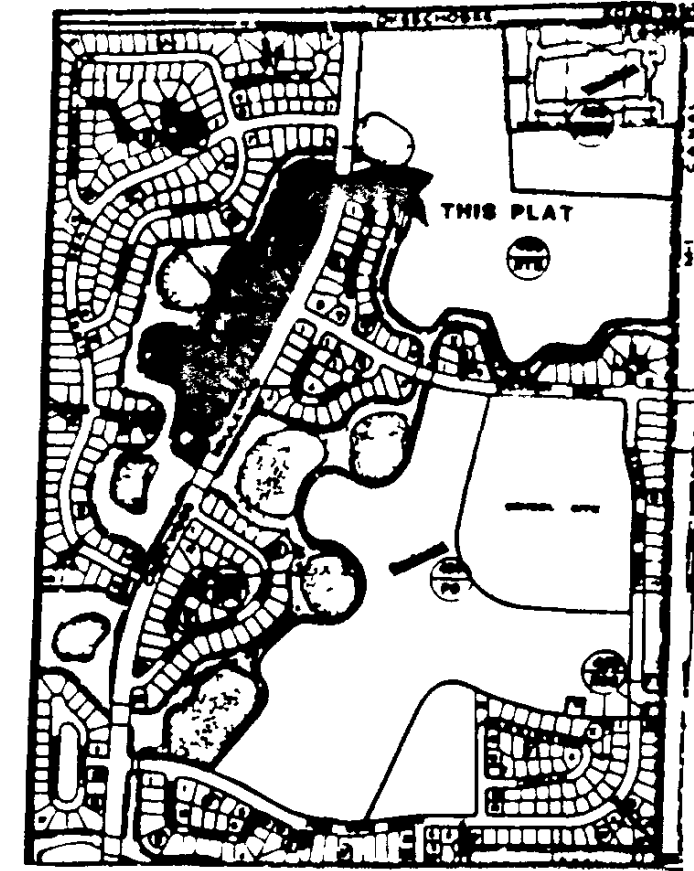
KEY MAP  
N.T.S.





# CRESTWOOD UNIT 1 - PLAT FIVE

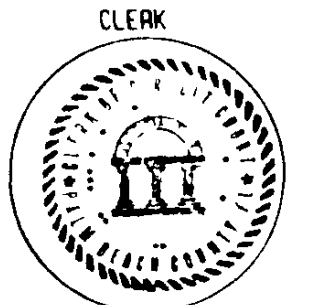
IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS  
SHEET NO. 1



LOCATION MAP

60

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 2:26 PM this 2 day  
of October 1989 and duly  
recorded in Plat Book No. 64  
on Pages 62 through 63  
JOHN B. DUNKLE  
Clerk Circuit Court  
By \_\_\_\_\_ D.C.



## DESCRIPTION

A portion of land in Section 27, Township 43 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida being more particularly described as follows:

Commencing at the Northeast Corner of said Section 27 thence South 88°31'01" West, along the North line of said Section, a distance of 2077.87 feet to the intersection with the centerline of Crestwood Boulevard as it is now laid out and in use, thence South 02°36'57" West, along said centerline, a distance of 79.72 feet, thence North 87°23'03" West, a distance of 53.00 feet to the West Right-of-Way line of said Crestwood Boulevard, thence South 02°36'57" West along said Right-of-Way line, a distance of 608.80 feet to the beginning of a curve concave to the Northwest, having a radius of 1997.00 feet and a central angle of 06°12'30", thence Southerly along the arc of said curve, a distance of 215.38 feet to the POINT OF BEGINNING of the following described land:

Thence continuing along the arc of said curve, through a central angle of 18°48'12", a distance of 655.38 feet, thence South 27°37'39" West along the Right-of-Way line, a distance of 1231.61 feet, thence leaving said Right-of-Way bearing North 62°22'21" West, a distance of 48.44 feet to the beginning of a curve concave to the Northeast, having a radius of 245.00 feet and a central angle of 64°39'12", thence Northwesterly and Northerly

along the arc of said curve, a distance of 276.46 feet, thence North 02°16'51" East, a distance of 91.24 feet to the beginning of a curve concave to the Southeast, having a radius of 335.00 feet and a central angle of 38°30'39", thence Northeasterly along the arc of said curve, a distance of 225.17 feet, thence North 40°47'30" East, a distance of 199.39 feet to the beginning of a curve concave to the Northwest, having a radius of 350.00 feet and a central angle of 22°04'31", thence Northeasterly along the arc of said curve, a distance of 134.85 feet, thence North 18°42'59" East, a distance of 218.14 feet to the beginning of a curve concave to the Southeast, having a radius of 750.00 feet and a central angle of 16°18'21", thence Northeasterly along the arc of said curve, a distance of 213.44 feet, thence North 35°01'20" East, a distance of 122.44 feet to the beginning of a curve concave to the Northwest, having a radius of 350.00 feet and a central angle of 18°44'41", thence Northeasterly along the arc of said curve, a distance of 114.51 feet, thence North 18°16'39" East, a distance of 151.32 feet to the beginning of a curve concave to the Southeast, having a radius of 245.00 feet and a central angle of 98°57'10", thence Northeasterly and Easterly along the arc of said curve, a distance of 423.13 feet to the POINT OF BEGINNING, a radial line at this point bears South 25°13'49" West

Containing 12.42 Acres

## NOTES

- Denotes Permanent Reference Monument
- Denotes Permanent Control Point

All bearings shown hereon, unless otherwise indicated, are relative to the East Line of the Southeast One-Quarter (S.E. 1/4) of Section 27 which bears North 02°02'38" East

Territorial boundary of the Village of Royal Palm Beach as defined by Chapter 59-1782 of House Bill No. 2016 of the State of Florida Statutes

Building setback lines shall be as required by Village of Royal Palm Beach Zoning Regulations

No buildings, or any kind of construction, shall be placed on Utility or Drainage Easements

The 12 foot Utility Easements as shown hereon are hereby dedicated to the Florida Power and Light Company and Southern Bell for the purpose of installation and maintenance of their utilities. Any other utility must obtain the express permission of Crestwood Development, Inc., or their assigns, before using these Easements

Where Utility and Drainage Easements cross Drainage Easements takes precedence

Landscaping on Utility Easements shall be only with approval of all utilities occupying the same

No structures, trees or shrubs shall be placed in Drainage or Maintenance Easements

## APPROVALS

VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE  
PLANNING AND ZONING BOARD

This is to certify that on MARCH 9 1989  
the VILLAGE OF ROYAL PALM BEACH PLANNING AND ZONING  
COMMISSION approved the hereon Plat

By \_\_\_\_\_

Chairman

CERTIFICATE OF APPROVAL BY THE  
VILLAGE COUNCIL

This is to certify that on JUNE 15 1989  
the Village Council of the Village of Royal Palm Beach  
approved the hereon Plat

By \_\_\_\_\_

Mayor

Attest \_\_\_\_\_

Village Clerk

APPROVAL OF VILLAGE ENGINEER

I have carefully examined this map and find it conforms  
with the provisions of "THE MAP FILING LAW" and the  
Village Ordinances and Requirements applicable thereof

By \_\_\_\_\_

Village Engineer

NOTICE: There may be additional restrictions that are  
not recorded on this plat that may be found in the  
Public Records of Palm Beach County, Florida

THIS INSTRUMENT PREPARED BY  
Hector A. Perez, P.L.S.  
2669 Forest Hill Blvd., Suite 204  
West Palm Beach, Florida 33406

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CRESTWOOD DEVELOPMENT, INC., a Florida Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as "CRESTWOOD UNIT 1 - PLAT FIVE, being in part of Section 27, Township 43 South, Range 41 East, Palm Beach County, Florida, and more particularly described under DESCRIPTION, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Right-of-Way, as shown hereon, is for public road purposes, ingress and egress, utilities, drainage, and other proper uses, and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, and is the perpetual maintenance obligation of said Village, its successors and assigns

The 5' Limited Access Easement is for the control and jurisdiction over access rights, and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida

The 12' Drainage Easements, as shown, are for the construction and maintenance of drainage facilities and are hereby dedicated in perpetuity to the VILLAGE OF ROYAL PALM BEACH, and it is the perpetual maintenance obligation of said Village, its successors and assigns

The 20' Lake Maintenance Easement, as shown, is for maintenance purposes of adjacent lake (Not shown on this Plat) and is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH, Florida and is the perpetual maintenance obligation of said Village, its successors and assigns

The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable TV

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 31st day of October 1989

CRESTWOOD DEVELOPMENT, INC. a Florida Corporation

By \_\_\_\_\_  
President

Attest \_\_\_\_\_  
Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jess R. Santamaria, and Wallace D. Sanger, to me well known, and known to me to be the individuals described in and who executed the foregoing instruments as President, and Secretary of CRESTWOOD DEVELOPMENT, INC. a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 31st day of October 1989

My commission expires 2-2-91  
Notary Public  
State of Florida at Large

## SURVEYOR CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This is to certify that on OCTOBER 27 1989 a survey of lands as shown on the hereon plat was completed under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set and that Permanent Control Points (P.C.P.'s) will be set as required by law for the required improvements, and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and Minimum Technical Standards for the land surveying in the State of Florida (Rule 21hh-6, Florida Administrative Code), and ordinances of the Village of Royal Palm Beach, Palm Beach County, Florida

GEE & JENSON ENGINEERS-ARCHITECTS-PLANNERS, INC.

Date 10/27/89

Peter J. Moschetto  
Professional Land Surveyor  
Florida Registration No. 4110

STATE OF FLORIDA  
COUNTY OF PALM BEACH

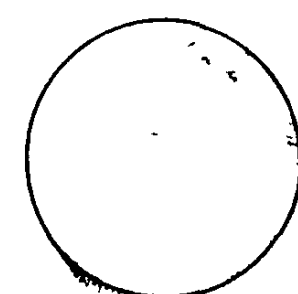
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on OCTOBER 27 of 1989, the hereon plat was prepared and delineated under my responsible direction and supervision and, to the best of my knowledge and belief, is a correct representation of the lands hereon described as surveyed by Gee & Jenson Engineers-Architects-Planners, Inc.

LANGAN ENGINEERING ASSOCIATES, INC.

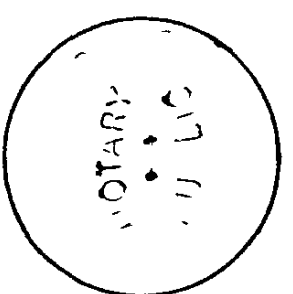
Date 10/30/89

Hector A. Perez, P.L.S.  
Professional Land Surveyor  
Florida Registration No. 2621

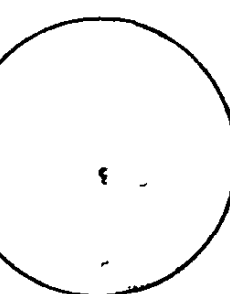
FLORIDA  
MORTGAGEE



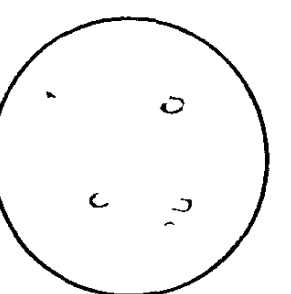
FLORIDA  
MORTGAGEE NOTARY



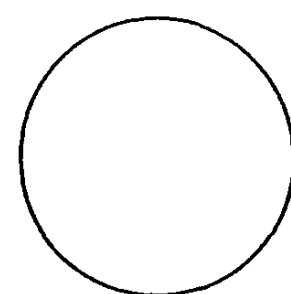
NEW JERSEY  
MORTGAGEE



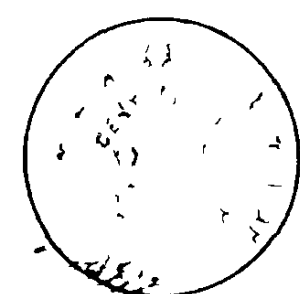
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MORTGAGEE NOTARY



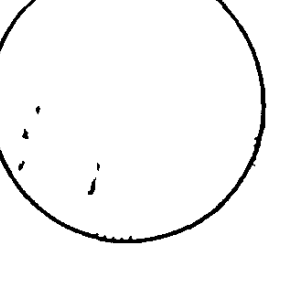
VILLAGE OF  
ROYAL PALM BEACH



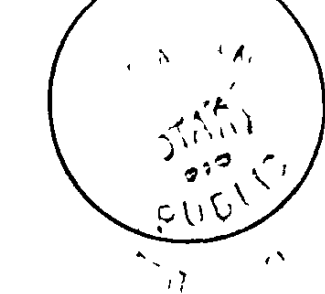
VILLAGE ENGINEER



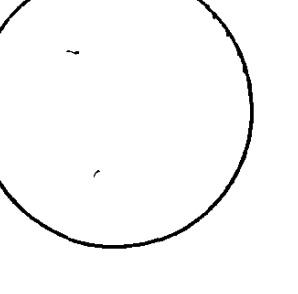
DEDICATION



DEDICATION NOTARY



SURVEYOR



SURVEYOR



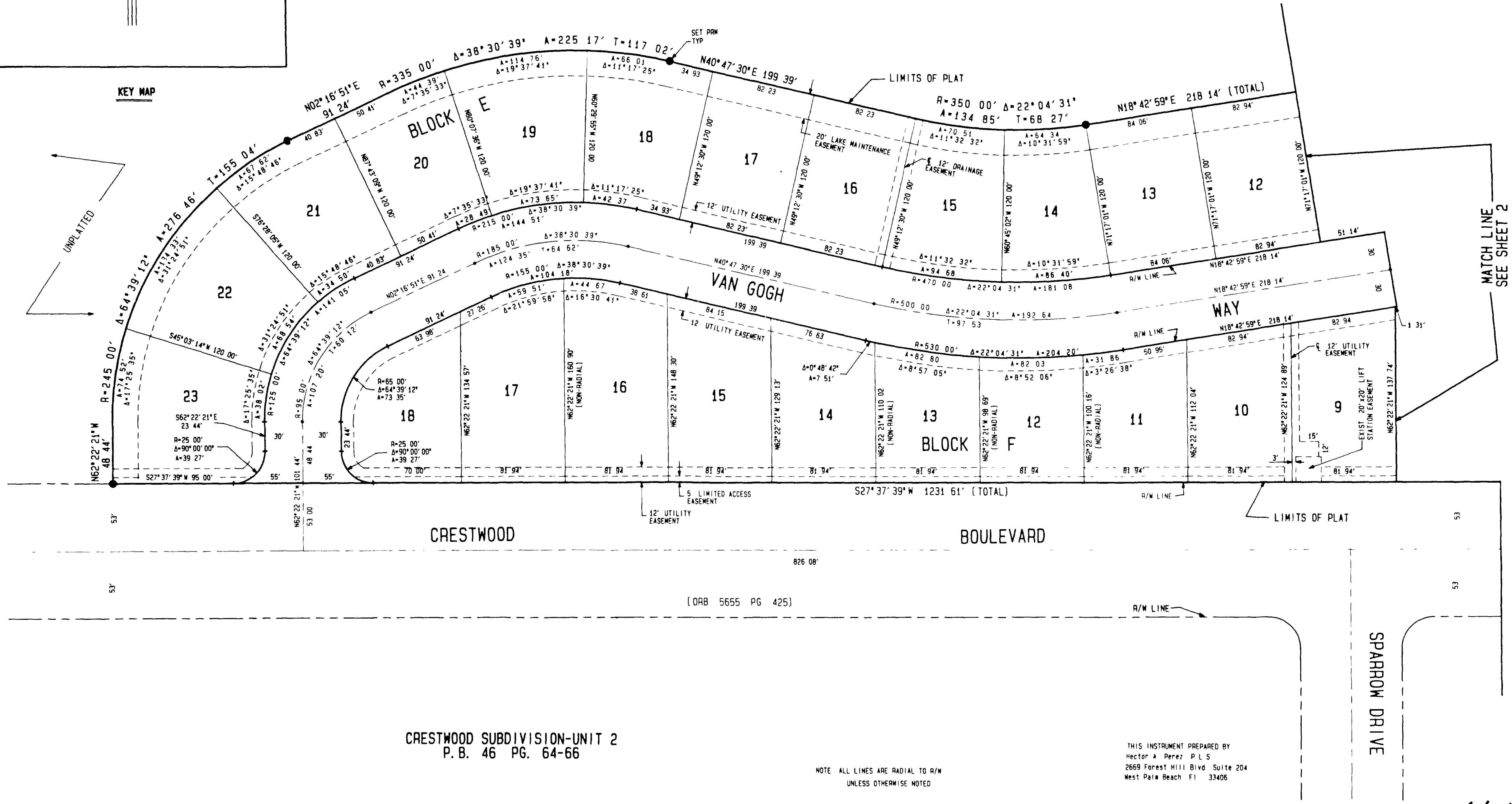
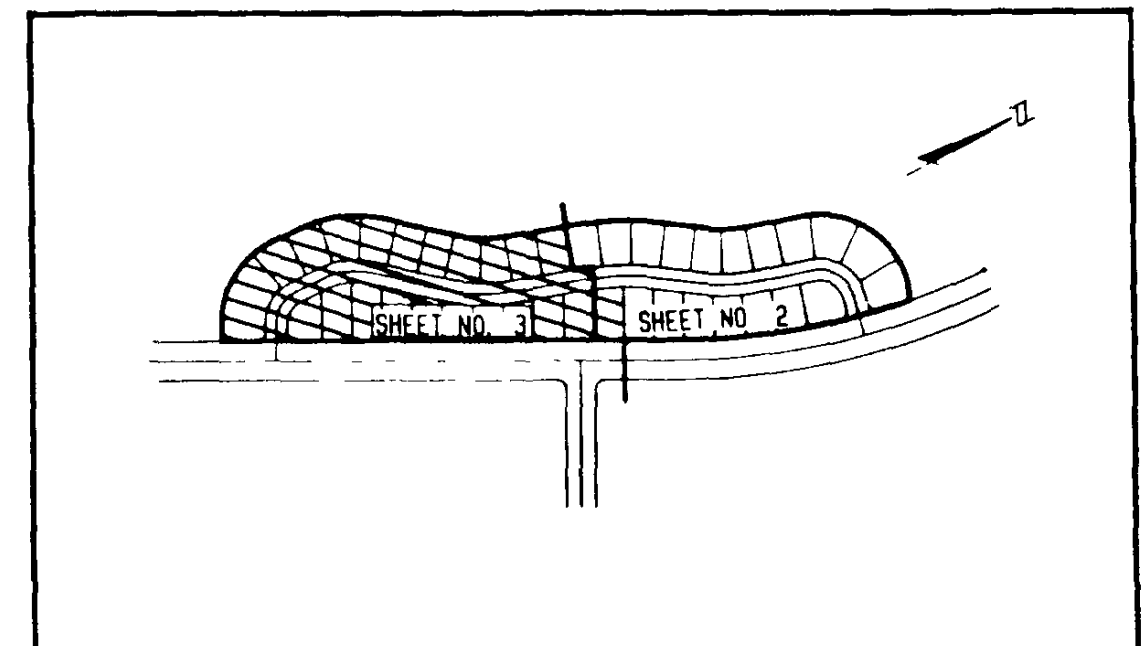
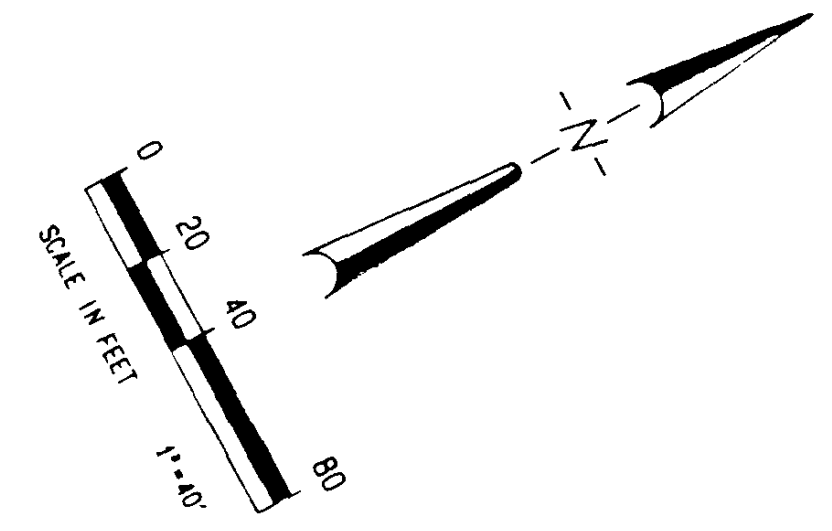
64-60



CRESTWOOD UNIT 1 - PLAT FIVE  
IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS

LANGAN ENGINEERING ASSOCIATES, INC  
WEST PALM BEACH, FLORIDA  
SEPTEMBER, 1989

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at \_\_\_\_\_ M this \_\_\_\_\_ day  
of \_\_\_\_\_ 198\_\_\_\_ and duly  
recorded in Plat Book no \_\_\_\_\_  
on Pages \_\_\_\_\_ through \_\_\_\_\_  
JOHN B. DUNKLE  
Clerk Circuit Court  
By \_\_\_\_\_ D.C.



CRESTWOOD SUBDIVISION-UNIT 2  
P.B. 46 PG. 64-66

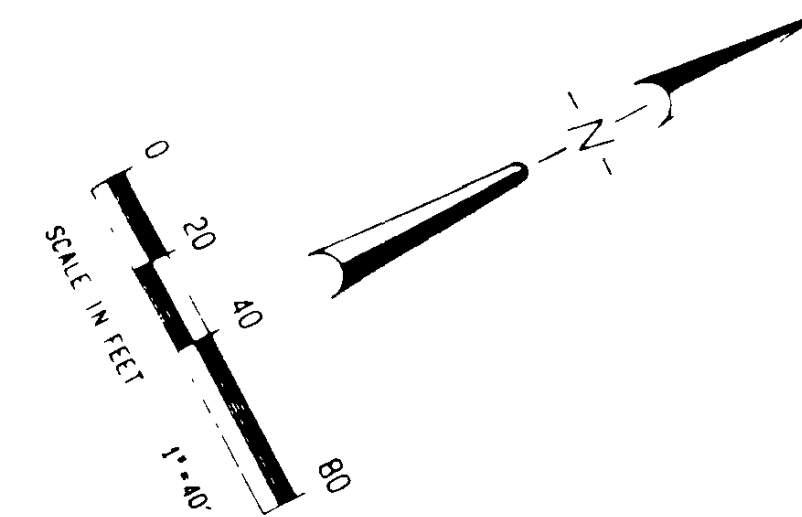
NOTE: ALL LINES ARE RADIAL TO R/W  
UNLESS OTHERWISE NOTED

THIS INSTRUMENT PREPARED BY  
Hector A. Perez P.L.S.  
2669 Forest Hill Blvd Suite 204  
West Palm Beach FL 33406

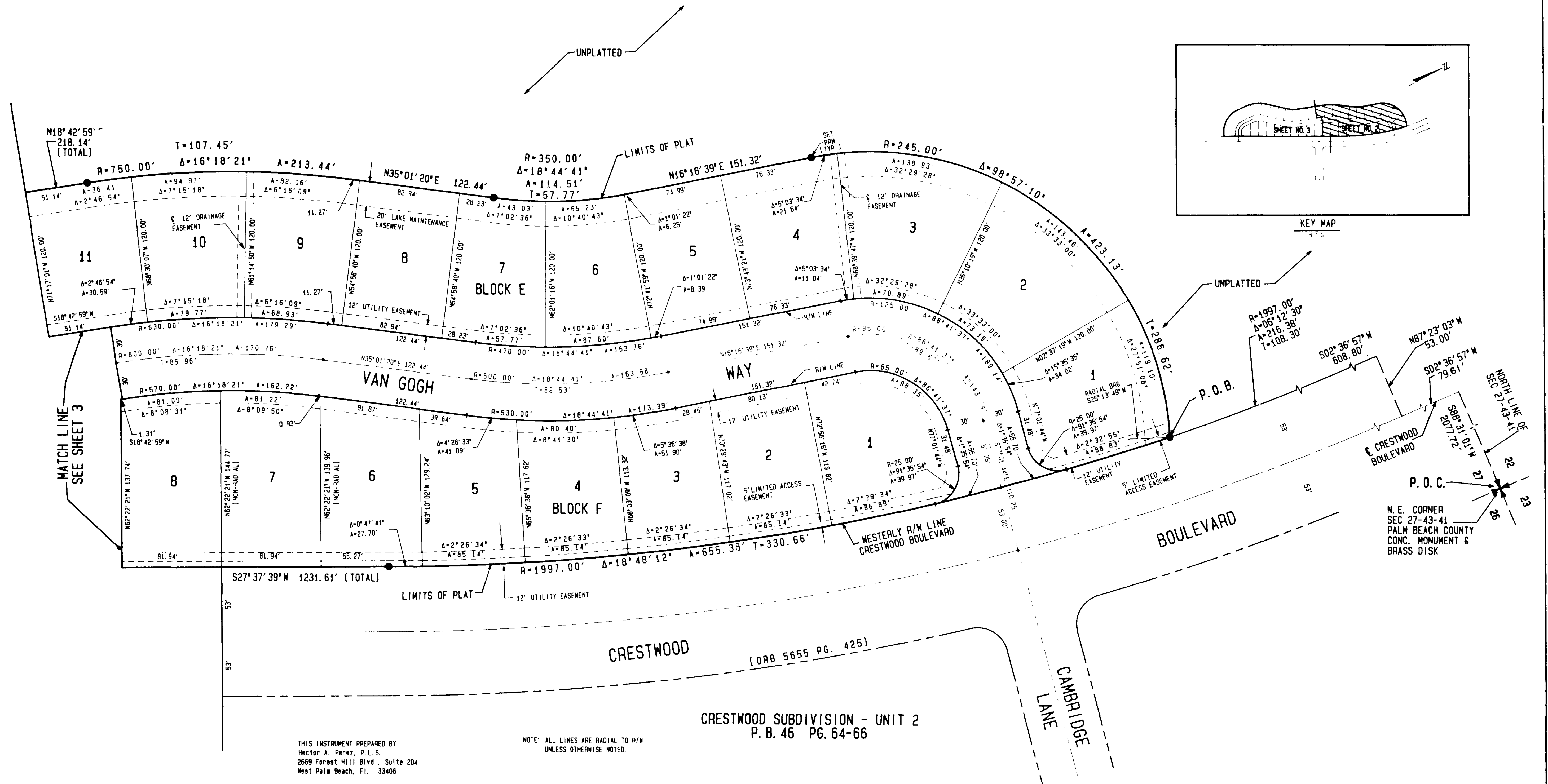


# CRESTWOOD UNIT 1 - PLAT FIVE IN PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA IN THREE SHEETS

LANGAN ENGINEERING ASSOCIATES, INC.  
WEST PALM BEACH, FLORIDA  
AUGUST, 1989



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at ..... M. this ..... day  
of ..... 1989, and duly  
recorded in Plat Book no.  
on Pages ..... through .....  
JOHN B. DUNKLE  
Clerk Circuit Court  
By ..... D.C.





# CRESTWOOD SUBDIVISION UNIT 2

## VILLAGE OF ROYAL PALM BEACH, FLORIDA

IN PART OF SECTION 27, TWP 43 S, RGE 41 E

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO 1

GEE & JENSON

ENGINEERS ARCHITECTS PLANNERS INC  
401 PALM BEACH BLVD  
MAFCH 1003

### LAND USE PLAN

LOTS (R3 Single Family)	2330
Klt R/W	4.52
60 R/W	4.47
60 R/W	5.96
LAKE PARCEL	16.14
<b>TOTAL</b>	<b>54.50</b>

Density 148 Units/Acre

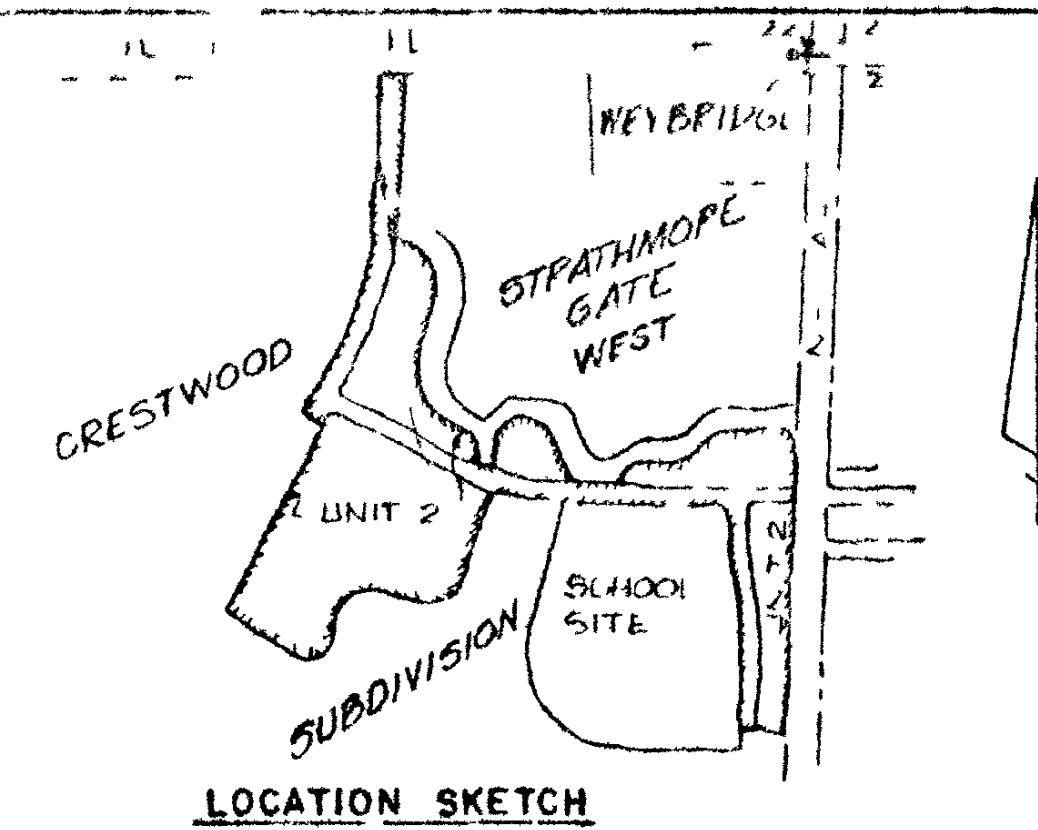
### DESCRIPTION

A parcel of land lying in part of Section 27, Township 43 South Range 41 East, Palm Beach County, Florida being more particularly described as follows:

Commencing at the Northeast Corner of said Section 27, thence S 00°54'38" W (for convenience all bearings shown hereon are relative to an assumed meridian) along the East Line of said Section 27 a distance of 2126.02 feet to the POINT OF BEGINNING of this description thence continue S 00°54'38" W a distance of 550.00 feet to the Southeast Corner of the Northeast Quarter of said Section 27 thence S 00°55'57" W along the East Line of said Section 27, a distance of 947.95 feet thence N 89°05'22" W a distance of 199.64 feet thence N 00° 4' 40" E a distance of 520.00 feet to the beginning of a curve concave to the southwest having a radius of 420 feet and a central angle of 14°00'00", thence northerly and northwesterly along the arc of said curve a distance of 102.6 feet thence N 13°05'22" W along the tangent to said curve, a distance of 206.67 feet to the beginning of a curve concave to the northeast having a radius of 590 feet and a central angle of 14°00'00" thence northwesterly and northerly along the arc of said curve a distance of 144.16 feet, then E N 00°54'38" E along the tangent to said curve a distance of 228.18 feet to the beginning of a curve concave to the southwest having a radius of 25 feet and a central angle of 91°00'00" thence northerly, northwesterly and westerly along the arc of said curve a distance of 39.27 feet thence N 8°05'22" W along the tangent to said curve a distance of 710.00 feet to the beginning of a curve concave to the northeast having a radius of 1500.00 feet and a central angle of 14°42'20" thence westerly and northwesterly along the arc of said curve a distance of 491.52 feet, thence S 12°47'07" W making an angle with the tangent to the last described curve measured from east to south of 87°03'09" a distance of 494.66 feet to the beginning of a curve concave to the northwest having a radius of 250.00 feet and central angle of 103°5'3" thence southerly southwesterly westerly and northerly along the arc of said curve a distance of 454.32 feet thence N 63°14'18" W along the tangent to said curve a distance of 85.00 feet to the beginning of a curve concave to the south having a radius of 150.00 feet and a central angle of 85°15'00" thence northwesterly westerly and southerly along the arc of said curve a distance of 223.18 feet, thence S 31°25'42" W along the tangent to said curve a distance of 45.00 feet to the beginning of a curve concave to the southeast having a radius of 290.00 feet and a central angle of 51°47'38" thence southwesterly southerly and southeasterly along the arc of said curve a distance of 62.15 feet thence S 69°36'04" W along a line radial to the last described curve, a distance of 138.54 feet to a point on a curve concave to the southwest having a radius of 130.00 feet and a central angle of 33°24'15" and whose tangent at this point bears S 55°02'48" E thence northwesterly and westerly along the arc of said curve a distance of 75.79 feet to a point of reverse curvature thence westerly and northwesterly along the arc of a curve concave to the northeast having a radius of 300.00 feet and a central angle of 49°23'42" a distance of 258.63 feet thence N 41°03'13" W along the tangent to said curve a distance of 151.34 feet, thence N 66°30'00" W a distance of 100.00 feet thence N 6°30'00" E a distance of 121.01 feet thence N 63°30'00" W, a distance of 106.00 feet thence N 26°30'00" E a distance of 321.09 feet to the beginning of a curve concave to the northwest having a radius of 192.00 feet and a central angle of 16°46'50" thence northwesterly and northerly along the arc of said curve a distance of 654.58 feet to a point to be hereinafter referred to as POINT A the tangent to said curve bears N 07°43'10" E thence S 81°42'55" E a distance of 151.21 feet to the beginning of a curve concave to the southwest having a radius of 250.00 feet and a central angle of 104°47'29" thence southeasterly, southerly, and southwesterly along the arc of said curve a distance of 457.24 feet thence S 21°04'34" W along the tangent to said curve a distance of 218.21 feet to the beginning of a curve concave to the northeast having a radius of 350.00 feet and a central angle of 87°06'46" thence southwesterly southerly and southeasterly along the arc of said curve a distance of 532.14 feet to a point of compound curvature thence southerly and southeasterly along the arc of a curve concave to the northeast having a radius of 1645.00 feet and a central angle of 07°40'22" a distance of 79.07 feet to a point of reverse curvature thence southeasterly southerly and southerly along the arc of a curve concave to the southwest having a radius of 75.00 feet and a central angle of 85°5'3" a distance of 112.51 feet thence S 17°14'27" W along the tangent to said curve a distance of 53.73 feet to a point on a concentric curve concave to the northeast having a radius of 1620.00 feet and a central angle of 0° 0' 0" and whose tangent at this point bears N 71°11'06" W thence southeasterly along the arc of said curve a distance of 100.01 feet, thence N 17°14'27" E making an angle with the tangent to the last described curve measured from west to north of 91°34'28" a distance of 164.92 feet thence N 34°30'00" E a distance of 135.14 feet to the beginning of a curve concave to the southeast having a radius of 500.00 feet and a central angle of 6°33'20" thence northerly and easterly along the arc of said curve a distance of 65.41 feet, thence S 78°00'00" E along the tangent to said curve a distance of 90.57 feet to the beginning of a curve concave to the southwest having a radius of 50.00 feet and a central angle of 60°00'00" thence southerly and southerly along the arc of said curve a distance of 52.76 feet thence S 18°00'00" E along the tangent to said curve a distance of 309.41 feet to a point on a concentric curve concave to the north having a radius of 1820 feet and a central angle of 01°50'51" and whose tangent at this point bears N 87°14'31" E thence easterly along the arc of said curve a distance of 68.66 feet, thence S 89°05'22" E parallel with and 80.00 feet north of, a previously described course a distance of 200.67 feet, thence N 38°59'01" E a distance of 110.09 feet to the beginning of a curve concave to the southeast having a radius of 100 feet and a central angle of 51°55'37" thence northeasterly and easterly along the arc of said curve a distance of 90.63 feet thence S 89°05'22" E along the tangent to said curve a distance of 110.00 feet to the beginning of a curve concave to the northwest having a radius of 200 feet and a central angle of 65°22'32" thence easterly and northeasterly along the arc of said curve a distance of 228.20 feet to a point of reverse curvature thence northeasterly and easterly along the arc of a curve concave to the southeast having a radius of 100 feet and a central angle of 65°22'32", a distance of 114.10 feet thence S 89°05'22" E along the tangent to said curve a distance of 190.00 feet to the beginning of a curve concave to the southwest having a radius of 100 feet and a central angle of 90°00'00" thence easterly southeasterly and southerly along the arc of said curve, a distance of 157.08 feet to the POINT OF BEGINNING

TOGETHER WITH

Beginning at POINT "A" as referenced above thence continue northerly along the arc of the same curve having a radius of 1997.00 feet and a central angle of 06°13'25" a distance of 216.90 feet, thence N 01°29'47" E along the tangent to said curve a distance of 608.52 feet to the beginning of a curve concave to the southwest having a radius of 25.00 feet and a central angle of 93°42'17" thence northerly northwesterly and westerly along the arc of said curve, a distance of 40.89 feet to a point on the Southerly Right of Way Line of OKEECHOWEE BOULEVARD as now laid out and in use said point lying on a curve concave to the northwest having a radius of 5005.00 feet and a central angle of 00°10'19" the tangent to said curve bears N 87°47'30" E at this point thence easterly along the arc of said curve and southerly Right-of-Way Line a distance of 156.21 feet the tangent to said curve bears S 87°37'11" W at this point thence westerly southwesterly and southerly along the arc of a curve having a radius of 25.00 feet and a central angle of 86°07'24" a distance of 37.58 feet thence S 01°44'47" W along the tangent to said curve a distance of 618.86 feet to the beginning of a concentric curve concave to the northwest having a radius of 2105.00 feet and a central angle of 06°09'03" thence southerly along the arc of said curve a distance of 225.76 feet the tangent to said curve bears N 07°36'50" E at this point thence N 83°42'55" W a distance of 106.03 feet to said POINT "A"



LOCATION SKETCH

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on this 17th day of August, 1983, and duly recorded in Plot B of No. 46 on pages 64, 65 & 66  
JOHN B. DUNKLE, Clerk Circuit Court  
E. J. JONES, D.C.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, DAVID M. GREENBERG, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the heretofore described property and find that the title to the same is vested in ROYAL PALM BEACH COLONY, INC. and that the same has been paid and the property encumbered by the mortgage of July 22, 1983.

David M. Greenberg, Attorney at Law  
licensed in Florida, Date: 12/19/83

### CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

This is to certify that on June 2, 1983 the VILLAGE OF ROYAL PALM BEACH Planning and Zoning Commission has approved the above plat.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, the undersigned, hereby certify that I am the holder of a mortgage, upon the heretofore described property and I do hereby consent to the dedication of the foregoing instrument and agree that its execution and recording shall not constitute a breach of the mortgage.

In WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President, HERBERT L. KAPLAN, and attested by its Secretary, SELMA RABINOWITZ, and I, the undersigned, as the holder of the mortgage, have hereunto set my hand and seal of office this 16th day of June, 1983.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, ARNOLD LEIDER, to me well known and known by me to be a validly described person and who executed the foregoing instrument as Vice President of FARMERS BANK OF SOUTH FLORIDA, NA a Corporation and that he has executed the same before me and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to the same by the said corporation and that said instrument is the true and valid act and deed of said corporation.

My Commission expires 08/01/85 (JULY 21 1984)

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ROYAL PALM BEACH COLONY, INC., a Florida Corporation, owner of land shown hereon, being in Section 27, Township 43 South, Range 41 East, Palm Beach County, Florida, shown hereon as CRESTWOOD SUBDIVISION UNIT 2, have caused the same to be surveyed and plotted as shown on this plat and do hereby dedicate as follows:

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the installation and maintenance of utilities and drainage facilities.

The Lake as shown is hereby dedicated to the VILLAGE OF ROYAL PALM BEACH for use of the public and proper purposes.

The Right-of-Way shown hereon as a Boulevard or to Drive Lane Road and Courts are hereby dedicated to the VILLAGE OF ROYAL PALM BEACH for the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President, HERBERT L. KAPLAN, and attested by its Assistant Secretary, SELMA RABINOWITZ, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 25th day of July, 1983.

Attest: Selma Rabinowitz, ROYAL PALM BEACH COLONY INCORPORATED  
A CORPORATION OF THE STATE OF FLORIDA  
By: Herbert L. Kaplan, President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared HERBERT L. KAPLAN and SELMA RABINOWITZ, to me well known and known to me to be the persons described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 25th day of July, 1983.

My Commission expires SEPT 26, 1985

### CERTIFICATE OF APPROVAL BY THE VILLAGE COUNCIL

This is to certify that on June 16, 1983, the Village Council of the Village of Royal Palm Beach approved the above plat.

Attest: Selma Rabinowitz, Village Clerk  
By: Arnold Leider, Mayor

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned do hereby certify that on August 11, 1983 that they completed the survey of lands as shown on the hereon plat that said plat is a correct representation of the lands therein described on a plotted that permanent reference monuments have been set as required by law and that permanent control points will be set as required by law for the required improvements and that the survey is to comply with all the requirements of Part I Chapter 177, Florida Statutes, As Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

GEE & JENSON, Engineers - Architects - Planners Inc.

Stuart H. Cunningham, Professional Land Surveyor  
Florida Registration No. 3896 Date: August 11, 1983

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM  
1690 Palm Beach Lakes Boulevard  
West Palm Beach, Florida



# CRESTWOOD SUBDIVISION UNIT 2

VILLAGE OF ROYAL PALM BEACH, FLORIDA

IN PART OF SECTION 27, TWP. 43 S., RGE. 41 E.

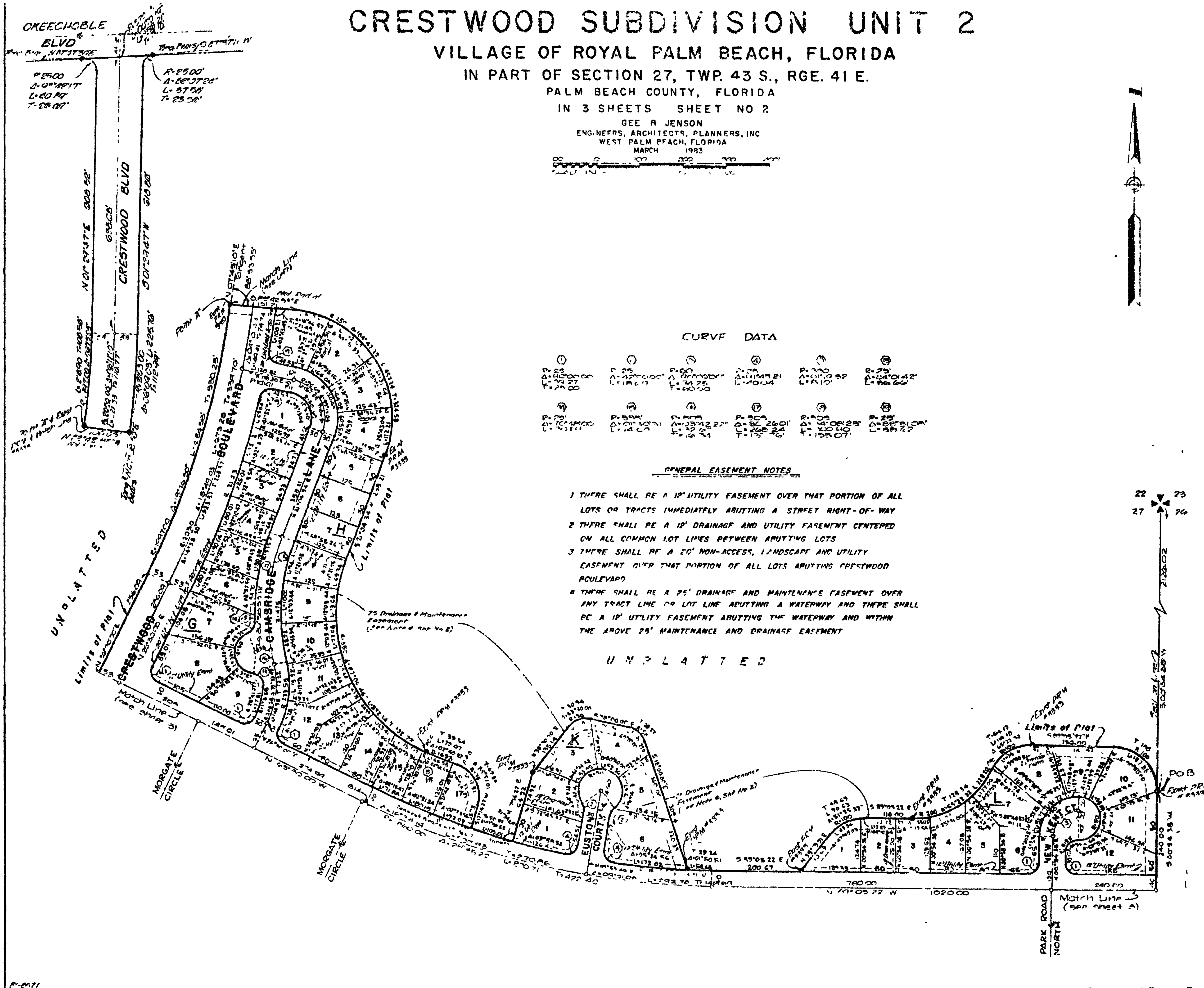
PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO 2

GEE & JENSON  
ENGINEERS, ARCHITECTS, PLANNERS, INC  
WEST PALM BEACH, FLORIDA  
MARCH 1983



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
on \_\_\_\_\_ day of \_\_\_\_\_  
and duly recorded to meet  
the requirements of  
the Public Law 93-571  
as amended.



## CURVE DATA

① P=2500 Δ=100°00'00" L=1000.00 T=1570.80	② P=2500 Δ=100°00'00" L=1000.00 T=1570.80	③ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	④ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑤ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑥ P=2500 Δ=100°00'00" L=1000.00 T=1570.80
⑦ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑧ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑨ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑩ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑪ P=2500 Δ=100°00'00" L=1000.00 T=1570.80	⑫ P=2500 Δ=100°00'00" L=1000.00 T=1570.80

## GENERAL EASEMENT NOTES

- 1 THERE SHALL BE A 12' UTILITY EASEMENT OVER THAT PORTION OF ALL LOTS OR TRACTS IMMEDIATELY ADJUTING A STREET RIGHT-OF-WAY
- 2 THERE SHALL BE A 12' DRAINAGE AND UTILITY EASEMENT CENTERED ON ALL COMMON LOT LINES BETWEEN ADJUTING LOTS
- 3 THERE SHALL BE A 20' NON-ACCESS, LANDSCAPE AND UTILITY EASEMENT OVER THAT PORTION OF ALL LOTS ADJUTING CRESTWOOD BOULEVARD
- 4 THERE SHALL BE A 25' DRAINAGE AND MAINTENANCE EASEMENT OVER ANY TRACT LINE OR LOT LINE ADJUTING A WATERWAY AND THERE SHALL BE A 12' UTILITY EASEMENT ADJUTING THE WATERWAY AND WITHIN THE ABOVE 25' MAINTENANCE AND DRAINAGE EASEMENT

UNPLATTED

48 Lots



# CRESTWOOD SUBDIVISION UNIT 2

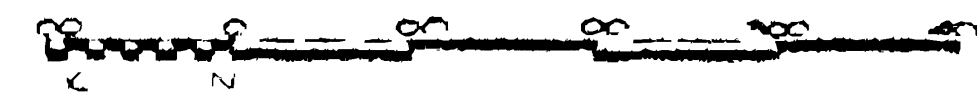
VILLAGE OF ROYAL PALM BEACH, FLORIDA

IN PART OF SECTION 27, TWP 43 S, RGE 41 E

PALM BEACH COUNTY FLORIDA

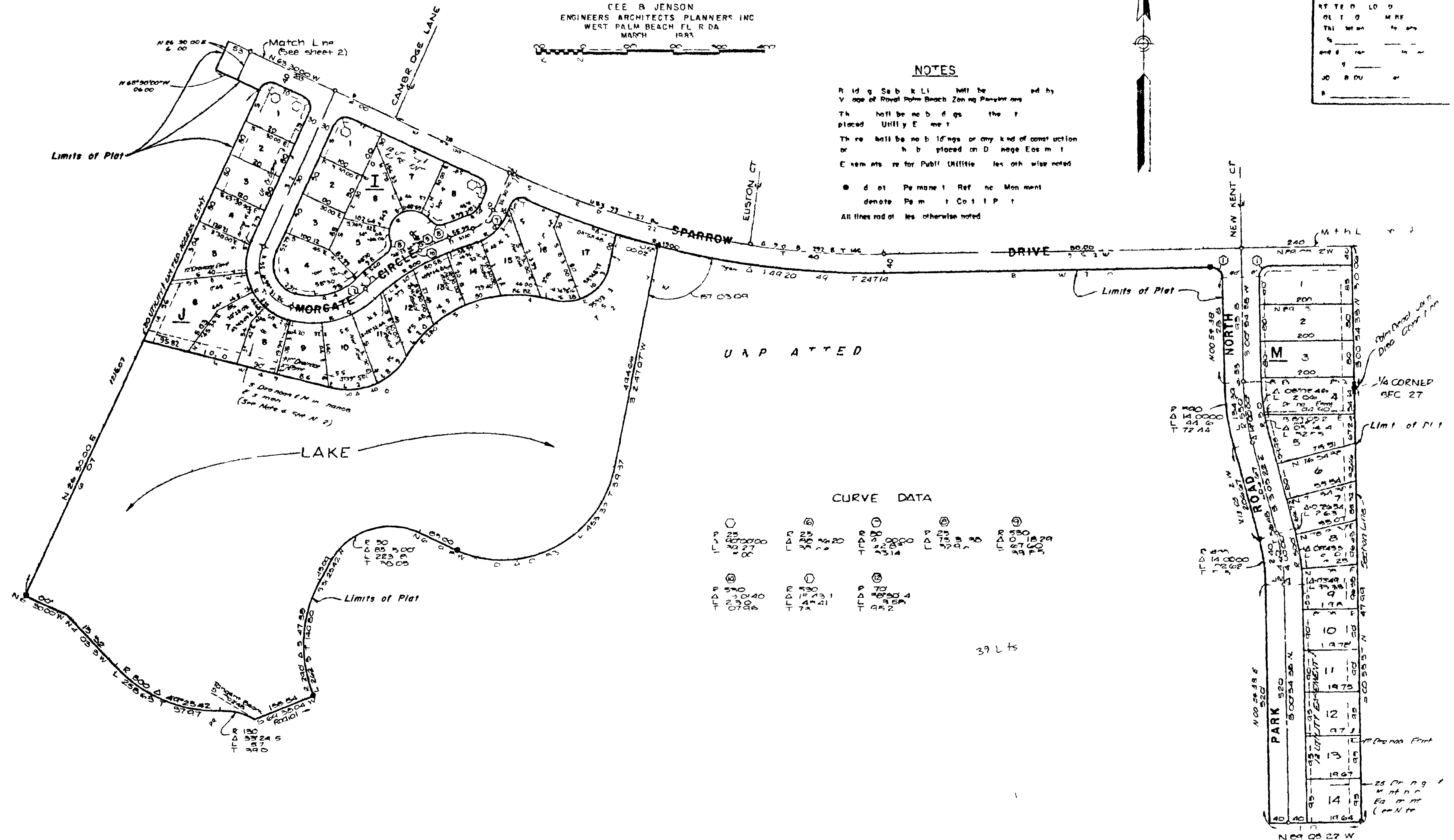
IN 3 SHEETS SHEET NO 3

CEE & JENSON  
ENGINEERS ARCHITECTS PLANNERS INC  
WEST PALM BEACH FLORIDA  
MARCH 1983



## NOTES

1. All lots shall be subject to the provisions of the Village of Royal Palm Beach Zoning Ordinance.  
2. The lots shall be no larger than the lots shown on the plat.  
3. There shall be no buildings or any kind of construction on the lots shown on the plat.  
4. Easements for Public Utilities shall be shown as noted.  
5. All lines shall be as shown on the plat.  
6. All lines shall be as shown on the plat.  
7. All lines shall be as shown on the plat.



UNAPPORTED

## CURVE DATA

① P 25 L 25 T 25	② P 25 L 25 T 25	③ P 25 L 25 T 25	④ P 25 L 25 T 25	⑤ P 25 L 25 T 25
⑥ P 25 L 25 T 25	⑦ P 25 L 25 T 25	⑧ P 25 L 25 T 25	⑨ P 25 L 25 T 25	⑩ P 25 L 25 T 25

39 Lts



# CRESTWOOD UNIT 3 - PLAT ONE

SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 1995  
SHEET 1 OF 2

DEDICATION  
AND ALL NEW BY THESE PRESENTS THAT ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP  
A DELAWARE LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA  
OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 27 TOWNSHIP 43 SOUTH RANGE  
41 EAST PALM BEACH COUNTY FLORIDA SHOWN HEREON AS CRESTWOOD UNIT 3 - PLAT  
ONE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF CRESTWOOD UNIT 1-PLAT FOUR ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 5655 PAGE 425 OF THE PUBLIC  
RECORDS OF PALM BEACH COUNTY FLORIDA SAID POINT LYING ON THE WEST LINE OF THE  
EAST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF SAID SECTION 27 SAID LINE  
ALSO BEING THE WESTERN TERRITORIAL BOUNDARY OF THE VILLAGE OF ROYAL PALM  
BEACH

THENCE SOUTH 02°16'03" WEST ALONG THE WEST LINE OF THE EAST ONE-HALF (1/2) OF  
THE WEST ONE-HALF (1/2) OF SAID SECTION 27 AND THE WESTERN TERRITORIAL  
BOUNDARY OF THE VILLAGE OF ROYAL PALM BEACH A DISTANCE OF 30.00 FEET TO THE  
POINT OF BEGINNING

THENCE SOUTH 87°43'57" EAST A DISTANCE OF 206.18 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE TO THE NORTH THENCE NORTHEASTERLY ALONG THE ARC OF SAID  
CURVE HAVING A RADIUS OF 230.00 FEET A DELTA OF 20°35'31" AND AN ARC DISTANCE  
OF 118.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE

THENCE SOUTH 87°43'57" EAST A DISTANCE OF 132.66 FEET

THENCE SOUTH 71°59'47" EAST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE A  
DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF  
CRESTWOOD BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 5655 PAGE 425 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA SAID POINT LYING ON THE ARC OF A  
CURVE CONCAVE TO THE SOUTHWEST

THENCE SOUTHWESTERLY ALONG SAID WESTERN RIGHT-OF-WAY LINE AND THE ARC OF SAID  
CURVE HAVING A RADIUS OF 1063.00 FEET A CENTRAL ANGLE OF 14°22'34" AN ARC  
DISTANCE OF 464.94 FEET TO A POINT OF TANGENCY

THENCE SOUTH 03°37'30" WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE A DISTANCE OF  
1033.17 FEET THENCE NORTH 88°48'08" WEST A DISTANCE OF 260.63 FEET THENCE  
NORTH 00°47'42" WEST A DISTANCE OF 241.10 FEET TO THE WEST LINE OF THE EAST  
ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF SAID SECTION 27

THENCE NORTH 02°16'03" EAST ALONG SAID WEST LINE A DISTANCE OF 1375.63 FEET TO  
THE POINT OF BEGINNING

SAID LAND LYING IN THE VILLAGE OF ROYAL PALM BEACH PALM BEACH COUNTY FLORIDA  
CONTAINING 15.492 ACRES MORE OR LESS

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

## 1. STREETS

TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM  
BEACH FLORIDA FOR PUBLIC STREET USE OF THE PUBLIC FOR PUBLIC PURPOSES  
THERE IS HEREBY CREATED A PERPETUAL EASEMENT FOR THE MAINTENANCE  
OF ALL DRAINAGE EASEMENTS AND STRUCTURES LOCATED IN TRACT A FOR USE BY  
INDIAN TRAIL WATER CONTROL DISTRICT

## 2. WATER MANAGEMENT TRACT

PARCEL "L" THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED IN  
FEET TO THE INDIAN TRAIL WATER CONTROL DISTRICT FOR STORMWATER MANAGEMENT AND  
DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN  
TRAIL WATER CONTROL DISTRICT

## 3. DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS

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 INDIAN TRAIL  
WATER CONTROL DISTRICT

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE  
INDIAN TRAIL WATER CONTROL DISTRICT FOR ACCESS TO STORMWATER MANAGEMENT  
AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT  
FOR PURPOSES PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE  
MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT

## 4. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR  
THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE  
TELEVISION SYSTEMS THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT  
INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES

## 5. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE  
VILLAGE OF ROYAL PALM BEACH FLORIDA FOR THE PURPOSE OF CONTROL AND  
JURISDICTION OVER ACCESS RIGHTS

## 6. LANDSCAPE EASEMENTS

THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE  
CRESTWOOD GLEN COMMUNITY ASSOCIATION INC A FLORIDA NOT-FOR-PROFIT  
CORPORATION ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND ARE  
THE PERPETUAL MAINTENANCE OBLIGATION OF CRESTWOOD GLEN COMMUNITY  
ASSOCIATION INC A FLORIDA NOT-FOR-PROFIT CORPORATION

"IN WITNESS WHEREOF ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP A DELAWARE  
LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS  
CAUSED THESE PRESENTS TO BE SIGNED BY STEIN MANAGEMENT COMPANY A FLORIDA  
CORPORATION ITS MANAGING GENERAL PARTNER THIS 22nd DAY OF  
JANUARY 1995

ROYAL PALM BEACH COLONY LIMITED  
PARTNERSHIP A DELAWARE LIMITED  
PARTNERSHIP

BY STEIN MANAGEMENT COMPANY INC  
MANAGING GENERAL PARTNER

BY MARTIN J. KATZ, PRESIDENT

ATTEST

BY LINDA BAER, SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

BEFORE ME PERSONALLY APPEARED MARTIN J. KATZ WHO IS PERSONALLY KNOWN TO ME OR  
HAS PRODUCED IDENTIFICATION WHO DID NOT TAKE AN OATH  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING GENERAL PARTNER OF ROYAL  
PALM BEACH COLONY LIMITED PARTNERSHIP A DELAWARE LIMITED PARTNERSHIP  
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA 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 1995

MY COMMISSION EXPIRES

VIRGINIA BARRETT  
COMMISSION # CC 011824  
EXPIRES MAY 5, 1999  
NOTARY PUBLIC

## ACCEPTANCE OF DEDICATIONS CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

CRESTWOOD GLEN COMMUNITY ASSOCIATION INC A FLORIDA NOT-FOR-PROFIT  
CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED  
AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS  
STATED HEREON THIS 22nd DAY OF JANUARY 1995

CRESTWOOD GLEN COMMUNITY ASSOCIATION INC  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY MARTIN J. KATZ, PRESIDENT

ATTEST

BY LINDA BAER, SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF  
JANUARY 1995 BY MARTIN J. KATZ THE SECRETARY OF CRESTWOOD GLEN  
COMMUNITY ASSOCIATION INC WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED  
IDENTIFICATION AS IDENTIFICATION

VIRGINIA BARRETT  
COMMISSION # CC 011824  
EXPIRES MAY 5, 1999  
NOTARY PUBLIC

NAME  
NOTARY PUBLIC CERTIFICATE  
NO. CC 011824  
COMMISSION EXPIRES 5/5/99

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF  
JANUARY 1995 BY LINDA BAER THE SECRETARY OF CRESTWOOD GLEN  
COMMUNITY ASSOCIATION INC WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED  
IDENTIFICATION AS IDENTIFICATION

VIRGINIA BARRETT  
COMMISSION # CC 011824  
EXPIRES MAY 5, 1999  
NOTARY PUBLIC

NAME  
NOTARY PUBLIC CERTIFICATE  
NO. CC 011824  
COMMISSION EXPIRES 5/5/99

## ACCEPTANCE OF DEDICATIONS INDIAN TRAIL WATER CONTROL DISTRICT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

INDIAN TRAIL WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATIONS OR  
RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS  
ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON THIS 22nd DAY OF  
JANUARY 1995

INDIAN TRAIL WATER CONTROL DISTRICT

BY [Signature]

ATTEST

BY [Signature] SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR  
HAS PRODUCED IDENTIFICATION WHO DID NOT TAKE AN OATH  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President & Secretary  
INDIAN TRAIL WATER CONTROL DISTRICT 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 24th DAY OF JANUARY 1995

MY COMMISSION EXPIRES

SANDRA D. LOVE  
Jury Commissioner  
Notary Public  
No. CC 009921

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD } 55

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A  
MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN  
IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID  
DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE  
WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8464 AT PAGE 1619 OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA SHALL  
BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

UNION BANK OF FLORIDA

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE  
PRESENTS TO BE SIGNED BY ITS  
OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY  
OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF JANUARY 1995

ATTEST

BY [Signature] UNION BANK OF FLORIDA  
A FLORIDA CORPORATION

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD } 55

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR  
HAS PRODUCED IDENTIFICATION WHO DID NOT TAKE AN OATH  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS  
UNION BANK OF FLORIDA 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 1995

MY COMMISSION EXPIRES [Signature] NOTARY PUBLIC

## TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

WE BOULEVARD TITLE COMPANY A TITLE INSURANCE COMPANY AS DULY LICENSED 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 TO ROYAL  
PALM BEACH COLONY LIMITED PARTNERSHIP A DELAWARE LIMITED PARTNERSHIP THAT  
THE CURRENT TAXES HAVE BEEN PAID AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED  
OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE  
NO OTHER ENCUMBRANCES OF RECORD

DATE August 4, 1995

BOULEVARD TITLE COMPANY  
[Signature]  
BOUCE L. GREENFIELD, PRESIDENT

LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE	LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE
2	78	2	21	67	13
3	72	8	24	60	20
16	60	20	25	59	21
17	60	20	26	60	20
18	72	8	29	94	25
19	6	19	30	67	27
20	64	14	31	54	26

ROYAL PALM BEACH COLONY  
LIMITED PARTNERSHIP A  
DELAWARE LIMITED PARTNERSHIP

NOTARY

CRESTWOOD GLEN COMMUNITY  
ASSOCIATION, INC

NOTARY

NOTARY

INDIAN TRAIL WATER  
CONTROL DISTRICT

NOTARY

MORTGAGEE'S  
CONSENT

NOTARY

VILLAGE OF  
ROYAL PALM BEACH

VILLAGE OF  
ROYAL PALM BEACH  
CONSULTING ENGINEER

SURVEYOR

CRAIG A. SMITH & ASSOCIATES  
ENGINEERS, ARCHITECTS, PLANNERS  
1000 W. U.S. 1, SUITE 100  
MIAMI, FL 33136  
TEL: 305-371-1111  
FAX: 305-371-1112  
RECORD PLAT CRESTWOOD  
UNIT 3 - PLAT ONE



# CRESTWOOD UNIT 3 - PLAT ONE

42

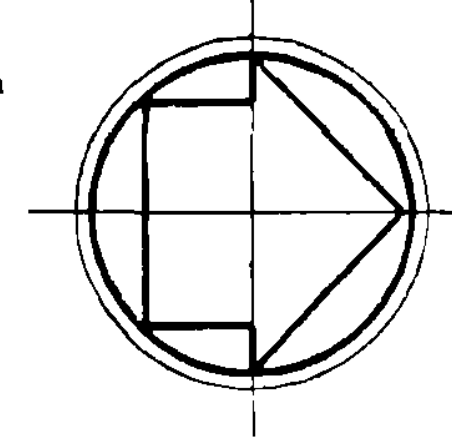
## SURVEYOR'S NOTES

1. (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT "P.L.S. 2010" UNLESS OTHERWISE NOTED
2. (P.C.P.) INDICATES PERMANENT CONTROL POINT "P.L.S. 2010" UNLESS OTHERWISE NOTED
3. BEARING BARE: THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IS ASSUMED TO BEAR NORTH 82° 00' 00" EAST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERE TO
4. TERRITORIAL BOUNDARY OF THE VILLAGE OF ROYAL PALM BEACH AS DEFINED BY VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 488, ADOPTED FEBRUARY 3, 1984
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS
6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS
7. 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
8. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING THE SAME
9. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE OR MAINTENANCE EASEMENTS
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 1995  
SHEET 2 OF 2

## SURVEYOR'S NOTES (CONTINUED)

11. LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED
12. S.F. DENOTES SQUARE FEET
13. C DENOTES CENTERLINE
14. D.E. DENOTES DRAINAGE EASEMENT
15. U.E. DENOTES UTILITY EASEMENT
16. L.A.E. DENOTES LIMITED ACCESS EASEMENT
17. A DENOTES ARC LENGTH
18. Δ DENOTES DELTA CENTRAL ANGLE
19. R DENOTES RADIUS
20. ALL LANDSCAPE EASEMENTS SHALL ALSO BE INCLUDED IN THE OVERALL ERADICATION PROGRAM AND SHALL BE THE RESPONSIBILITY OF THE CRESTWOOD GLEN COMMUNITY ASSOCIATION INC. AND SHALL BE SUBJECT TO THE YEARLY INSPECTION TO INSURE COMPLIANCE

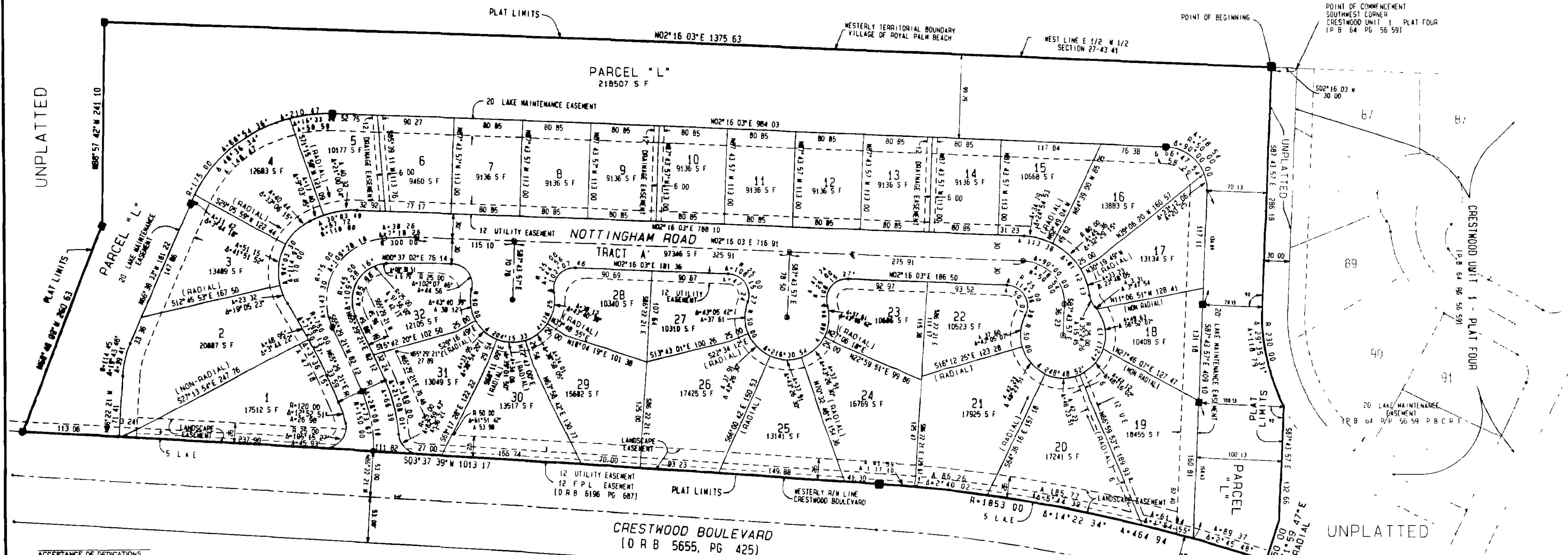


0 30 60 120 240

GRAPHIC SCALE IN FEET  
SCALE 1" = 60'

LOXAHATCHEE GROVES

PLAT BOOK 12, PAGE 29



ACCEPTANCE OF DEDICATIONS  
VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

THE VILLAGE OF ROYAL PALM BEACH HEREBY ACCEPTS THE DEDICATIONS TO SAID VILLAGE AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON THIS 11th DAY OF November, 1995

ATTEST  
BY *Mary Anne Gould* VILLAGE OF ROYAL PALM BEACH  
MARY ANNE GOULD VILLAGE CLERK  
BY *Anthony J. Masiolotti*  
ANTHONY J. MASIOLOTTI MAYOR

CRAIG A. SMITH & ASSOCIATES  
CONSULTING ENGINEERS PLANNERS SURVEYORS  
1000 WEST MC NAB ROAD  
POMPANO BEACH, FLORIDA 33069  
(305) 762-8222  
CERT. NO. L00003110

RECORD PLAT CRESTWOOD  
UNIT 3 - PLAT ONE

76-42



# SITE DATA:

SITE AREA 25.725 ACRES  
NUMBER OF LOTS 80 UNITS  
LINEAR FEET OF STREETS 2274.06 FEET  
OPEN SPACE 0.332 ACRES  
AREA OF STREETS 4.083 ACRES  
AREA OF LOTS 22,074 ACRES  
WATER MANAGEMENT TRACT 1.236 ACRES  
APPROXIMATE LOT DIMENSIONS 85'x110'  
APPROXIMATE LOT SIZE 11,000 S.F.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CRESTWOOD UNIT 3 - PLAT TWO" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE NORTH 89°44'43" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 27, A DISTANCE OF 2637.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 27 NORTH 87°49'54" WEST, A DISTANCE OF 727.94 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CRESTWOOD BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 5655, PAGE 425 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 03°37'39" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CRESTWOOD BOULEVARD, A DISTANCE OF 446.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF PARK ROAD SOUTH AND NORTH, AS RECORDED IN OFFICIAL RECORDS BOOK 5756, PAGE 418 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY,
- 2 THENCE SOUTH 86°22'21" EAST, A DISTANCE OF 576.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH,
- 3 THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 494.00 FEET, A DELTA OF 25°27'35", AND AN ARC DISTANCE OF 219.51 FEET TO A POINT OF TANGENCY,
- 4 THENCE SOUTH 60°54'48" EAST, A DISTANCE OF 100.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH,
- 5 THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1020.00 FEET, A DELTA OF 35°36'54", AND AN ARC DISTANCE OF 634.03 FEET TO A POINT OF TANGENCY,
- 6 THENCE NORTH 83°28'18" EAST, A DISTANCE OF 331.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH,
- 7 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1020.00 FEET, A DELTA OF 06°42'36", AND AN ARC DISTANCE OF 119.45 FEET TO A POINT OF TANGENCY,
- 8 THENCE SOUTH 89°49'06" EAST, A DISTANCE OF 802.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST,
- 9 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.00 FEET, A DELTA OF 88°08'47", AND AN ARC DISTANCE OF 738.45 FEET TO A POINT OF TANGENCY,
- 10 THENCE NORTH 02°02'07" EAST, A DISTANCE OF 233.53 FEET,

THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 87°57'53" EAST, A DISTANCE OF 120.14 FEET TO THE EASTERLY BOUNDARY OF SAID SECTION 27, THENCE SOUTH 02°02'36" WEST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 27, A DISTANCE OF 948.50 FEET TO THE POINT OF BEGINNING,

SAID LANDS LYING IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA CONTAINING 25.725 ACRES MORE OR LESS

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

### STREETS

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "J", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES THERE IS HEREBY CREATED A PERPETUAL EASEMENT FOR THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STRUCTURES LOCATED IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "J", FOR USE BY INDIAN TRAIL WATER CONTROL DISTRICT

### WATER MANAGEMENT TRACT

TRACT "K", THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE TO THE INDIAN TRAIL WATER CONTROL DISTRICT, FOR STORMWATER MANAGEMENT AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND THE DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE TRACT UNTIL THE REMAINDER OF THE LAKE ADJACENT TO TRACT "K" IS CONSTRUCTED AND DEDICATED TO THE DISTRICT

### DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN TRAIL WATER CONTROL DISTRICT, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES ON THE WATER MANAGEMENT TRACT

### UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES

### LIMITED VEHICULAR ACCESS LINES

CONTROL OVER THE LIMITED VEHICULAR ACCESS LINES AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS

### LANDSCAPING EASEMENTS

THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

### LIFT STATION TRACT

TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS

### CANAL MAINTENANCE EASEMENT

THE CANAL MAINTENANCE EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE INDIAN TRAIL WATER CONTROL DISTRICT, FOR CANAL MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT

IN WITNESS WHEREOF, ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEIN MANAGEMENT COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, THIS 8 DAY OF Feb., 1996

ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: STEIN MANAGEMENT COMPANY, INC.  
MANAGING GENERAL PARTNER

BY: Randy Rieger, VICE-PRESIDENT

ATTEST: Linda Baer, SECRETARY

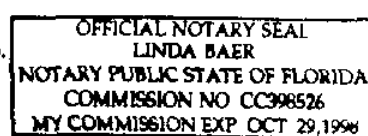
## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RANDY RIEGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF STEIN MANAGEMENT COMPANY INC., MANAGING GENERAL PARTNER OF ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 8 DAY OF Feb., 1996

MY COMMISSION EXPIRES:



NOTARY PUBLIC

## ACCEPTANCE OF DEDICATIONS CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC.

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OF SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 8 DAY OF Feb., 1996

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Randy Rieger, President

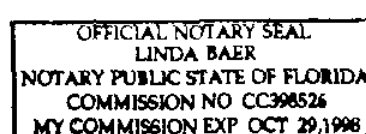
## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RANDY RIEGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 8 DAY OF Feb., 1996

MY COMMISSION EXPIRES:



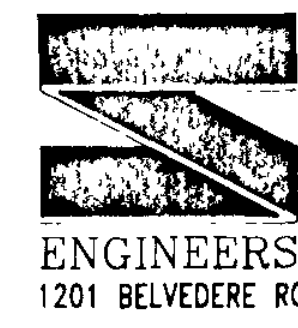
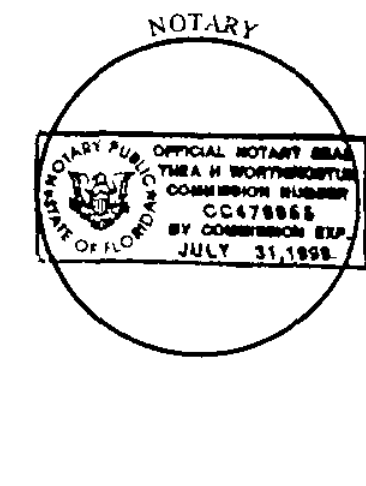
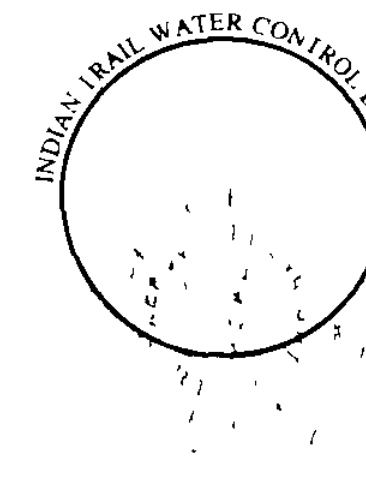
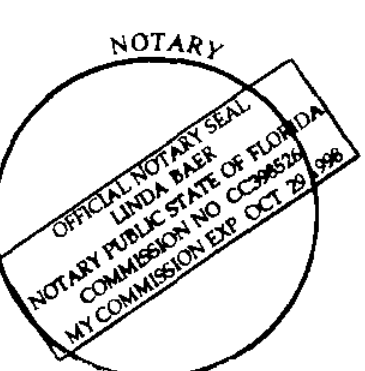
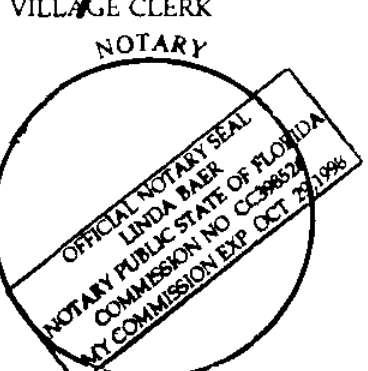
NOTARY PUBLIC

## ACCEPTANCE OF DEDICATIONS VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE VILLAGE OF ROYAL PALM BEACH HEREBY ACCEPTS THE DEDICATION TO SAID VILLAGE AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 2nd DAY OF August, 1996

ATTEST: Mary Anne Gould, Village Clerk  
BY: Anthony R. Masiolotti, Mayor



Shalloway, Foy,  
Rayman & Newell, Inc.  
ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 855-1151

Date 04/05/1996  
Designed  
Drawn C.A.R.  
Checked G. RAYMAN  
Project Manager

SHEET 1  
3  
JOB NO. 91084C.02

# CRESTWOOD UNIT 3 - PLAT TWO SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA NOVEMBER 1995

## ACCEPTANCE OF DEDICATIONS

### INDIAN TRAIL WATER CONTROL DISTRICT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

INDIAN TRAIL WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION OF SAID WATER MANAGEMENT TRACT AND DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 13 DAY OF Feb., 1996

### INDIAN TRAIL WATER CONTROL DISTRICT

BY: William Gotthelf, President

ATTEST BY: Secretary

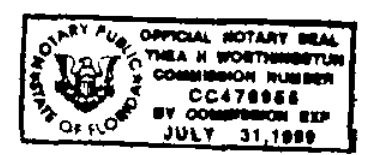
## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL WATER CONTROL DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 1996

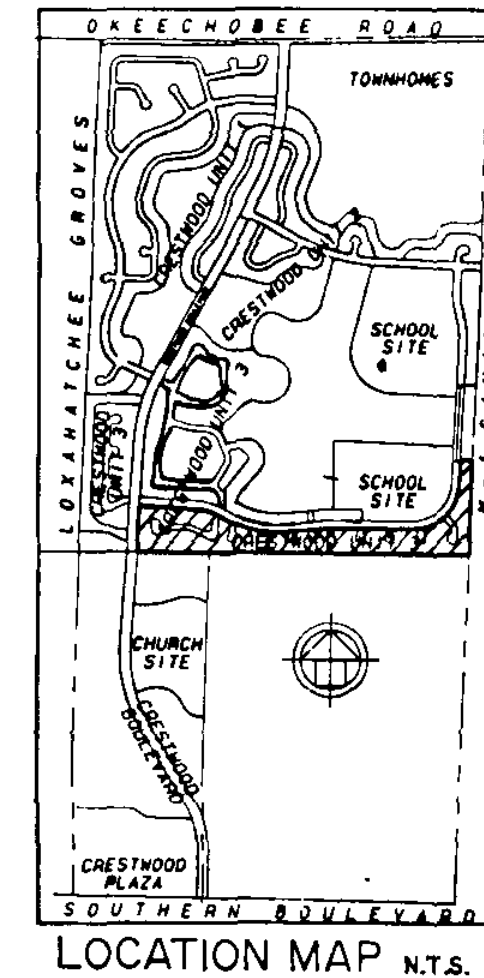
MY COMMISSION EXPIRES:



Notary Public

## SURVEYOR'S NOTES

- 1 ☐ (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT, P.L.S. +2633, UNLESS OTHERWISE NOTED
- 2 ☐ (P.C.P.) INDICATES PERMANENT CONTROL POINT, P.L.S. +2633, UNLESS OTHERWISE NOTED
- 3 BEARING BASE THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IS ASSUMED TO BEAR NORTH 02°02'38" EAST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO
- 4 TERRITORIAL BOUNDARY OF THE VILLAGE OF ROYAL PALM BEACH AS DEFINED BY VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 468, ADOPTED FEBRUARY 3, 1994
- 5 BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS
- 6 NO BUILDING, OR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS
- 7 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
- 8 LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING THE SAME
- 9 NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE OR MAINTENANCE EASEMENTS
- 10 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- 11 LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED
- 12 S.F. DENOTES SQUARE FEET
- 13 C DENOTES CENTERLINE
- 14 D.E. DENOTES DRAINAGE EASEMENT
- 15 U.E. DENOTES UTILITY EASEMENT
- 16 R/W DENOTES RIGHT-OF-WAY
- 17 INDICATES LIMITED VEHICULAR ACCESS LINE



168

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 3:40 P.M. THIS 23 DAY OF August, A.D. 1996 AND DULY RECORDED IN PLAT BOOK 79 ON PAGES 168 AND 170

DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT

BY: Dawn A. Martin, DC



## SURVEYOR'S CERTIFICATE:

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

DATE: 8/21/96

GARY M. RAYMAN  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 26333



## VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1996

BY: Kenneth C. Delfter  
KENNETH C. Delfter  
PLANNING & ZONING COMMISSION CHAIRMAN

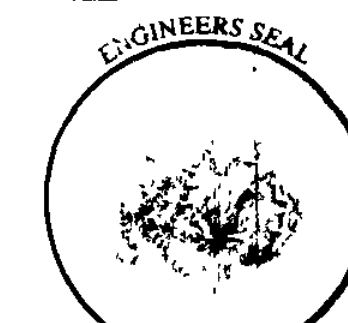
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1996

BY: Anthony R. Masiolotti  
ANTHONY R. MASIOLOTTI  
MAYOR

ATTEST: Mary Anne Gould  
MARY ANNE GOULD  
VILLAGE CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF April, 1996

BY: Richard J. Tuttle  
RICHARD J. TUTTLE, P.E.  
VILLAGE ENGINEER



## TITLE CERTIFICATE:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, BOULEVARD TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 TO ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD EXCEPT AS SHOWN HEREON.

DATE: April 8, 1996

BOULEVARD TITLE COMPANY  
BRUCE K. GREENFIELD  
PRESIDENT

## MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8464, AT PAGE 1619 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF March, 1996

ATTEST: Notary

UNION BANK OF FLORIDA, A FLORIDA CORPORATION  
BY: Notary

Date 04/05/1996

Designed

Drawn C.A.R.

Checked G. RAYMAN

Project Manager

SHEET 1  
3  
JOB NO. 91084C.02

77-168

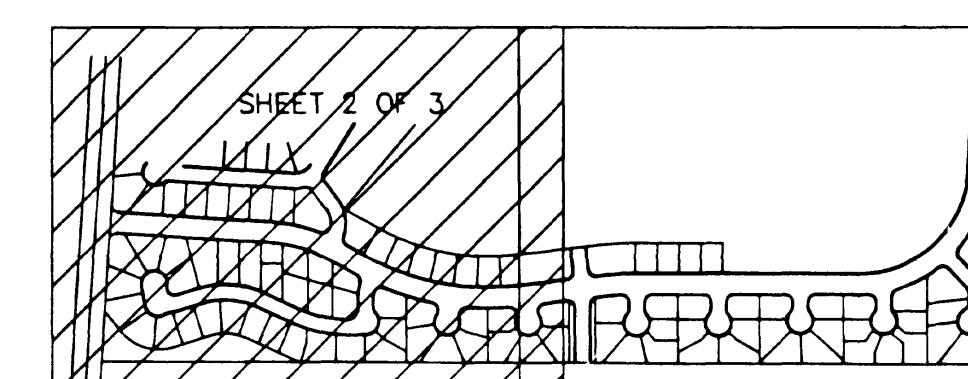
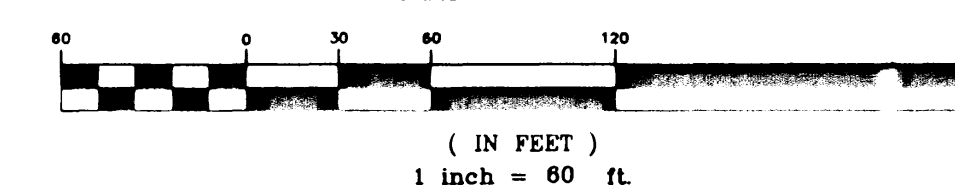
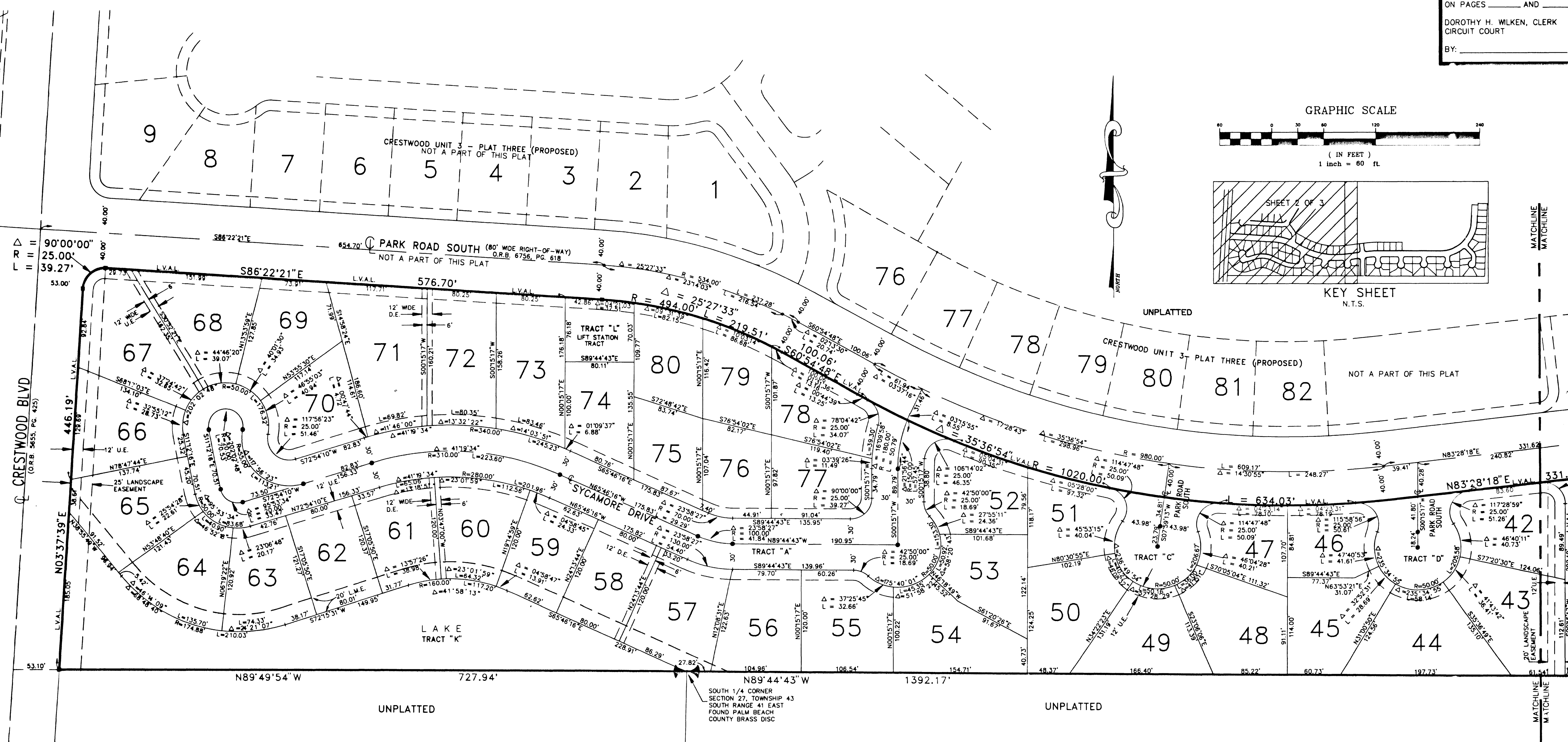


# CRESTWOOD UNIT 3 - PLAT TWO

SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
NOVEMBER 1995

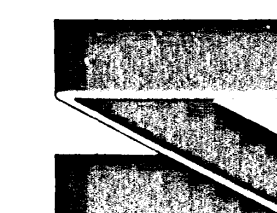
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ DAY OF \_\_\_\_\_  
THIS \_\_\_\_\_, A.D. 1996 AND  
DULY RECORDED IN PLAT BOOK  
ON PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY: \_\_\_\_\_ DC

GRAPHIC SCALE

KEY SHEET  
N.T.S.

## LIST OF ABBREVIATIONS

- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT SET (#2633)
- (P.C.P.) INDICATES PERMANENT CONTROL POINT SET (#2633)
- ⊕ CENTERLINE
- O.R.B. OFFICIAL RECORD BOOK
- P.G. PAGE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- L.V.A.L. LIMITED VEHICULAR ACCESS LINE
- L.M.E. LAKE MAINTENANCE EASEMENT



Shalloway, Foy,  
Rayman & Newell, Inc.

ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 655-1151

Date 06/28/1995  
Designed \_\_\_\_\_  
Drawn C.A.R.  
Checked G. RAYMAN  
Project Manager

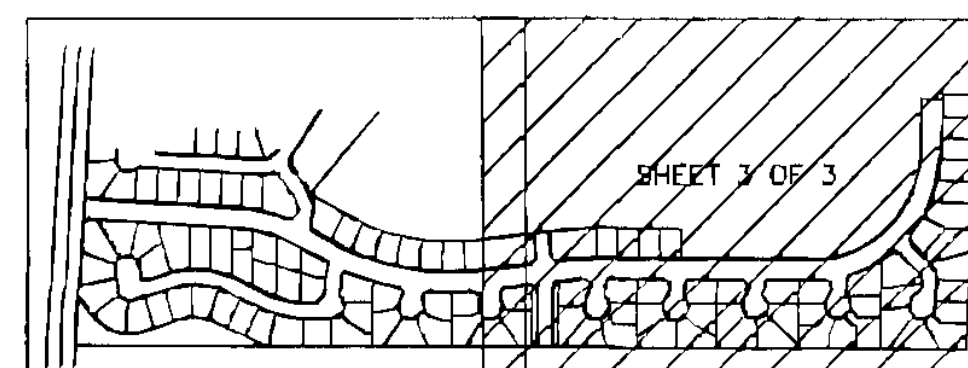
2  
3  
JOB NO.  
91084C.02



# CRESTWOOD UNIT 3 - PLAT TWO SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA NOVEMBER 1995

## LIST OF ABBREVIATIONS

- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT SET (#2633)
- (P.C.P.) INDICATES PERMANENT CONTROL POINT SET (#2633)
- ⊕ CENTERLINE
- DRB OFFICIAL RECORD BOOK
- PG PAGE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- LVA LIMITED VEHICULAR ACCESS LINE
- LME LAKE MAINTENANCE EASEMENT

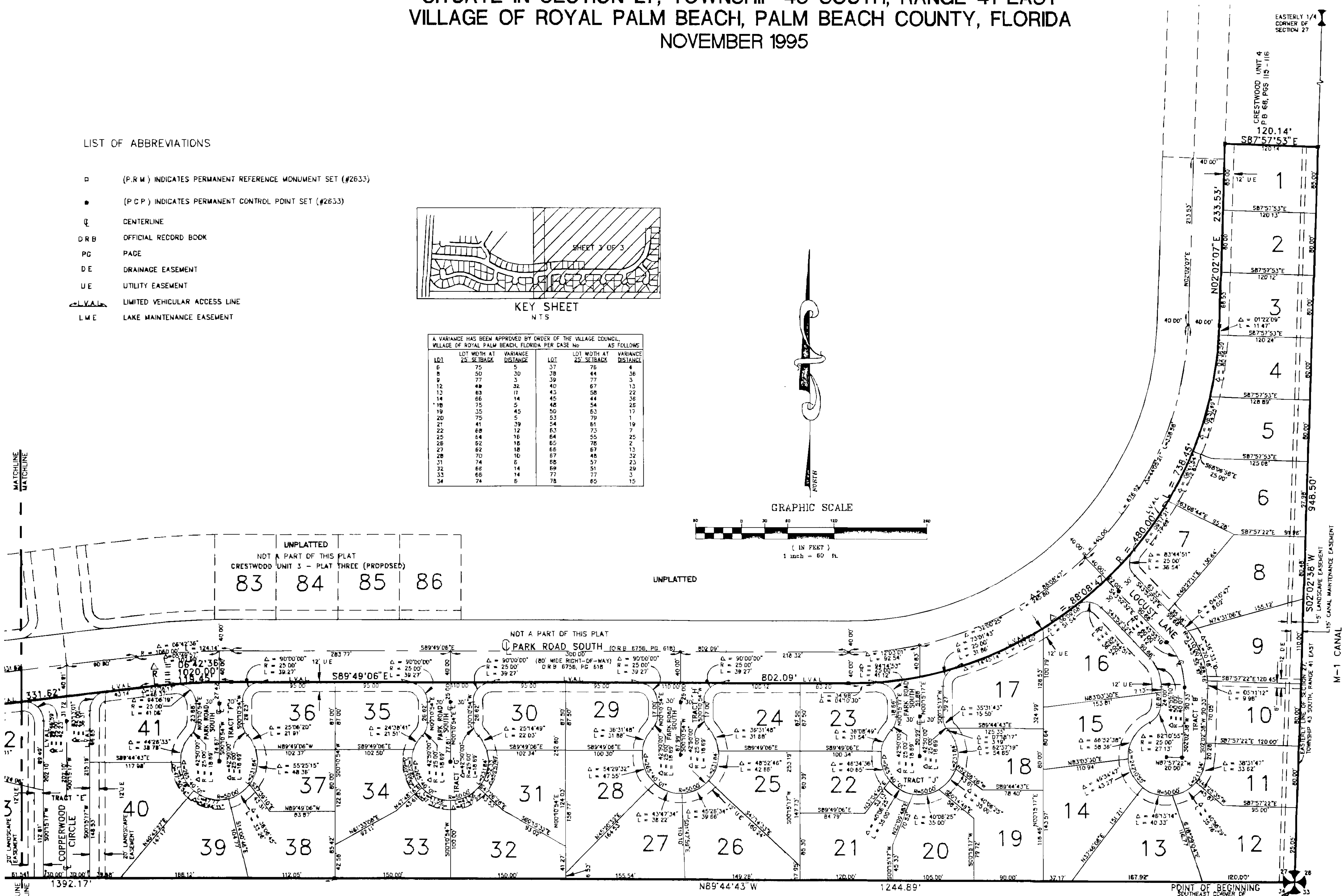
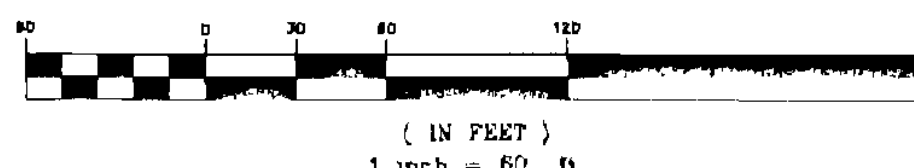


KEY SHEET  
NTS

A VARIANCE HAS BEEN APPROVED BY ORDER OF THE VILLAGE COUNCIL, VILLAGE OF ROYAL PALM BEACH, FLORIDA PER CASE NO. 95-000000 AS FOLLOWS:

LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE	LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE
1	75	5	76	75	5
2	75	5	77	75	5
3	75	5	78	75	5
4	75	5	79	75	5
5	75	5	80	75	5
6	75	5	81	75	5
7	75	5	82	75	5
8	75	5	83	75	5
9	75	5	84	75	5
10	75	5	85	75	5
11	75	5	86	75	5
12	75	5	87	75	5
13	75	5	88	75	5
14	75	5	89	75	5
15	75	5	90	75	5
16	75	5	91	75	5
17	75	5	92	75	5
18	75	5	93	75	5
19	75	5	94	75	5
20	75	5	95	75	5
21	75	5	96	75	5
22	75	5	97	75	5
23	75	5	98	75	5
24	75	5	99	75	5
25	75	5	100	75	5

GRAPHIC SCALE



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ DAY OF \_\_\_\_\_  
DULY RECORDED IN PLAT BOOK  
ON PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY: \_\_\_\_\_ DC

Shalloway, Foy,  
Rayman & Newell, Inc.  
ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 655-1151

Date 06/28/1995  
Designed \_\_\_\_\_  
Drawn C.A.R.  
Checked G. RAYMAN  
Project Manager

3  
3  
JOB NO  
91084C.02



SITE DATA  
SITE AREA 41.755 ACRES  
NUMBER OF LOTS 86 UNITS  
LINEAR FEET OF STREETS 5044.54 FEET  
OPEN SPACE 1.106 ACRES  
AREA OF STREETS 7.082 ACRES  
PRESERVATION TRACTS 12.124 ACRES  
APPROXIMATE LOT DIMENSIONS 1/4" X 1/4"  
APPROXIMATE LOT SIZE 11000 S.F.  
AREA OF LOTS 21443 ACRES

#### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CRESTWOOD UNIT 3 - PLAT THREE" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE NORTH 89°44'43" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 27, A DISTANCE OF 2637.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 27, NORTH 89°49'54" WEST, A DISTANCE OF 727.94 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CRESTWOOD BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 5655, PAGE 425 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 03°37'39" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CRESTWOOD BOULEVARD, A DISTANCE OF 576.19 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CRESTWOOD BOULEVARD, NORTH 03°37'39" EAST, A DISTANCE OF 535.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, THENCE CONTINUE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CRESTWOOD BOULEVARD NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1747.00 FEET, A DELTA OF 24°00'00", AND AN ARC DISTANCE OF 731.78 FEET TO A POINT OF TANGENCY, THENCE CONTINUE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF CRESTWOOD BOULEVARD, NORTH 27°37'39" EAST, A DISTANCE OF 410.54 FEET TO THE SOUTHWEST CORNER OF CRESTWOOD SUBDIVISION UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 64 THROUGH 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CRESTWOOD SUBDIVISION UNIT 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. THENCE SOUTH 62°22'21" EAST, A DISTANCE OF 100.00 FEET.
2. THENCE SOUTH 39°35'34" EAST, A DISTANCE OF 151.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST,
3. THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, A DELTA OF 49°23'42", AND AN ARC DISTANCE OF 258.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST,
4. THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 130.00 FEET, A DELTA OF 33°24'15", AND AN ARC DISTANCE OF 75.79 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE.
5. THENCE NORTH 70°45'43" EAST, A DISTANCE OF 138.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (THE AFOREMENTIONED LINE IS RADIAL TO THE NEXT DESCRIBED CURVE),

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 251.55 FEET, A DELTA OF 08°12'32", AND AN ARC DISTANCE OF 36.04 FEET TO A POINT OF TANGENCY, THENCE SOUTH 27°26'49" EAST, A DISTANCE OF 4.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 110.00 FEET, A DELTA OF 44°00'00", AND AN ARC DISTANCE OF 122.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, THENCE EASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA OF 203°00'00", AND AN ARC DISTANCE OF 985.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA OF 43°30'00", AND AN ARC DISTANCE OF 112.57 FEET TO A POINT OF TANGENCY, THENCE SOUTH 47°03'11" WEST, A DISTANCE OF 280.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA OF 20°00'00", AND AN ARC DISTANCE OF 137.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA OF 27°18'19", AND AN ARC DISTANCE OF 119.14 FEET TO A NON TANGENT LINE, THENCE NORTH 85°21'30" EAST ALONG A RADIAL LINE OF THE AFOREMENTIONED CURVE, A DISTANCE OF 102.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA OF 44°45'59", AND AN ARC DISTANCE OF 78.13 FEET TO A POINT OF TANGENCY, THENCE SOUTH 49°52'31" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA OF 90°00'00", AND AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY, THENCE SOUTH 40°07'29" WEST, A DISTANCE OF 405.04 FEET, THENCE SOUTH 60°54'48" EAST, A DISTANCE OF 145.14 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTH, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 130.00 FEET, A DELTA OF 35°36'54", AND AN ARC DISTANCE OF 515.93 FEET TO A POINT OF TANGENCY, THENCE NORTH 83°29'18" EAST, A DISTANCE OF 331.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA OF 06°42'36", AND AN ARC DISTANCE OF 141.71 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°49'06" EAST, 297.65 FEET, THENCE SOUTH 00°10'54" WEST, A DISTANCE OF 110.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PARK ROAD SOUTH AS RECORDED IN OFFICIAL RECORDS BOOK 6756, PAGE 618 OF THE SAID PUBLIC RECORDS, THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID PARK ROAD SOUTH THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. THENCE NORTH 89°49'06" WEST, A DISTANCE OF 297.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH,
2. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A DELTA OF 06°42'36", AND AN ARC DISTANCE OF 128.82 FEET TO A POINT OF TANGENCY,
3. THENCE SOUTH 83°29'18" WEST, A DISTANCE OF 331.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH,
4. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 940.00 FEET, A DELTA OF 35°36'54", AND AN ARC DISTANCE OF 584.30 FEET TO A POINT OF TANGENCY,
5. THENCE NORTH 60°54'48" WEST, A DISTANCE OF 100.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH,
6. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 574.00 FEET, A DELTA OF 22°27'37", AND AN ARC DISTANCE OF 255.05 FEET TO A POINT OF TANGENCY,
7. THENCE NORTH 86°22'21" WEST, A DISTANCE OF 576.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST,
8. THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING IN THE CITY OF VILLAGE OF ROYAL PALM BEACH CONTAINING 41.758 ACRES MORE OR LESS

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

#### 1. STREETS

TRACTS "A" AND "B" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES THERE IS HEREBY CREATED A PERPETUAL EASEMENT FOR THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STRUCTURES LOCATED IN TRACTS "A" AND "B" FOR USE BY INDIAN TRAIL WATER CONTROL DISTRICT

#### 2. PRESERVATION AREAS

TRACTS "R", "S" & "T" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR PRESERVATION, WATER MANAGEMENT AND INGRESS/EGRESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

#### 3. WATER MANAGEMENT TRACTS

TRACTS "C" AND "E" THE WATER MANAGEMENT TRACTS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE INDIAN TRAIL WATER CONTROL DISTRICT FOR STORMWATER MANAGEMENT AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT

## CRESTWOOD UNIT 3 - PLAT THREE

SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
NOVEMBER 1995

#### 1. RECREATION TRACT

TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

#### 5. DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL WATER CONTROL DISTRICT

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE INDIAN TRAIL WATER CONTROL DISTRICT, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES ON THE WATER MANAGEMENT TRACT

#### 6. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES

#### 7. LIMITED VEHICULAR ACCESS LINES

CONTROL OVER THE LIMITED VEHICULAR ACCESS LINES AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS

#### 8. LANDSCAPE EASEMENTS

THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

#### 9. OPEN SPACE

TRACTS "Q" AND "P" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

THE ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP RESERVES THE RIGHT TO PLACE SIGNS ON TRACTS "Q" AND "P"

IN WITNESS WHEREOF, ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEIN MANAGEMENT COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, THIS 18 DAY OF Feb., 1996

ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

STEIN MANAGEMENT COMPANY, INC.  
MANAGING GENERAL PARTNER

ATTEST  
*Linda Bear*  
LINDA BEAR, SECRETARY

BY *Randy Rieger*  
RANDY RIEGER, VICE-PRESIDENT

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED RANDY RIEGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF STEIN MANAGEMENT COMPANY, INC., MANAGING GENERAL PARTNER OF ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 18 DAY OF Feb., 1996

MY COMMISSION EXPIRES

OFFICIAL NOTARY SEAL  
LINDA BEAR  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC086528  
MY COMMISSION EXPI. OCT. 29, 1996

#### ACCEPTANCE OF DEDICATIONS

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC.

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OF SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 18 DAY OF Feb., 1996

CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY *Randy Rieger*  
RANDY RIEGER, PRESIDENT

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED RANDY RIEGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CRESTWOOD GLEN COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 18 DAY OF Feb., 1996

MY COMMISSION EXPIRES  
OFFICIAL NOTARY SEAL  
RANDY RIEGER  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC086528  
MY COMMISSION EXPI. OCT. 29, 1996

#### ACCEPTANCE OF DEDICATIONS

INDIAN TRAIL WATER CONTROL DISTRICT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

INDIAN TRAIL WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION OF SAID WATER MANAGEMENT TRACT AND DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 18 DAY OF Feb., 1996

INDIAN TRAIL WATER CONTROL DISTRICT

BY *William Gotthelf*  
WILLIAM GOTTHELF, PRESIDENT

ATTEST  
BY *Linda Bear*  
SECRETARY

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL WATER CONTROL DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 1996

MY COMMISSION EXPIRES  
OFFICIAL NOTARY SEAL  
WILLIAM GOTTHELF  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC478854  
MY COMMISSION EXPI. JULY 31, 1999

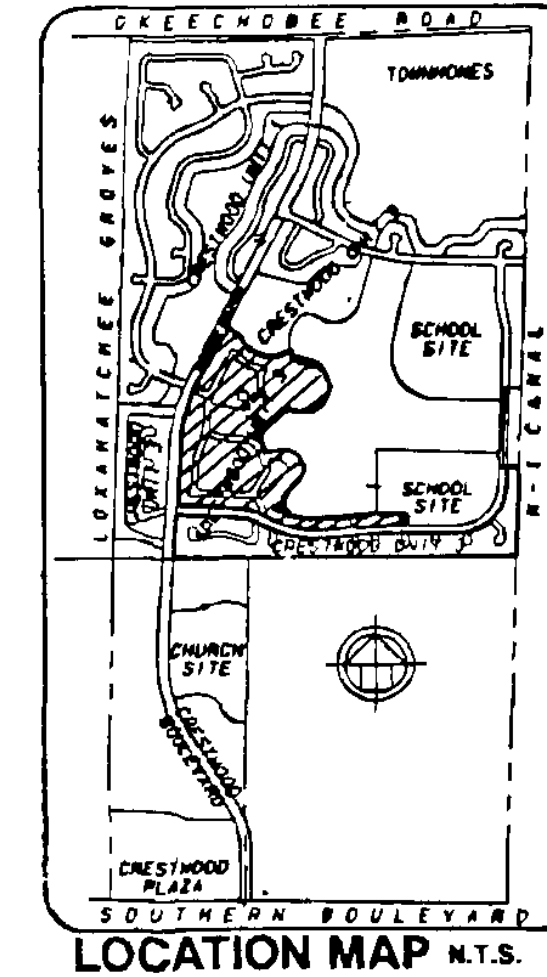
#### ACCEPTANCE OF DEDICATIONS

VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

THE VILLAGE OF ROYAL PALM BEACH HEREBY ACCEPTS THE DEDICATION TO SAID VILLAGE AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 20th DAY OF August, 1996

ATTEST  
BY *Mary Anne Gould*  
MARY ANNE GOULD, VILLAGE CLERK  
BY *Anthony R. Masilotti*  
ANTHONY R. MASILOTTI, MAYOR



171

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR RECORD  
AT 3:40 P.M. DAY OF  
August, A.D. 1996, AND  
DULY RECORDED IN PLAT BOOK 77  
ON PAGES 171 AND 172  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY *Dawn A. Matson* DC

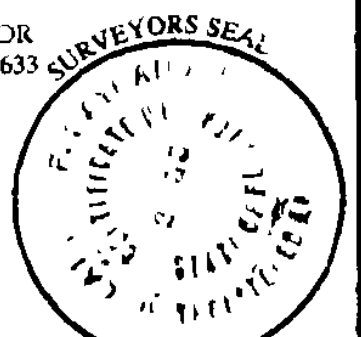


#### SURVEYOR'S CERTIFICATE:

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.S.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

DATE 8/21/96

BY *Gary M. Rayman*  
GARY M. RAYMAN  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 2633



#### TITLE CERTIFICATE.

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

WE, BOULEVARD TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 TO ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD EXCEPT AS SHOWN HEREON.

BOULEVARD TITLE COMPANY  
BY *Bruce K. Greenfield*  
BRUCE K. GREENFIELD, PRESIDENT

DATE April 8, 1996

#### VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1996

BY *Kenneth C. Clodfelter*  
KENNETH CLODFELTER  
PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF January, 1996

BY *Anthony R. Masilotti*  
ANTHONY R. MASILOTTI

ATTEST VILLAGE CLERK  
BY *Mary Anne Gould*  
MARY ANNE GOULD

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF April, 1996

BY *Richard J. Tuttle*  
RICHARD J. TUTTLE, P.E.  
VILLAGE ENGINEER

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF BROWARD }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8464, AT PAGE 1619 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

UNION BANK OF FLORIDA

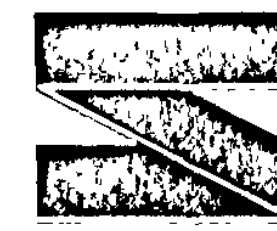
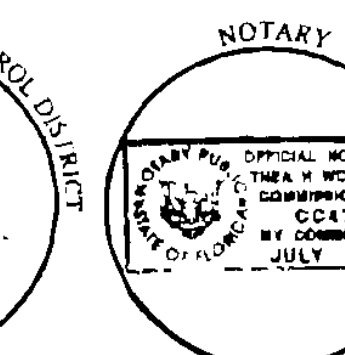
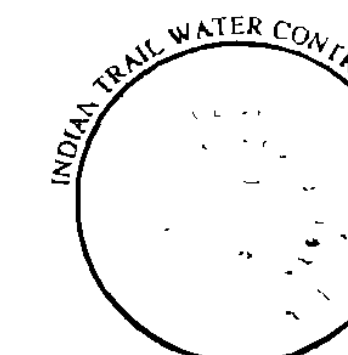
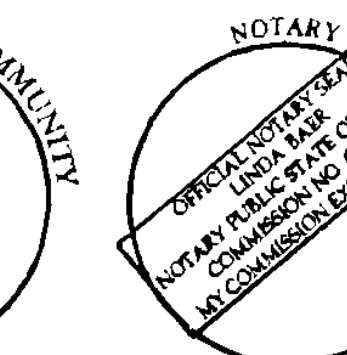
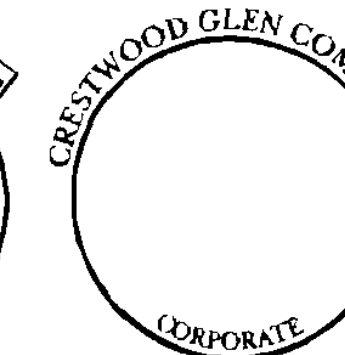
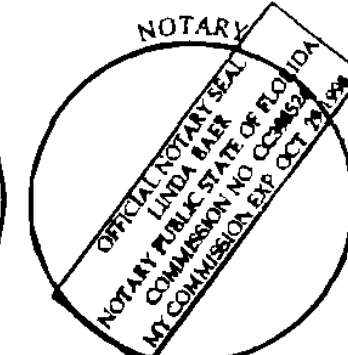
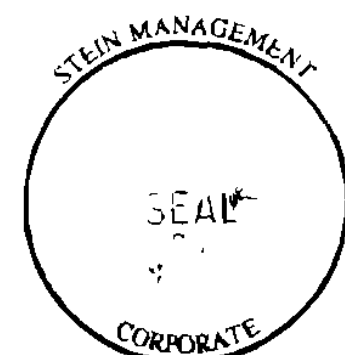
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF March, 1996.

ATTEST:  
*W. S. H. P.*

BY *G. Rayman*

Date 07/11/1995  
Designed  
Drawn C.A.R.  
Checked G. RAYMAN  
Project Manager

1  
3  
JOB NO.  
91084C.02



ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 655-1151

Shalloway, Foy,  
Rayman & Newell, Inc.



# CRESTWOOD UNIT 3 - PLAT THREE SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA NOVEMBER 1995

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ DAY OF \_\_\_\_\_  
DULY RECORDED IN PLAT BOOK  
ON PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY \_\_\_\_\_ DC

## SURVEYOR'S NOTES

1. (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT, "P.L.S. + 2633", UNLESS OTHERWISE NOTED
2. (P.C.P.) INDICATES PERMANENT CONTROL POINT, "P.L.S. + 2633", UNLESS OTHERWISE NOTED
3. BEARING BASE: THE EAST BOUNDARY OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IS ASSUMED TO BEAR NORTH 02°02'38" EAST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO
4. TERRITORIAL BOUNDARY OF THE VILLAGE OF ROYAL PALM BEACH AS DEFINED BY VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 468, ADOPTED FEBRUARY 3, 1994
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS
6. NO BUILDINGS, OR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS
7. 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
8. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING THE SAME
9. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE OR MAINTENANCE EASEMENTS
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
11. LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED
12. S.F. DENOTES SQUARE FEET
13. C DENOTES CENTERLINE
14. D.E. DENOTES DRAINAGE EASEMENT
15. U.E. DENOTES UTILITY EASEMENT
16. R/W DENOTES RIGHT-OF-WAY
17. ——— INDICATES LIMITED VEHICULAR ACCESS LINE

## LIST OF ABBREVIATIONS

- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT SET (#2633)
- (P.C.P.) INDICATES PERMANENT CONTROL POINT SET (#2633)
- C CENTERLINE
- O.R.B. OFFICIAL RECORD BOOK
- P.G. PAGE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- L.V.A. LIMITED VEHICULAR ACCESS
- L.M.E. LAKE MAINTENANCE EASEMENT

Δ = 33°24'15"  
R = 130.00'  
L = 75.79'  
Δ = 08°12'32"  
R = 251.55'  
L = 36.04'  
S27°26'49"E  
4.53'  
Δ = 64°00'00"  
R = 110.00'  
L = 122.87'

UNPLATTED

UNPLATTED

PRESERVATION TRACT "I"

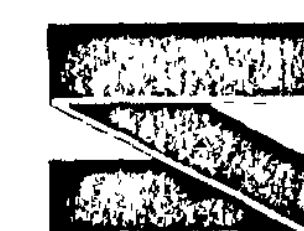
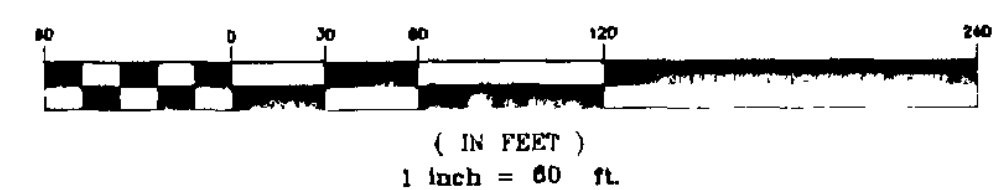
RECREATION TRACT "D"

UNPLATTED

A VARIANCE HAS BEEN APPROVED BY ORDER OF THE VILLAGE COUNCIL, VILLAGE OF ROYAL PALM BEACH, FLORIDA PER CASE NO. \_\_\_\_\_ AS FOLLOWS:

LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE	LOT	LOT WIDTH AT 25' SETBACK	VARIANCE DISTANCE
8	73.5	6.5	33	62.0	18.0
9	62.1	17.9	38	73.7	6.3
27	67.9	12.1	40	75.2	4.8
28	63.0	17.0	41	68.1	11.9

## GRAPHIC SCALE



Shalloway, Foy,  
Rayman & Newell, Inc.  
ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 655-1151

Date 06/26/1995  
Designed \_\_\_\_\_  
Drawn C.A.R.  
Checked G. RAYMAN  
Project Manager

2  
3  
JOB NO.  
91084C 02

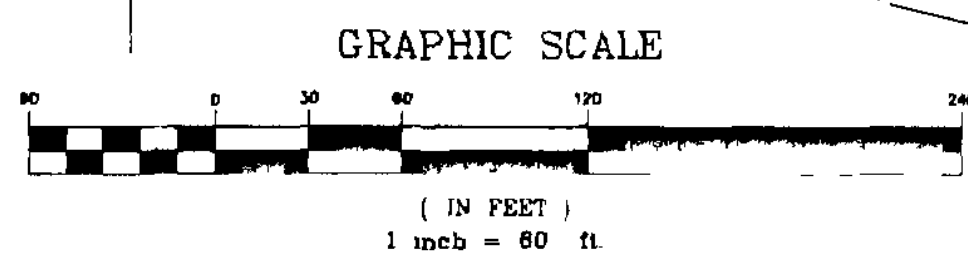
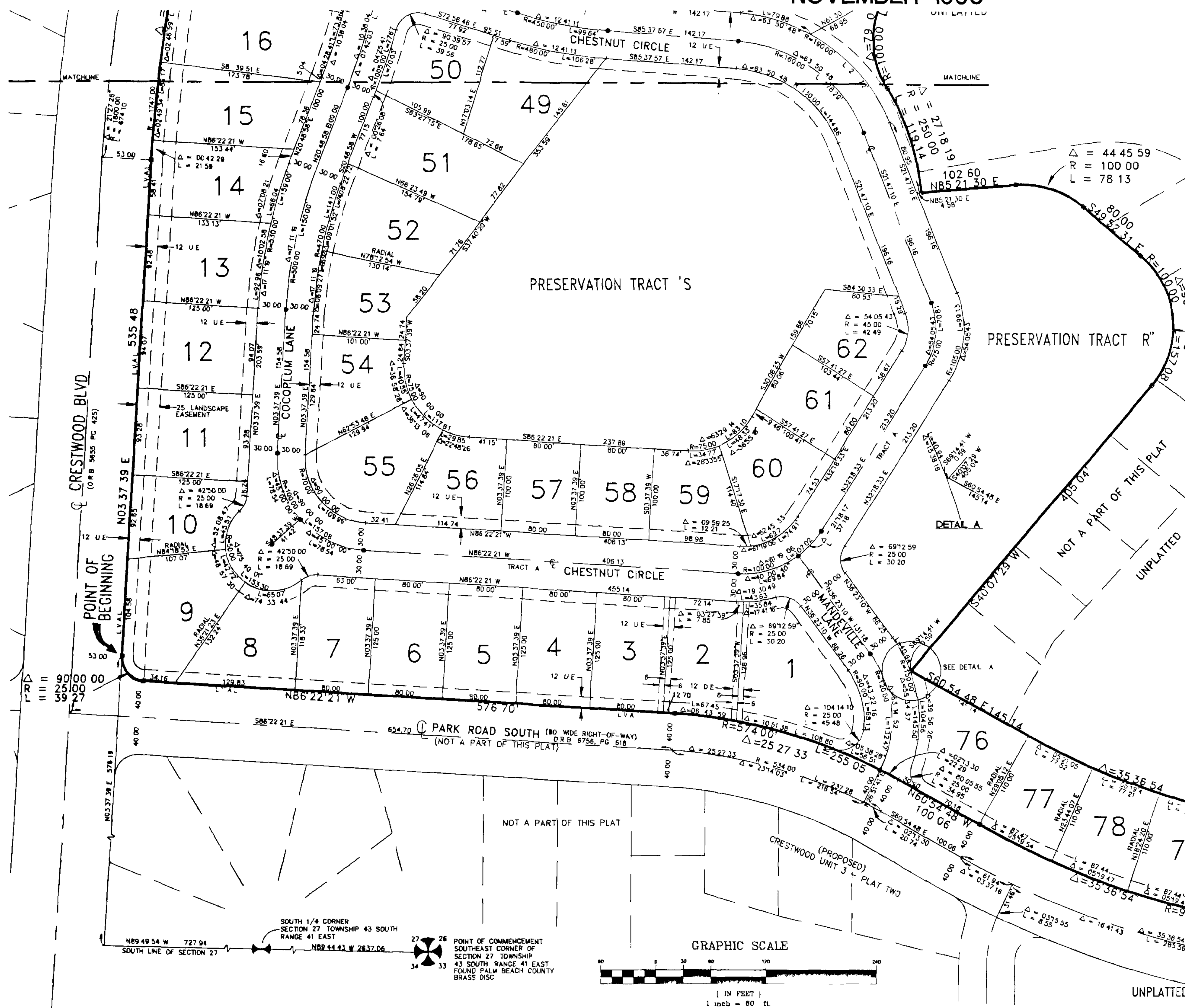
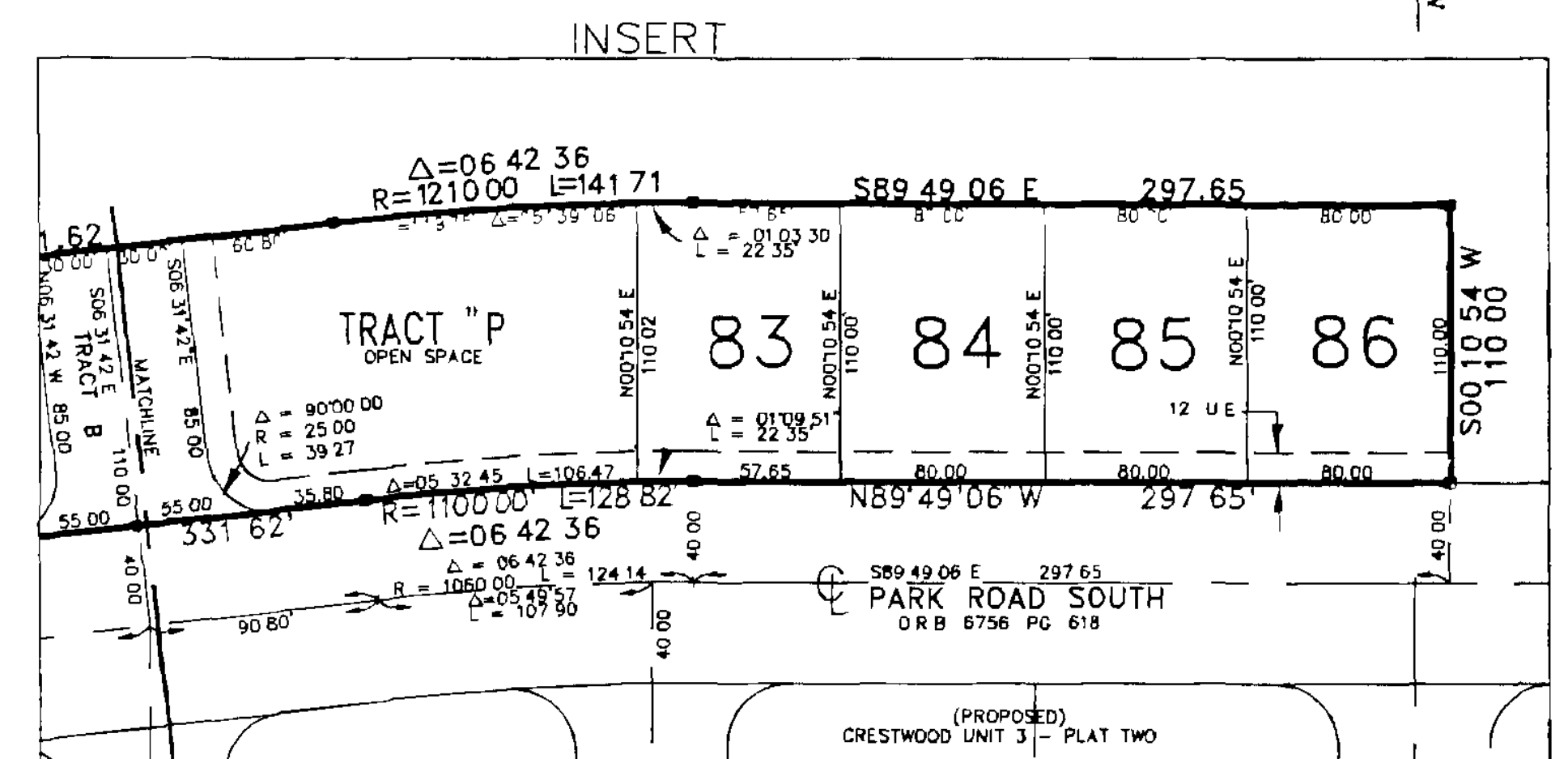
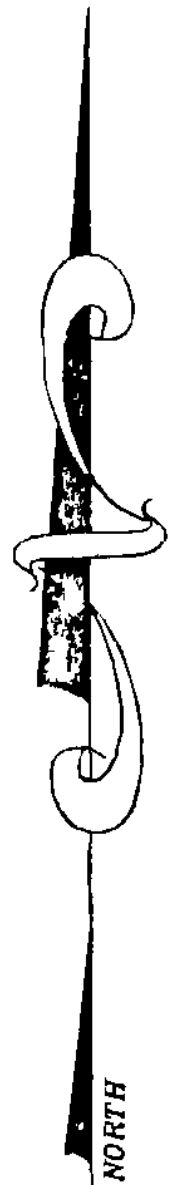


# CRESTWOOD UNIT 3 - PLAT THREE SITUATE IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA NOVEMBER 1995

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ DAY OF \_\_\_\_\_  
DULY RECORDED IN PLAT BOOK  
ON PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY \_\_\_\_\_ DC

## LIST OF ABBREVIATIONS

- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT SET (#2633)
- (P.C.P.) INDICATES PERMANENT CONTROL POINT SET (#2633)
- ☉ CENTERLINE
- OR B OFFICIAL RECORD BOOK
- PG PAGE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- L.V.A. LIMITED VEHICULAR ACCESS
- L.M.E LAKE MAINTENANCE EASEMENT



Shalloway, Foy,  
Rayman & Newell, Inc.  
ENGINEERS - PLANNERS - SURVEYORS  
1201 BELVEDERE ROAD WEST PALM BEACH FLORIDA 33405 (407) 655-1151

Date 06/27/1995  
Designed \_\_\_\_\_  
Drawn CAR  
Checked G. RAYMAN  
Project Manager

3  
3  
JOB NO  
91084C 02



# -Crestwood Unit 4-

LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

## DEDICATION

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF A PARCEL OF LAND, SHOWN HEREON AS "CRESTWOOD UNIT 4", SAID PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A PART OF THE FORMER PLATS OF PALM BEACH PARK SUBDIVISION NO. 1 AND REPLAT OF PALM BEACH PARK SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK 26, PAGE 142 AND PLAT BOOK 31, PAGE 84 RESPECTIVELY, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, SAID PLATS WERE VACATED AND ANNULLED BY RESOLUTION NUMBER 88-17 AS RECORDED IN OFFICIAL RECORDS BOOK 5920, PAGES 778 THROUGH 790 INCLUSIVE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE NORTH 02° 02' 38" EAST ALONG THE EAST LINE OF SAID SECTION 27 AND ALONG THE WEST RIGHT OF WAY LINE OF THE M-1 CANAL A DISTANCE OF 948.50 FEET FOR A POINT OF BEGINNING (P.O.B.)

THENCE, CONTINUE NORTH 02° 02' 38" EAST ALONG SAID EAST SECTION LINE AND SAID WEST RIGHT OF WAY LINE A DISTANCE OF 794.63 FEET TO THE NORTHEAST CORNER OF LOT 14, CRESTWOOD SUBDIVISION UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 54 THROUGH 66 INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, THENCE NORTH 87° 58' 41" WEST, DEPARTING SAID SECTION LINE, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 119.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, SAID SOUTHWEST CORNER SITUATE ON THE EAST RIGHT OF WAY LINE OF PARK ROAD NORTH (A 80 FOOT ROAD RIGHT OF WAY), THENCE, SOUTH 02° 05' 26" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 641.09 FEET, THENCE, SOUTH 02° 02' 07" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 138.51 FEET, THENCE, SOUTH 87° 57' 53" EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.14 FEET TO THE POINT OF BEGINNING (P.O.B.)

CONTAINING 2.147 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

1. THE 20 FOOT WATERWAY MAINTENANCE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE. ITS SUCCESSORS AND ASSIGNS.
2. THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF ROYAL PALM BEACH AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE. ITS SUCCESSORS AND ASSIGNS.
3. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING "CABLE TELEVISION SYSTEMS".

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WALLACE D. SANGER, ITS PRESIDENT, AND ATTESTED BY JESS R. SANTAMARIA, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF NOVEMBER, A.D., 1991

ROYAL PROFESSIONAL BUILDERS, INC.  
A FLORIDA CORPORATION

ATTEST  
JESS R. SANTAMARIA, SECRETARY

BY Wallace D. Sanger  
WALLACE D. SANGER, PRESIDENT

## ACKNOWLEDGEMENT:

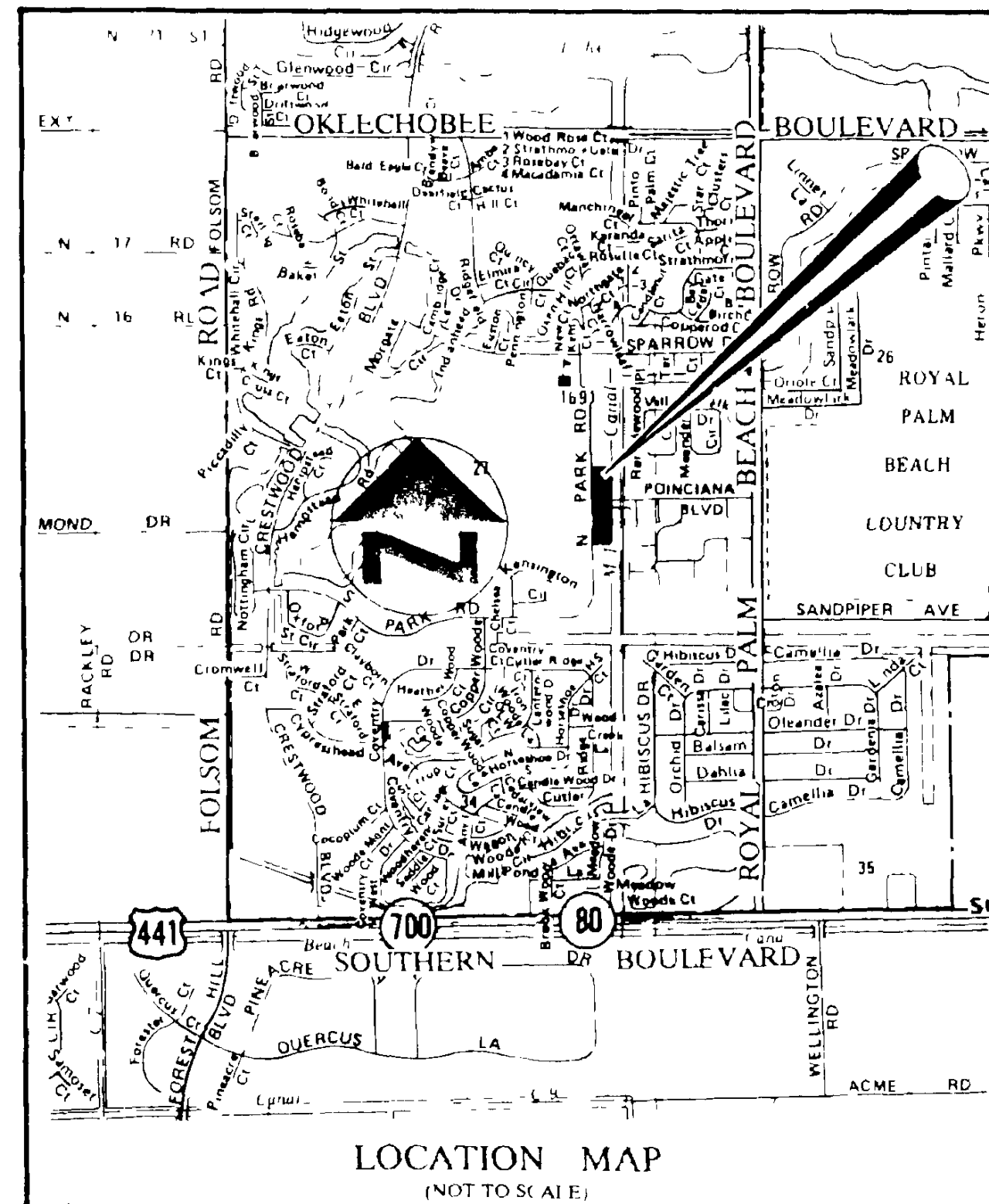
STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND JESS R. SANTAMARIA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 25 DAY OF NOVEMBER, A.D., 1991

MY COMMISSION EXPIRES NOVEMBER 25, 1994

NOTARY PUBLIC



## MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

THE UNDERSIGNED, HEREBY CERTIFIES, THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY RECORDED IN OFFICIAL RECORD BOOK 6688, PAGE 616, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBURBAN BANK  
A FLORIDA CORPORATION

IN WITNESS WHEREOF, SUBURBAN BANK, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Wallace D. Sanger, ITS SENIOR VICE PRESIDENT, AND ATTESTED BY Jess R. Santamaria, ITS SECRETARY, OF NOVEMBER 25, A.D., 1991

ATTEST Jess R. Santamaria

BY Wallace D. Sanger

SECRETARY

SENIOR VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED Wallace D. Sanger AND Jess R. Santamaria, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SUBURBAN BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 25 DAY OF NOVEMBER, A.D., 1991

MY COMMISSION EXPIRES NOVEMBER 25, 1994

NOTARY PUBLIC

## TITLE CERTIFICATION:

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

WE, BOULEVARD TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED 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 TO ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, THAT WE FIND THAT THE MORTGAGE SHOWN IS TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON.

BOULEVARD TITLE COMPANY

DATE 11-22-91

Bruce K. Greenfield  
BRUCE K. GREENFIELD, PRESIDENT

## SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21H44, FLORIDA ADMINISTRATIVE CODE), AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE 11-22-91

Wm. R. Van Campen  
WM. R. VAN CAMPEN, R.L.S.  
REGISTERED LAND SURVEYOR NO. 2424

## SURVEYOR'S NOTES:

1. DENOTES A SET PERMANENT REFERENCE MONUMENT (P.R.M.)
2. DENOTES A SET PERMANENT CONTROL POINT (P.C.P.)
3. ALL BEARINGS SHOWN OR STATED HEREON ARE BASED ON OR RELATIVE TO THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 02° 02' 38" EAST, AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERS OFFICE SURVEY SECTION DATUM.
4. THE WEST LINE OF THE EAST ONE HALF OF THE WEST ONE HALF OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEARS SOUTH 02° 16' 03" EAST, AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERS OFFICE SURVEY SECTION DATUM.
5. THE WEST LINE OF THE EAST ONE HALF OF THE WEST ONE HALF OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEARS SOUTH 01° 14' 28" WEST, AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERS OFFICE SURVEY SECTION DATUM.
6. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, CENTERPOINT, SUITE 121, RIVIERA BEACH, FLORIDA 33405, TELEPHONE (407) 848-2102, FAX (407) 844-9649.

## GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS DRAINAGE EASEMENTS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
4. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING THE SAME.
5. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE OR MAINTENANCE EASEMENTS.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH)

## PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF NOVEMBER, 1991

BY John W. Wagoner  
CHAIRMAN

## VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF NOVEMBER, 1991

BY Mayor Irving Shapiro  
MAYOR IRVING SHAPIRO

ATTEST  
VILLAGE CLERK

BY Mary Anne Gould  
MARY ANNE GOULD

## VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF NOVEMBER, 1991

BY Jack H. Casler  
JACK H. CASLER, P.E., VILLAGE ENGINEER

This instrument was prepared by Wm. R. Van Campen, in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL 33404, (407) 848-2102.

115

State Of Florida )  
 ) SS  
County Of Palm Beach)

This Plat Was Filed For Record At 11-22-91 This 25 Day Of NOVEMBER, A.D., 1991, And Duly Recorded In Plat Book 6688 On Pages 616 And 617

John B. Dunkle  
Clerk Of The Circuit Court

By Bruce K. Greenfield  
Deputy Clerk

"SEAL"  
JOHN B. DUNKLE, CLERK  
OF THE CIRCUIT COURT OF  
PALM BEACH COUNTY, FLORIDA

"SEAL"  
ROYAL PROFESSIONAL BUILDERS, INC.

"SEAL"  
ROYAL PROFESSIONAL BUILDERS, INC.  
NOTARY

"SEAL"  
SUBURBAN BANK

"SEAL"  
SUBURBAN BANK  
NOTARY

"SEAL"  
BOULEVARD TITLE COMPANY

"SEAL"  
WM. R. VAN CAMPEN, R.L.S.  
2424

"SEAL"  
VILLAGE OF ROYAL PALM BEACH

BENCH MARK  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-9650 Phone (407) 848-2102

RECORD PLAT  
CRESTWOOD UNIT 4

DWN FB DATE 3-29-91 WO # P82  
CKD FILE 82CW4 DWG SCALE: N/A SHEET 1 OF 2

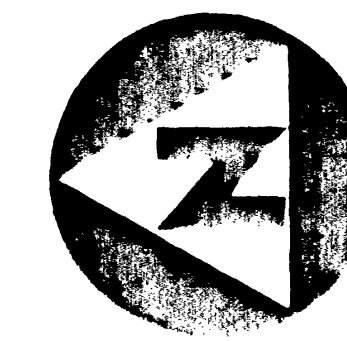


# -Crestwood Unit 4-

LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

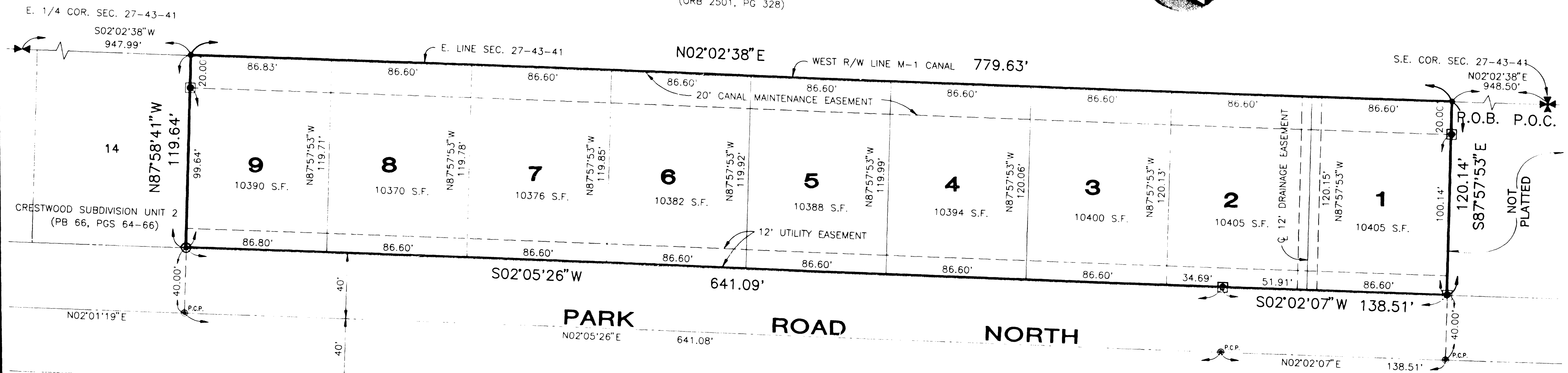
**116**

FT. 30 15 0 30 60 90 120 150 FT.



## M-1 CANAL

(ORB 2501, PG 328)



### SURVEYOR'S NOTES AND LEGEND:

1. BEARINGS SHOWN HEREON ARE BASED ON OR RELATIVE TO THE EAST LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 02°02'38" EAST, AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERS OFFICE, SURVEY SECTION DATUM.

2. INDICATES A PERMANENT REFERENCE MONUMENT (P.R.M.)
3. INDICATES A PERMANENT CONTROL POINT (P.C.P.)

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
For (407) 844-9659 Phone (407) 848-2192

RECORD PLAT  
CRESTWOOD UNIT 4

This instrument was prepared by Wm. R. VanCampen, in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL. (407) 848-2102

DWN	FB	DATE	3-29-91	WO.#	PR2
CKD	FILE	82CWM.DWG	SCALE	1"=30'	SHEET 2 OF 2

68-116



# -Fairways At Royal Palm Beach-

-Lying In Section 23 Township 43 South, Range 41 East, Village Of Royal Palm Beach-

-Being A Replat Of A Portion Of Tract "M", Hawthorn 11, As Recorded In Plat Book 31, Pages 26 Through 35 Inclusive, Public Records, Palm Beach County, Florida-

-February, A D., Nineteen Hundred Eighty Seven-

## Dedication:

State of Florida )  
County of Palm Beach ) ss

Know all men by these presents, that Jimax Vestments And Management, A Florida General Partnership, owner of the land shown hereon as "Fairways At Royal Palm Beach", said land lying in Section 23 Township 43 South, Range 41 East, Village Of Royal Palm Beach, said lands being a replat of a portion of Tract "M", Hawthorn 11, according to the Plat thereof, as recorded in Plat Book 31, Pages 26 through 35 inclusive, on file in the office of the Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida, said land being more particularly described as follows:

Tract "M", less the North 305.32 feet thereof, Hawthorn 11, according to the Plat thereof, as recorded in Plat Book 31, Pages 26 through 35 inclusive, on file in the office of the Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida

Containing 6.06 Acres, more or less

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

- 1 Blocks 1 through 8, inclusive, as shown hereon, are hereby reserved by Jimax Vestments And Management, A Florida General Partnership, for housing and other lawful purposes
- 2 Tract "A", as shown hereon, is hereby dedicated to the Fairways Of Royal Palm Beach Homeowner's Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to The Village Of Royal Palm Beach.
- 3 Tracts "D", as shown hereon, are hereby dedicated to the Fairways Of Royal Palm Beach Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to The Village Of Royal Palm Beach.
- 4 The Retention Area, as shown hereon, is hereby dedicated to the Fairways Of Royal Palm Beach Homeowner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to The Village Of Royal Palm Beach.
- 5 The Utility Easements, and Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility and drainage facilities and appurtenances
- 6 The Limited Access Easements, as shown hereon, are hereby dedicated to The Village Council Of Royal Palm Beach, Florida, for the purpose of control and jurisdiction over access rights.

In witness whereof, Jimax Vestments And Management, A Florida General Partnership, has caused these presents to be signed by its General Partner on behalf of the partnership, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.

Jimax Vestments And Management  
A Florida General Partnership

Witness \_\_\_\_\_ By \_\_\_\_\_  
Maxwell Stein, as General Partner

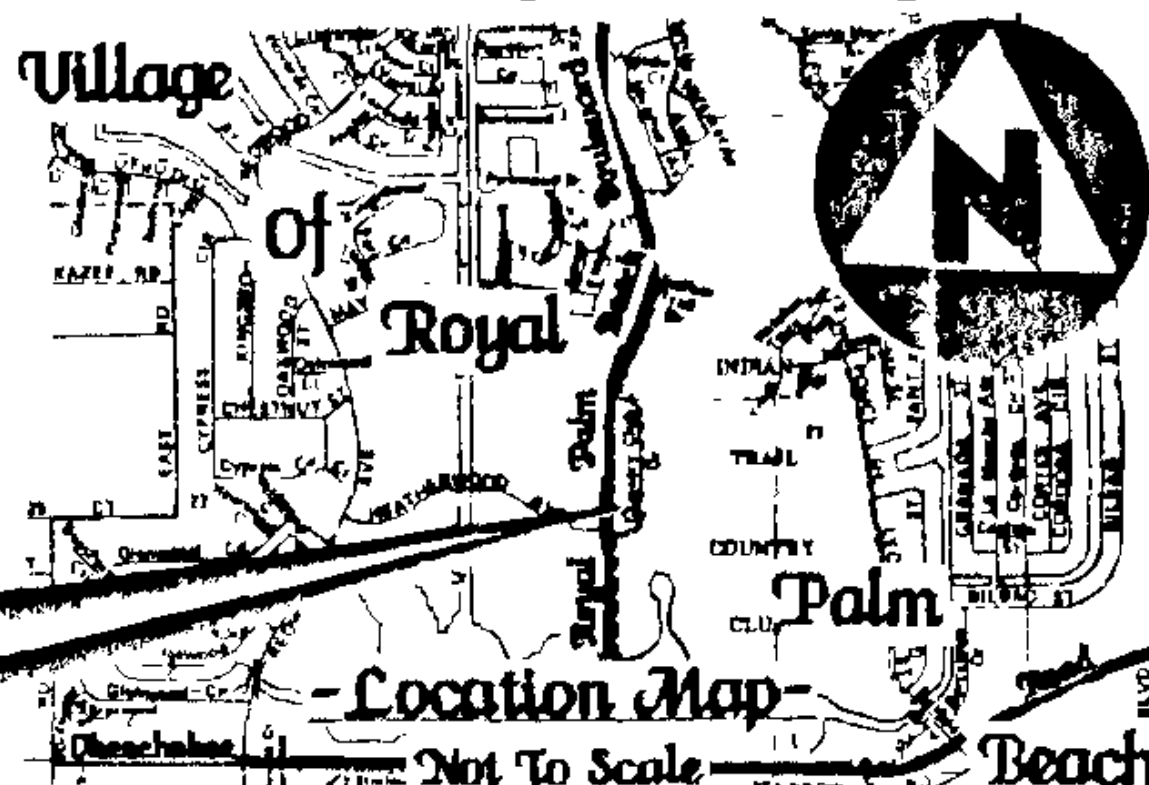
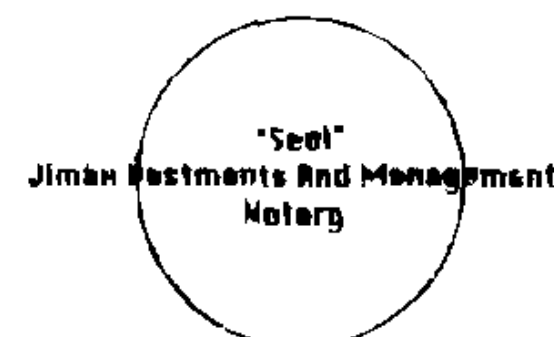
## Acknowledgement:

State of Florida )  
County of Palm Beach ) ss

Before Me, personally appeared Maxwell Stein, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of Jimax Vestments And Management, A Florida General Partnership, on behalf of the partnership, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness My Hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.

My Commission Expires \_\_\_\_\_  
Notary Public



## Mortgagee's Consent:

State of Florida )  
County of Palm Beach ) ss

The Undersigned, hereby certifies that it is the holder of two (2) mortgages upon the property described hereon, and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agrees that both of its mortgages, which are recorded in Official Record Book 4677 at Page 808, and Official Record Book 4889 at Page 1361, respectively, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Amerifirst Federal Savings & Loan Association

In witness whereof, Amerifirst Federal Savings & Loan Association has caused these presents to be signed by its \_\_\_\_\_ and attested to by its \_\_\_\_\_ and its seal to be affixed hereon by and with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.

Attest \_\_\_\_\_ By \_\_\_\_\_

## Acknowledgement:

State of Florida )  
County of Palm Beach ) ss

Before Me personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as \_\_\_\_\_ and \_\_\_\_\_ respectively, of Amerifirst Federal Savings & Loan Association, and severally acknowledged to and before me that they executed such instrument as such officers of said Association, and that the seal affixed hereto is the Seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.

My commission expires \_\_\_\_\_  
Notary Public

## Surveyor's Notes:

1. Bearings shown hereon are based on The Plat Of Hawthorn 11, according to the Plat thereof, as recorded in Plat Book 31, Pages 26 through 35 inclusive, on file in the office of the Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Denotes a Permanent Control Point (P.C.P.)

## General/Easement Notes & Restrictive Covenants:

1. Building setbacks and separation, shall conform to applicable requirements of The Village Of Royal Palm Beach Building & Zoning Code Regulations
2. There shall be no buildings, fences, or other structures, placed on utility easements.
3. There shall be no buildings, fences, or any kind of construction, or trees, or shrubs, placed on drainage easements or drainage maintenance easements.
4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. The Village Of Royal Palm Beach, has the right, but not the obligation, to maintain those portions of the drainage system which drain city maintained roads.

## Title Certification:

State of Florida )  
County of Palm Beach ) ss

I, Laurence M. Fuchs, Esquire, 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 Jimax Vestments And Management, A Florida General Partnership, that the current taxes have been paid, that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown and are true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987. By \_\_\_\_\_  
Laurence M. Fuchs, Esquire

## Surveyor's Certification:

State of Florida )  
County of Palm Beach ) ss

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 is accurate to the best of my knowledge and belief, that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with The Village Of Royal Palm Beach for the required improvements, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County and The Village Of Royal Palm Beach, Florida; and further that the Boundary Survey encompassing the property described hereon, is in compliance with Chapter 218X-8, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987. By \_\_\_\_\_  
Wm. R. Van Campen, P.E.  
Florida Registration No. 2424

## Village Of Royal Palm Beach Approvals:

State of Florida )  
County of Palm Beach ) ss

### Certificate Of Approval Of The Village Council:

"Fairways At Royal Palm Beach" has been examined and approved by the Village Council Of Royal Palm Beach, Palm Beach County, Florida for record this 19<sup>th</sup> day of March, A.D., 1987.

By \_\_\_\_\_  
Sam Lemstigh, Mayor

Attest: \_\_\_\_\_  
Tommi Ball, Village Clerk

### Certificate Of Approval By Planning And Zoning Commission:

This is to certify that on March 19, A.D. 1987, the Village Of Royal Palm Beach Planning And Zoning Commission approved the above Plat.

By \_\_\_\_\_  
Director Of Planning And Zoning

### Certificate Of Approval By Village Engineer:

I hereby certify that I have carefully examined this map and find that it conforms with the provisions of "The Map Filing Law", and with the municipal ordinances and requirements applicable thereto.

Dated: This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.  
By \_\_\_\_\_  
Ernest B. Kneuter, P.E.  
Florida Registration No. 25077

This instrument was prepared by Wm. R. Van Campen, P.E., in and for the office of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Skies Boulevard, Suite 121, Riviera Beach, Florida, 33404. Phone: (305) 848-2102.

**BENCH MARK**  
land surveying and mapping, inc.

-Record Plat-  
Fairways At Royal Palm Beach

OWN \_\_\_\_\_ DATE \_\_\_\_\_  
PLATT \_\_\_\_\_

50

State of Florida )  
County of Palm Beach ) ss

This Plat was filed for record on this 20<sup>th</sup> day of March, A.D., 1987, and duly recorded in Plat Book 31, on Pages 26 and 31.

John B. Dunkle,  
Clerk of the Circuit Court.  
By \_\_\_\_\_  
Deputy Clerk





# -Fairways At Royal Palm Beach-

-Lying In Section 23 Township 43 South, Range 41 East, Village Of Royal Palm Beach-

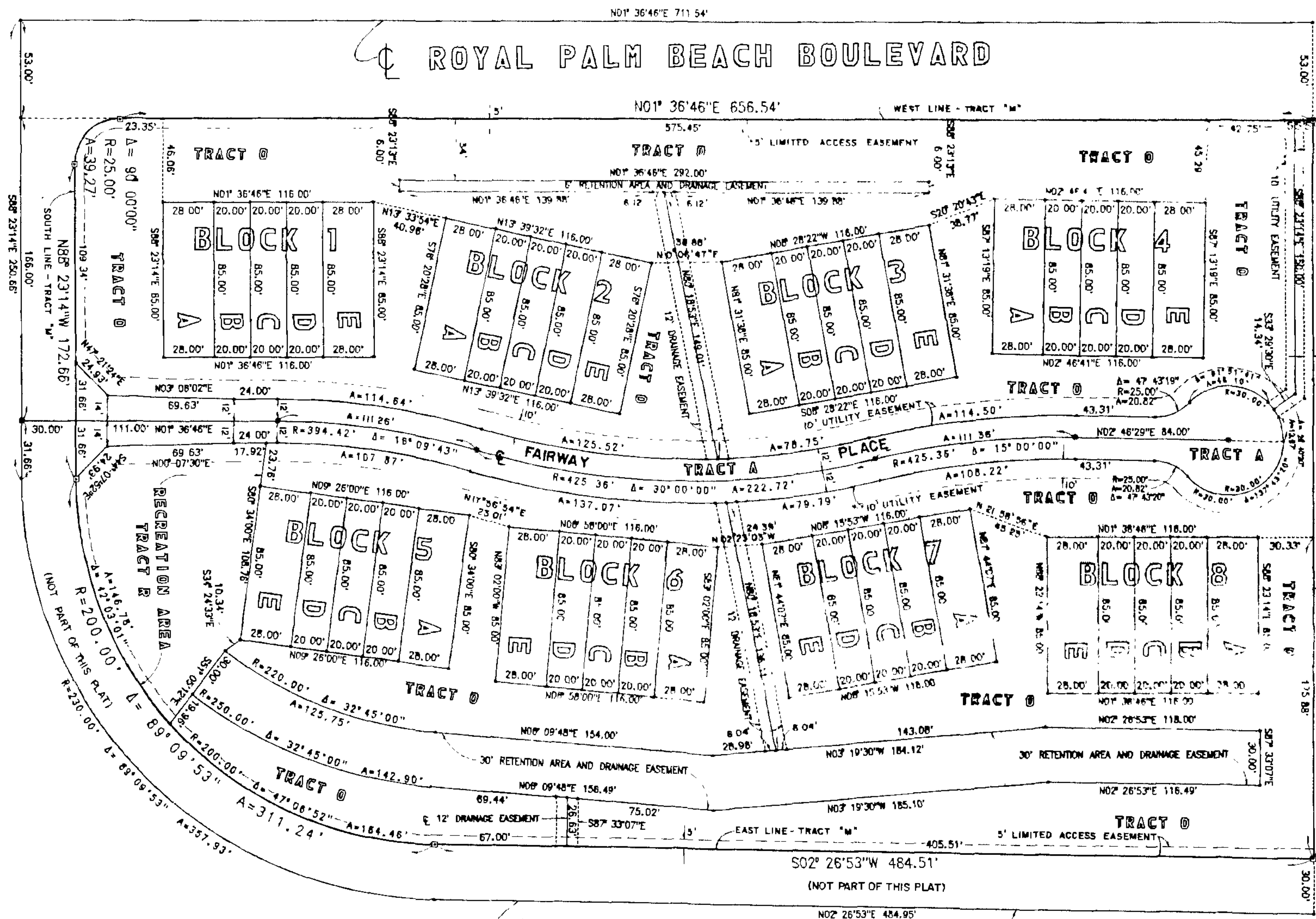
-Being A Replat Of A Portion Of Tract "M", Hawthorn II, As Recorded In Plat Book 31, Pages 26 Through 35 Inclusive, Public Records, Palm Beach County, Florida-

-February, A D., Nineteen Hundred Eighty Seven-

-Sheet Two Of Two-

51

State of Florida )  
County of Palm Beach )  
This Plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_  
A.D., 1987, and  
duly recorded in Plat Book  
\_\_\_\_\_ on Pages \_\_\_\_\_ and \_\_\_\_\_  
John B. Double,  
Clerk of the Circuit Court.  
By \_\_\_\_\_ Deputy Clerk



0 30' 60' 90'  
Graphic Scale in Feet 1" = 30'

HAWTHORN II  
Plat Book 31, Pg 26-35

## Area Summary

Tract (40)	1.81 Acres
Tract "A"	0.41 Acres
Tract "B"	1.13 Acres
Tract "C"	0.26 Acres
Tract "D"	0.25 Acres
Tract "E"	0.25 Acres
Total Area	5.06 Acres
Density	5.6 Units / Acre

## Legend :

- - Denotes a permanent reference monument (P.R.M.)
- - Denotes a permanent control point (P.C.P.)

This instrument was prepared by Wm. R. Van Camp, R.C.S.,  
in and for the office of Bench Mark Land Surveying & Mapping,  
Inc., 4752 West Nile Street, Suite 121, Fort Lauderdale,  
Florida, 33309. Phone: (305) 548-2102

**BENCH MARK**  
land surveying and mapping, inc.  
-Record Plat-  
Fairways At Royal Palm Beach

OWN	REV	DATE	NO	NO	PG
SCALE 1" = 30'	1:1	1987	2	2	2



DECEMBER 1999

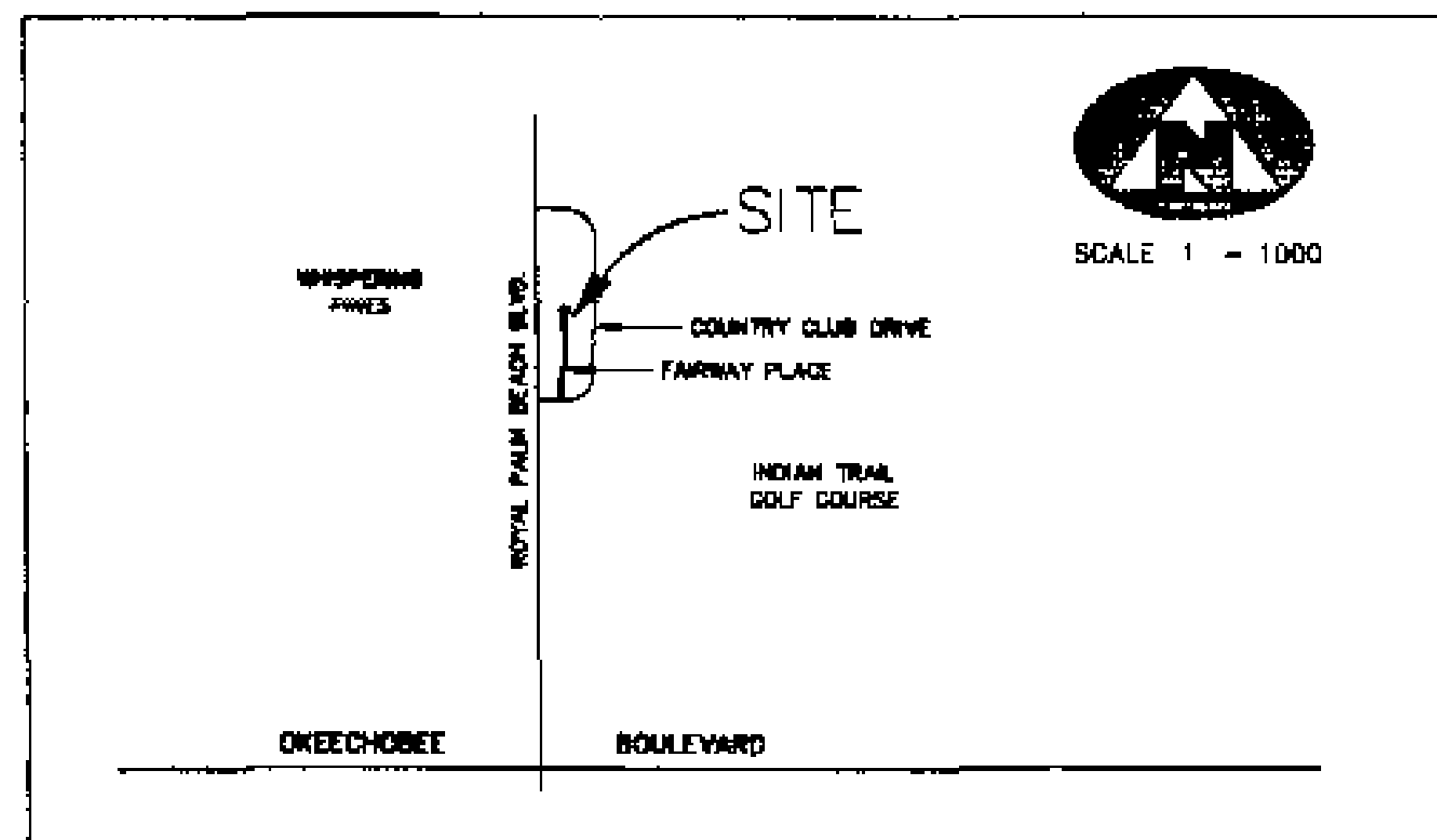
# FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT

BEING A REPLAT OF A PORTION OF FAIRWAYS AT ROYAL PALM BEACH RECORDED IN PLAT BOOK 58 PAGE 50 PUBLIC RECORDS AND LYING IN SECTION 23 TOWNSHIP 43 SOUTH RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH PALM BEACH COUNTY FLORIDA

SHEET 1 OF 3

17

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THIS PLAT WAS FILED FOR RECORD  
AT 1:43 PM THIS 10  
DAY OF JANUARY 1999  
AND DULY RECORDED IN PLAT BOOK  
58 ON PAGE 17  
THROUGH 19 THIS 10  
DAY OF JANUARY 1999  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY *[Signature]* DEPUTY CLERK



LOCATION MAP  
(NOT TO SCALE)

## DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT HONOR BILT ASSOCIATES, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 43 SOUTH RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT', A REPLAT OF A PORTION OF FAIRWAYS AT ROYAL PALM BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF FAIRWAYS AT ROYAL PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 58, PAGE 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LESS BLOCK 1, BLOCK 2 AND TRACT 'A' (FAIRWAY PLACE) AS SHOWN ON SAID PLAT OF FAIRWAYS AT ROYAL PALM BEACH

CONTAINING 1.8 ACRES, MORE OR LESS.

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

1. BLOCK '1', '2', '3' AND '4' AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

2. TRACT 'D' AS SHOWN HEREON IS HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

3. TRACT 'E' AS SHOWN HEREON IS HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

4. THE RETENTION AREA, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

6. 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 FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

7. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE COUNCIL OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF DECEMBER, 1999.

BY HONOR BILT ASSOCIATES, INC.  
A FLORIDA CORPORATION  
ATTEST: *[Signature]* ROGER BACON, SECRETARY  
BY: *[Signature]* JERRY D. POSENER, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JERRY D. POSENER AND ROGER BACON OF HONOR BILT ASSOCIATES, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED (RESPECTFULLY) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTFULLY OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 15th DAY OF December, 1999

MY COMMISSION EXPIRES

*[Signature]*  
NOTARY PUBLIC

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF December, 1999.

FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION (NOT FOR PROFIT)  
WITNESS: *[Signature]* BY: *[Signature]* RICHARD DENANE, PR. SIEVET  
WITNESS: *[Signature]*

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RICHARD DENANE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED (RESPECTFULLY) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., A 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 16th DAY OF December, 1999

MY COMMISSION EXPIRES

*[Signature]*  
NOTARY PUBLIC

## CERTIFICATE OF REVIEW

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177 (81) FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED. NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: \_\_\_\_\_ P.E.M.

FLORIDA LICENSE NO. \_\_\_\_\_

DATE: \_\_\_\_\_

## NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SURVEYOR'S LINES DESCRIBED HEREIN AND SHALL 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 THIS COUNTY.

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS ACCORDING TO SECTION 177 (81)(b), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 12-14-99 BY: *[Signature]* W.M. VAN DAMPEN, F.S.M. NO. 2424  
STATE OF FLORIDA

## SURVEYOR'S NOTES

1. THE BASE BEARING (BB) AS SHOWN HEREON IS 282°30'00" ALONG THE EAST LINE OF THE PLAT OF FAIRWAYS AT ROYAL PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. ☐ DENOTES A SET (24) IN PERMANENT REFERENCE MONUMENT (P.R.M.)
3. ☐ DENOTES A SET (24) IN PERMANENT CONTROL POINT (P.C.P.)
4. ☒ DENOTES A FOUND (24) IN PERMANENT REFERENCE MONUMENT (P.R.M.)
5. ☒ DENOTES A FOUND (24) IN PERMANENT CONTROL POINT (P.C.P.)
6. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
7. (R) DENOTES RADIAL LINE
8. CL DENOTES CENTERLINE
9. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLING MONUMENTS AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.

## GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS

1. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR THEREON SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT.
5. THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN CITY MAINTAINED ROADS.

THIS INSTRUMENT WAS PREPARED BY W.M. VAN DAMPEN IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVERSIDE BEACH, FLORIDA 33404.

BENCH MARK  
Land Surveying & Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121  
Riverside Beach, FL 33404  
Phone 848-2102 L.S. 2171 Fax (813) 844-9659  
E-MAIL: benchmark@aol.com WEB: http://www.benchmark-survey.com/

RECORD PLAT  
FAIRWAYS AT ROYAL PALM BEACH  
PARTIAL REPLAT

DWN MKH EB DATE 12/16/99 NO# 1405  
CKD BYC HLS 2405 SCALE NONE SHEET 1 OF 3

87-17



DECEMBER 1999

## FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT

BEING A REPLAT OF A PORTION OF FAIRWAYS AT ROYAL PALM BEACH, RECORDED IN PLAT BOOK 58 PAGE 50 PUBLIC RECORDS AND LYING IN SECTION 23 TOWNSHIP 43  
SOUTH RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH PALM BEACH COUNTY FLORIDA

SHEET 2 OF 3

18

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT THIS  
DAY OF 1999  
AND DULY RECORDED IN PLAT BOOK  
ON PAGE  
THROUGH THIS  
DAY OF 1999  
DOROTHY H. WALKER  
CLERK OF THE CIRCUIT COURT  
BY DEPUTY CLERK

## MORTGAGEE'S CONSENT.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 10841 AT PAGE 1456 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF DEC 1999

UNION PLANTERS BANK N.A. A PROFESSIONAL ASSOCIATION  
AS SUCCESSORS TO TRANSFLORIDA BANK, A FLORIDA CORPORATION

WITNESS Donald M. Nelson BY Donald M. Nelson  
DONALD M. NELSON VICE PRESIDENT  
WITNESS Cheryl Copeman

## ACKNOWLEDGEMENT.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

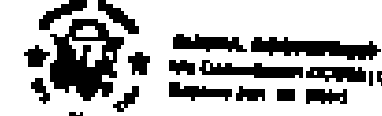
BEFORE ME PERSONALLY APPEARED DONALD M. NELSON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Donald M. Nelson AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF UNION PLANTERS BANK N.A. A CORPORATION AS SUCCESSORS TO TRANSFLORIDA BANK, A FLORIDA CORPORATION, AND SEVERALLY 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 15 DAY OF DEC 1999

MY COMMISSION EXPIRES



Cheryl Copeman  
NOTARY PUBLIC



## MORTGAGEE'S CONSENT.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 11286 AT PAGE 940 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I ROGER SACON DO HEREBY SET MY HAND AND SEAL THIS 15th DAY OF DEC 1999

WITNESS Roger Sacon BY Lucy Hoare  
IRVING BANK

## ACKNOWLEDGEMENT.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lucy Hoare WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Lucy Hoare AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December 1999

MY COMMISSION EXPIRES



Fatima H. Vajira  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 11286 AT PAGE 940 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I ROGER SACON DO HEREBY SET MY HAND AND SEAL THIS 14th DAY OF December 1999

WITNESS Roger Sacon BY Robert Balgo  
WITNESS Robert Balgo

## ACKNOWLEDGEMENT.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER SACON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Robert Balgo AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF December 1999

MY COMMISSION EXPIRES



Fatima H. Vajira  
NOTARY PUBLIC

## TITLE CERTIFICATION.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE ROTH ROUSSO AND BENJAMIN P.A. A PROFESSIONAL ASSOCIATION IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HONOR BILT ASSOCIATES, INC. THAT THE CURRENT TAXES HAVE BEEN PAID THAT ALL MORTGAGES NOT SATISFIED, IF RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREIN, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE December 15th 1999 NAME Mark E. Pichon ATTORNEY AT LAW LICENSED IN FLORIDA

## VILLAGE OF ROYAL PALM BEACH APPROVALS.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

## PLANNING AND ZONING COMMISSION.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF January 2000

BY Larry Vogel  
LARRY VOGEL, CHAIRPERSON

## VILLAGE COUNCIL.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF January 2000

BY David A. Loder  
DAVID A. LODER, MAYOR

## VILLAGE ENGINEER.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF January 2000

BY Raymond S. Liggins Jr.  
RAYMOND S. LIGGINS JR., P.E. VILLAGE ENGINEER

## ATTEST.

BY Mary Ann Gould  
MARY ANN GOULD, VILLAGE CLERK

THIS INSTRUMENT WAS PREPARED BY ME, I WAS DRAFTER IN AND FOR THE OFFICE OF BENCH MARK LAND SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404

**BENCH MARK** Land Surveying & Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121  
Riviera Beach, FL 33404  
Phone 848-2100 L.S. 2171 Fax (561) 844-9669  
E-MAIL: benchmark@aol.com WEB: http://members.aol.com/benchmark

RECORD PLAT  
FAIRWAYS AT ROYAL PALM BEACH  
PARTIAL REPLAT

DATE	FILED	DATE	FILED
12/15/99	12/15/99	12/15/99	12/15/99

87-18



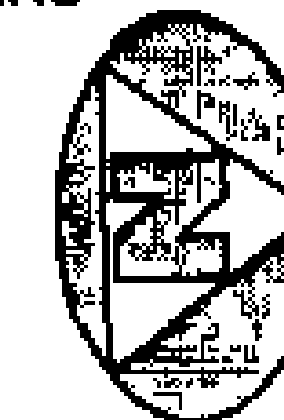
DECEMBER 1999

# FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT

SHEET 3 OF 3

19

BEING A RE-PLAT OF A PORTION OF FAIRWAYS AT ROYAL PALM BEACH, RECORDED IN PLAT BOOK 56, PAGE 50, PUBLIC RECORDS, AND LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



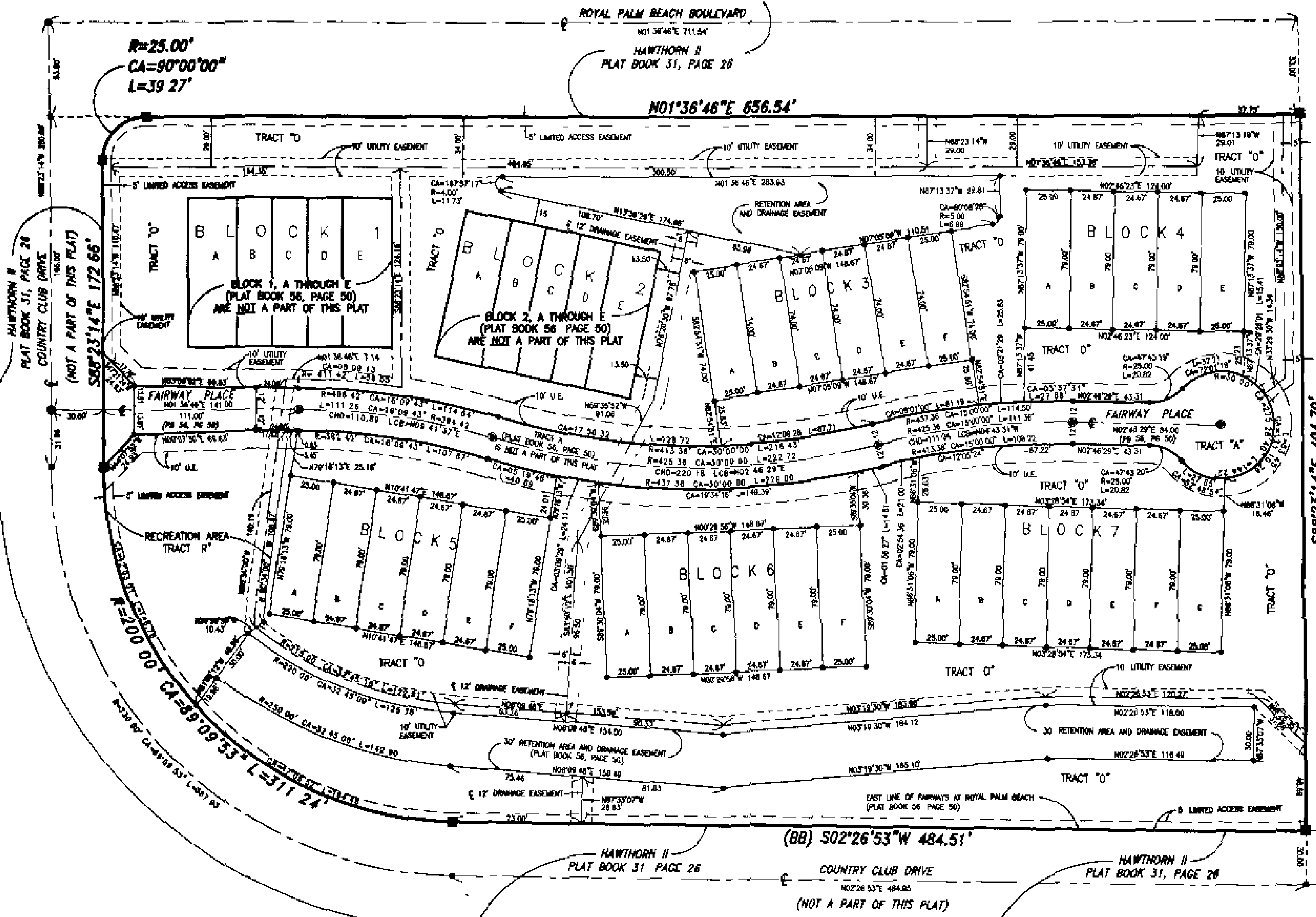
GRAPHIC SCALE  
(IN FEET)

## LEGEND:

- R/L DENOTES A RADIAL LINE
- C/L DENOTES A CENTERLINE
- P/C DENOTES POINT OF CURVATURE
- P/T DENOTES POINT OF TANGENCY
- E/C DENOTES END OF CURVE
- P/R DENOTES POINT OF REVERSE CURVATURE
- P/C DENOTES POINT OF COMPOUND CURVATURE
- U/E DENOTES UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- D/S DENOTES DEED BOOK
- L/AE DENOTES LIMITED ACCESS EASEMENT
- R/DENOTES RADIUS DISTANCE
- A/LDENOTES ARC LENGTH DISTANCE
- C/DENOTES CENTRAL ANGLE
- L/CB DENOTES LONG CHORD BEARING
- C/DENOTES CHORD DISTANCE
- P/B DENOTES POINT OF BEGINNING
- P/C DENOTES POINT OF COMMENCEMENT
- O/R DENOTES OFFICIAL RECORDS BOOK
- P/B DENOTES PLAT BOOK NUMBER
- P/P DENOTES PAGE NUMBER
- P/P DENOTES PERMANENT CONTROL POINT
- P/P DENOTES PERMANENT REFERENCE MONUMENT
- P/P DENOTES A SET PERMANENT REFERENCE MONUMENT (NO. 2424)
- P/P DENOTES A FOUND PERMANENT REFERENCE MONUMENT (NO. 2424)
- P/P DENOTES A SET PERMANENT CONTROL POINT (NO. 2424)
- P/P DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
- P/P DENOTES BLOCK/TRACT CORNER MONUMENT POSITION

AREA	THICKNESS
LOTS (30)	1.50
TRACT "O"	3.00
TRACT "T"	0.25
RETENTION AREA	0.50
TOTAL AREA	5.25 ACRES
DENSITY	5.0 UNITS PER ACRE

HAWTHORN II  
(PB 31, PG 26)



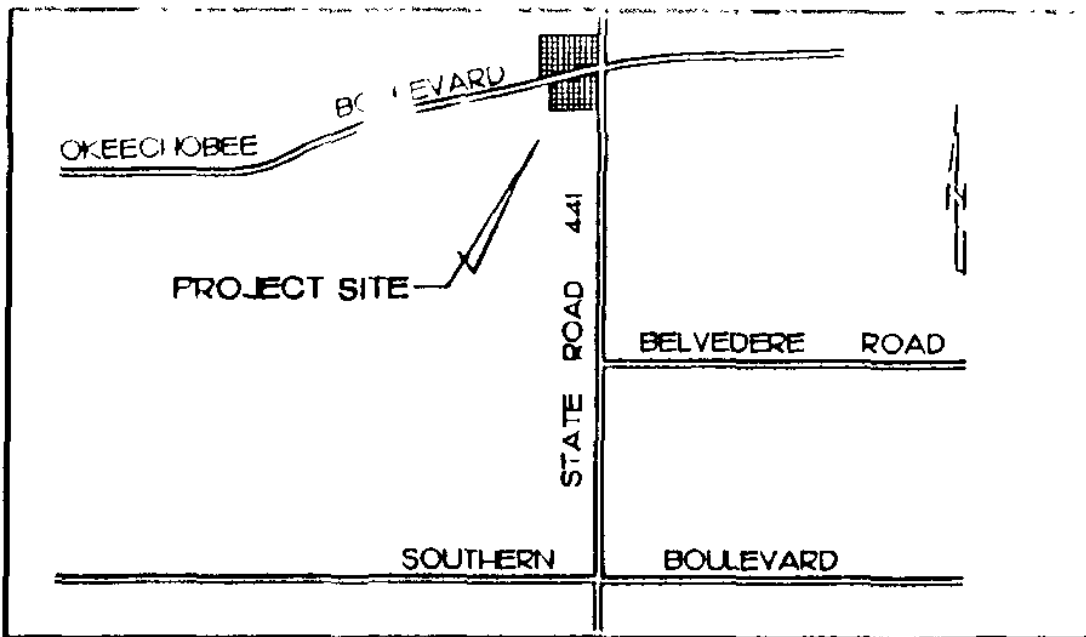
**BENCH MARK** LAND SURVEYING & MAPPING, INC.  
4152 W. BLUE HERON BOULEVARD, SUITE 102  
RIVIERA BEACH, FLORIDA 33404  
PHONE (561) 848-2102 FAX (561) 848-8850  
EMAIL: bmark@bmark.com WEB: http://bmark.com/turner

**RECORD PLAT**  
**FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT**

DRAWN BY: FB DATE: 12/07/99 PLOTTED BY: DMP  
CHKD BY: FILE: PMP05.DWG SCALE: 1" = 30' SHEET 3 OF 3

87-19





LOCATION MAP (NOT TO SCALE)

DESCRIPTION:

TWO PARCELS LYING IN THE EAST ONE-HALF (E 1/2) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH PARCEL: (SEE PAGE TWO)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE NORTH 88°40'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 24 (BASIS OF BEARING), A DISTANCE OF 98.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 7 (DB 992, PG 123), THENCE NORTH 00°40'58" EAST, A DISTANCE OF 1337.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD (ORB 6320, PG 1274), THENCE NORTH 88°46'44" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 37.79 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 7 (PARCEL III OF FOX VENTURE PROPERTY, COUNTY PROJECT NO. 95009-001) AND THE POINT OF BEGINNING; THENCE NORTH 01°38'49" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1269.22 FEET; THENCE NORTH 88°47'47" WEST, A DISTANCE OF 1933.09 FEET; THENCE SOUTH 01°12'13" WEST, A DISTANCE OF 1300.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID OKEECHOBEE BOULEVARD; THENCE SOUTH 88°47'47" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 533.06 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE EASTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 11358.95 FEET, THROUGH A CENTRAL ANGLE OF 03°00'25", A DISTANCE OF 596.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING EASTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 11558.95 FEET, THROUGH A CENTRAL ANGLE OF 03°01'28", A DISTANCE OF 610.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°46'44" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 184.47 FEET TO THE POINT OF BEGINNING.

SOUTH PARCEL: (SEE PAGE THREE)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 88°48'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 24 (BASIS OF BEARING), A DISTANCE OF 98.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 7 (DB 992, PG 123) AND THE POINT OF BEGINNING; THENCE NORTH 00°40'58" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1137.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD ORB 6320, PG 1274); THENCE NORTH 88°46'44" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 224.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 11358.95 FEET, THROUGH A CENTRAL ANGLE OF 03°01'28", A DISTANCE OF 599.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WESTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 11558.95 FEET, THROUGH A CENTRAL ANGLE OF 03°00'25", A DISTANCE OF 606.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°47'47" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 202.77 FEET TO THE NORTHEAST CORNER OF THE PALM BEACH COUNTY SCHOOL BOARDS PROPERTY; THENCE SOUTH 02°00'29" WEST, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 1106.31 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY, LYING ON THE SOUTH LINE OF SAID SECTION 24; THENCE SOUTH 88°48'13" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1658.46 FEET TO THE POINT OF BEGINNING.

SAID LAND, SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF PUBLIC RECORD, CONTAINING 99.376 ACRES, MORE OR LESS.

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DENNIS M. SOLOMON, 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 TO FOX PROPERTY VENTURE, A FLORIDA JOINT VENTURE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE 7/5/98 BY: Dennis M. Solomon  
DENNIS M. SOLOMON  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

NOTE:

1) "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 DETERMINED BY USE RIGHTS GRANTED."

2) "NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS."

3) NOTICE: THIS PLAT, AS RECORDED WITH GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO MANNER, BE SUPERSEDED OR MODIFIED 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 THIS COUNTY.

# Fox Properties Plat

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

APRIL 1998

SHEET 1 OF 3

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FOX PROPERTY VENTURE, A FLORIDA JOINT VENTURE, LICENSED TO DO BUSINESS IN FLORIDA, AND OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOX PROPERTIES PLAT AND AS DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) TRACT "A", WATER MANAGEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FOX PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2) FOX TRAIL ROAD NORTH (TRACT "E") AND FOX TRAIL ROAD SOUTH (TRACT "F"), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREETS, UTILITIES, DRAINAGE, 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.

3) BUFFER EASEMENTS ARE HEREBY RESERVED TO THE FOX PROPERTY OWNERS 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.

4) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5) LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FOX PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

7) THE LIFT STATION EASEMENT AS SHOWN HEREON IS RECORDED IN OFFICIAL RECORDS BOOK 10537 PAGE 401 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8) THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HERBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

9) TRACT "B", TRACT "C", AND TRACT "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FOX PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, 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.

10) THE TRAFFIC EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE FOR PUBLIC STREET AND RELATED PURPOSES.

11) TRACT "G", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FOX PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT, LITTORAL ZONE, AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID TRACT "G" IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AS RECORDED IN O.R.B. 10308, PAGE 1248 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

12) TRACT "H", AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE FOX PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

13) 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 FOX PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, FOX PROPERTY VENTURE, BEING A FLORIDA JOINT VENTURE OF LAND DEVELOPMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LAND DEVELOPMENT ASSOCIATES II, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WAM MANAGEMENT, INC., A FLORIDA CORPORATION, THEIR GENERAL PARTNER, BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF APRIL, A.D., 1998.

FOX PROPERTY VENTURE, A FLORIDA JOINT VENTURE  
BY: LAND DEVELOPMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND  
LAND DEVELOPMENT ASSOCIATES II, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: WAM MANAGEMENT, INC. A FLORIDA CORPORATION, THEIR GENERAL PARTNERS

BY: William A. Meyer WILLIAM A. MEYER, PRESIDENT  
WITNESS: Mary Lynn Elfratz  
WITNESS: Barbara Rieken

ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM A. MEYER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WAM MANAGEMENT, INC., A 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 15 DAY OF APRIL, A.D., 1998.

MY COMMISSION EXPIRES:

Dennis M. Solomon  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER:

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSW, IN THE OFFICES OF

**Messler & Associates**  
CONSULTING ENGINEERS

11211 Prosperity Farms Road, Suite C 301, Palm Beach Gardens, Florida 33410  
Phone (561) 627-2226 Fax (561) 624-1569

STATE OF FLORIDA  
COUNTY OF PALM BEACH

FOX PROPERTY OWNERS 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 15 DAY OF APRIL, 1998.

FOX PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA JOINT VENTURE

BY: William A. Meyer  
WILLIAM A. MEYER, PRESIDENT

WITNESS

WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM A. MEYER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOX PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA JOINT VENTURE, 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 15 DAY OF APRIL, A.D., 1998.

MY COMMISSION

4-22-98

Dennis M. Solomon  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC651296  
MY COMMISSION EXPI. APR. 29, 1999

Dennis M. Solomon  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: William A. Meyer WILLIAM A. MEYER, PRESIDENT  
BOARD OF SUPERVISORS  
DATE: 4-22-98

ATTEST: Peter L. Pimentel PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS  
DATE: 4-22-98

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 15 DAY OF APRIL, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb  
GEORGE T. WEBB, P.E., COUNTY ENGINEER  
DATE: 9/1/98

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEE POSSESSED WITH THE PALM BEACH COUNTY COMMISSIONERS OF THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Robert P. Blaszyk DATE: 7-7-98

ROBERT P. BLASZYK, PSW  
FLORIDA CERTIFICATE NO. 4133

FILE NO. 96-054P

DATE: 4/09/98

SHEET 1 OF 3

File name: C:\JL\JULY\LOGS.DWG



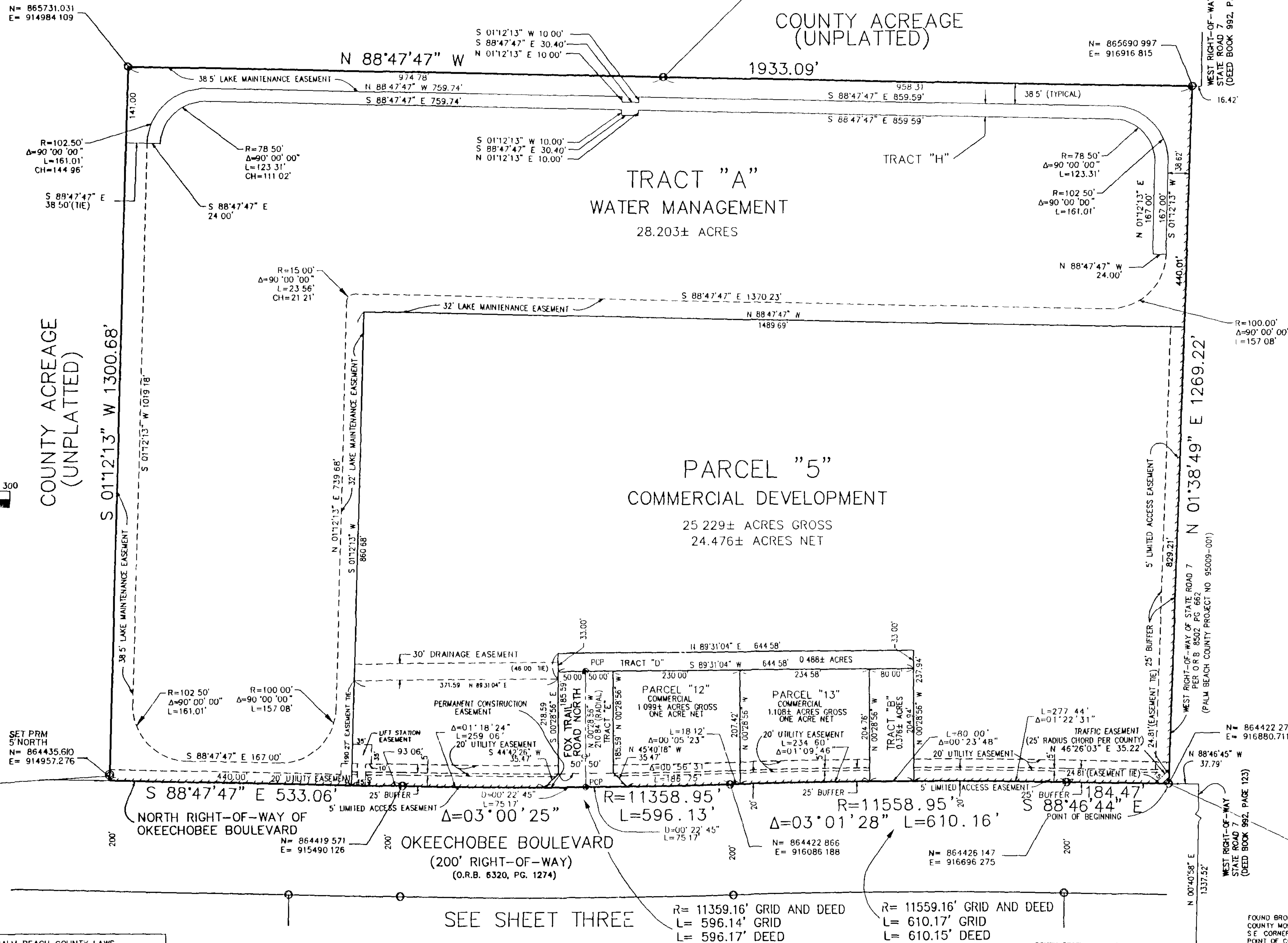
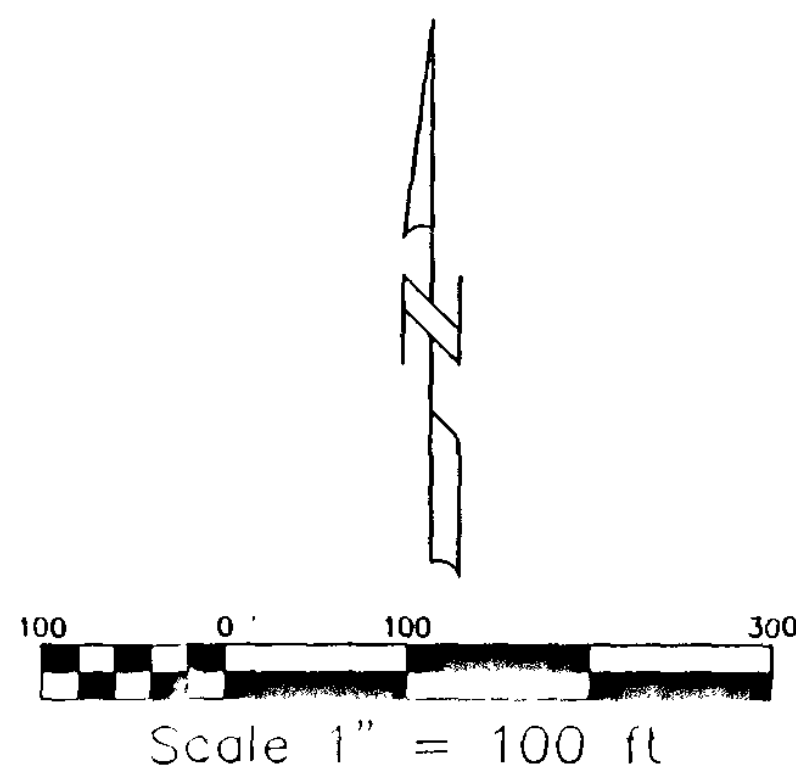
# Fox Properties Plat

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

APRIL 1998  
SHEET 2 OF 3

NOTES  
1) ○ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) "LS 4133" SET.  
2) ● DENOTES PERMANENT CONTROL POINT (C.P.) "LS 4133"  
3) BEARINGS BASED UPON THE SOUTH LINE OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST BEING SOUTH 88°48'13" EAST AS SHOWN HEREON, PER PALM BEACH COUNTY ENGINEERING DEPARTMENT.  
4) ALL PARCEL AND TRACT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED  
5) ABBREVIATIONS  
PB = PLAT BOOK  
PG(S) = PAGE  
24-43S-41E = SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
ORB = OFFICIAL RECORD BOOK  
CL = CENTERLINE  
//// = 5' LIMITED ACCESS EASEMENT

ALL DISTANCES ARE GROUND  
SCALE FACTOR 1.0000160  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
GROUND DISTANCE SCALE FACTOR = GRID  
COORDINATES  
ROTATION EQUATION  
S88°47'47" E (1 BEARING) = 00°01'01" COUNTER  
S88°48'48" E (1 BEARING) = 00°01'01" COUNTER  
PLAT TO GRID



IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S)

SEE SHEET THREE

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

**Messler & Associates**  
CONSULTING ENGINEERS  
11211 Prosperity Farms Road, Suite C 301, Palm Beach Gardens, Florida 33410  
Phone (561) 627-2226 Fax (561) 624-1569

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PROJ. NO. 96-054P  
PLAT 4/09/98  
SHEET 2 OF 3



APRIL 1998  
SHEET 3 OF 3

R= 11359.16' GRID AND DEED  
L= 599.59' DEED  
L= 599.61' GRID

SOUTH RIGHT-OF-WAY OF  
OKEECHOBEE BOULEVARD

OKEECHOBEE BOULEVARD  
(200' RIGHT-OF-WAY)  
(O.R.B. 6320, PG. 1274)

$$\Delta = 00^{\circ} 05' 36''$$

N= 864219.611  
E= 915485.984

N 88°47'47"  
202.77'

$$\Delta = 03^{\circ} 00' 25''$$

$\Delta=03^{\circ}01'28''$  LIMITED ACCESS  
58.95' L=599.60' R

N= 864226.188  
E= 916692.072

N= 864221.478  
E= 916916.166

TRAFFIC EASEMENT  
(25' RADIUS CHORD PER COUNTY)

FOUND P B C BRASS DISK  
IN CONCRETE "SPLASH"


15' UTILITY EASEMENT

588'47'47"E

A-00'51'57"

PCP  $\Delta = 00.55.00$   $\angle =$   
 $\angle = 184.93$   
 $\angle = 41.96'$

08 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



24.77' (EASEMENT)

475.24'

SHEET

SHEET

PALM BEACH COUNTY SCHOOL BOARD PROPERTY  
(UNPLATTED ACREAGE)

S 02°00'29" W 1106.31'

(TRACT "G") \_\_\_\_\_  
SUBJECT TO EXISTING  
COVENANT AS RECORDED  
IN O.R.B. 10308, PG. 1248  
OF THE PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

PARCEL "3"  
RESIDENTIAL  
18.4 ACRES GROSS  
17.394± ACRES NET

PARCEL "4"  
COMMERCIAL  
15 ACRES GROSS

STATE ROAD 7  
(DB 992, PG 123)

FOUND PALM BEACH  
COUNTY MONUMENT AT  
SOUTH QUARTER CORNER OF  
24-43S-41E

N= 863123151  
E= 915244986

N 88°48'13" W  
858.43 FT

SET PRM  
5' NORTH

COUNTRY WEST P.U.D.  
(PB 40, PGS 179-180)

S 88°48'13" E

1658.46  
N= 863100 178  
E= 016117 051

N= 863084 016  
E= 916902.947

8- FOUND BROKEN PALM BEACH  
COUNTY MONUMENT AT  
S.E. CORNER 24-435-41E

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

**Messler & Associates**  
CONSULTING ENGINEERS  
11211 Prosperity Farms Road, Suite C 301, Palm Beach Gardens, Florida 33411  
Phone (561) 627-2226 Fax (561) 624-1569

NOTES:

- 1) ○ DENOTES PERMANENT REFERENCE MONUMENT  
(P.R.M.) "LS 4133" SET.
- 2) ● DENOTES PERMANENT CONTROL POINT  
(PCP) "LS 4133".
- 3) BEARINGS BASED UPON THE SOUTH LINE OF  
SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
BEING N88°48'13" EAST AS SHOWN HEREON,  
PER PALM BEACH COUNTY ENGINEERING DEPARTMENT.
- 4) ALL PARCEL AND TRACT LINES ARE NON-RADIAL  
UNLESS OTHERWISE NOTED.
- 5) ABBREVIATIONS:  
PB = PLAT BOOK  
PG(S) = PAGE  
24-43S-41E SECTION 24, TOWNSHIP 43 SOUTH  
RANGE 41 EAST  
ORB = OFFICIAL RECORD BOOK  
C = CENTERLINE

////// = 5' LIMITED ACCESS EASEMENT

ALL DISTANCES ARE GROUND  
SCALE FACTOR 1.0000160  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM IS STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
GROUND DISTANCE X SCALE FACTOR = GRID  
COORDINATES SHOWN ARE GRID  
ROTATION EQUATION:  
SBB'48°13'E (PLAT BEARING) = 0001°01' COUNTER  
SBB'49°14"E (GRID BEARING) CLOCKWISE  
PLAT TO GRID

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 THIS 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.

FILE NO. 96-4/98

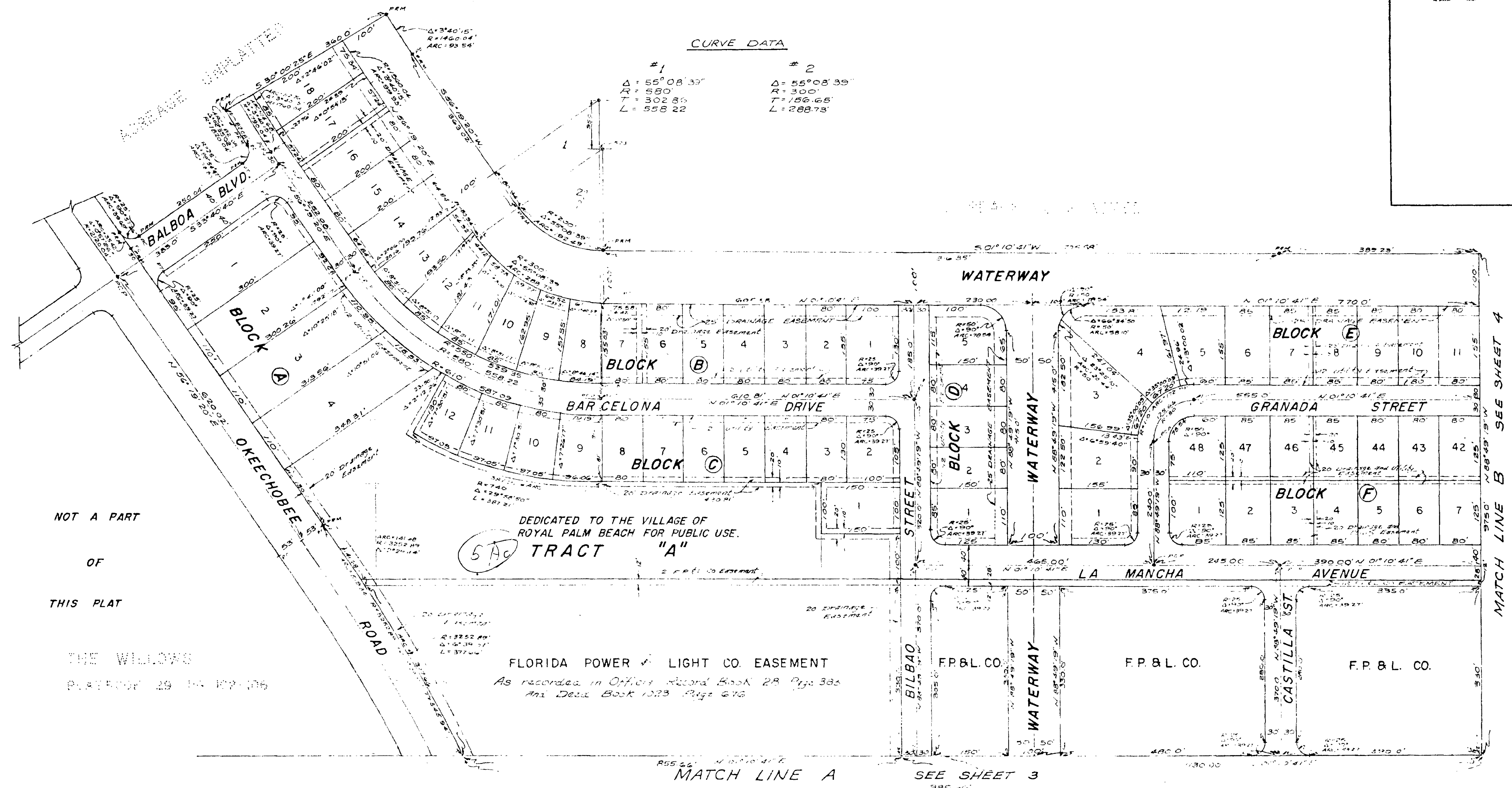
FILE NO. 96-0548  
4/08/98

File name: C:\P\DWG\EOYRE.DWG









NOT A PART  
OF  
THIS PLAT

THE WILLOWS  
PLAT 29 OF 1927

DEDICATED TO THE VILLAGE OF  
ROYAL PALM BEACH FOR PUBLIC USE.  
**TRACT "A"**

FLORIDA POWER & LIGHT CO. EASEMENT  
As recorded in Official Record Book 28 Page 383  
And Deed Book 1023 Page 676

# LA MANCHA

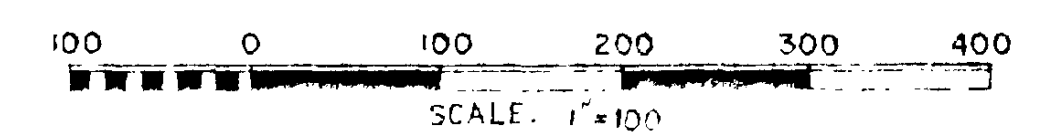
VILLAGE OF ROYAL PALM BEACH, FLORIDA  
In Sections 14, 23, 24, Twp. 43 S., Rge. 41 E.  
Palm Beach County, Florida

**NOTES:**

- 1. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED.
- 2. ALL BUILDING SETBACKS ARE 25'

This instrument prepared by:

Alfredo M. Lopez-Aguilar  
Registered Land Surveyor No. 2252  
WOOD, BEARD and ASSOC., INC.  
239 S. Marion River Drive  
Fort Pierce, Florida

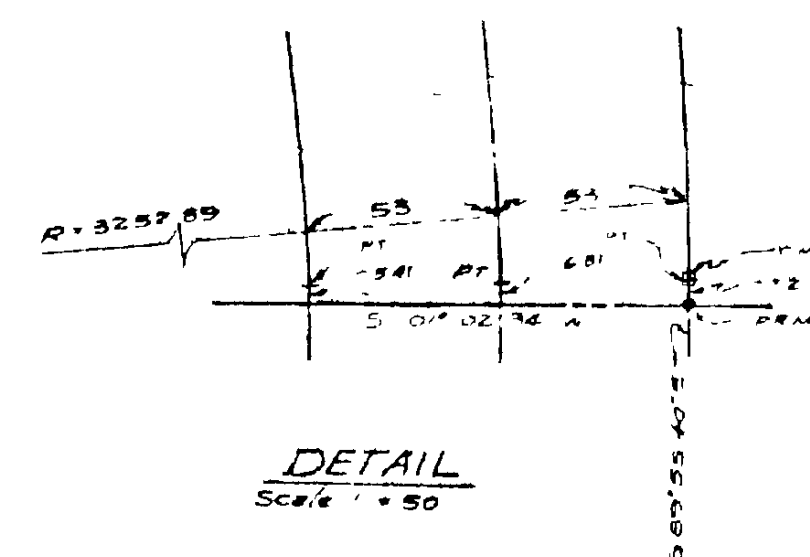
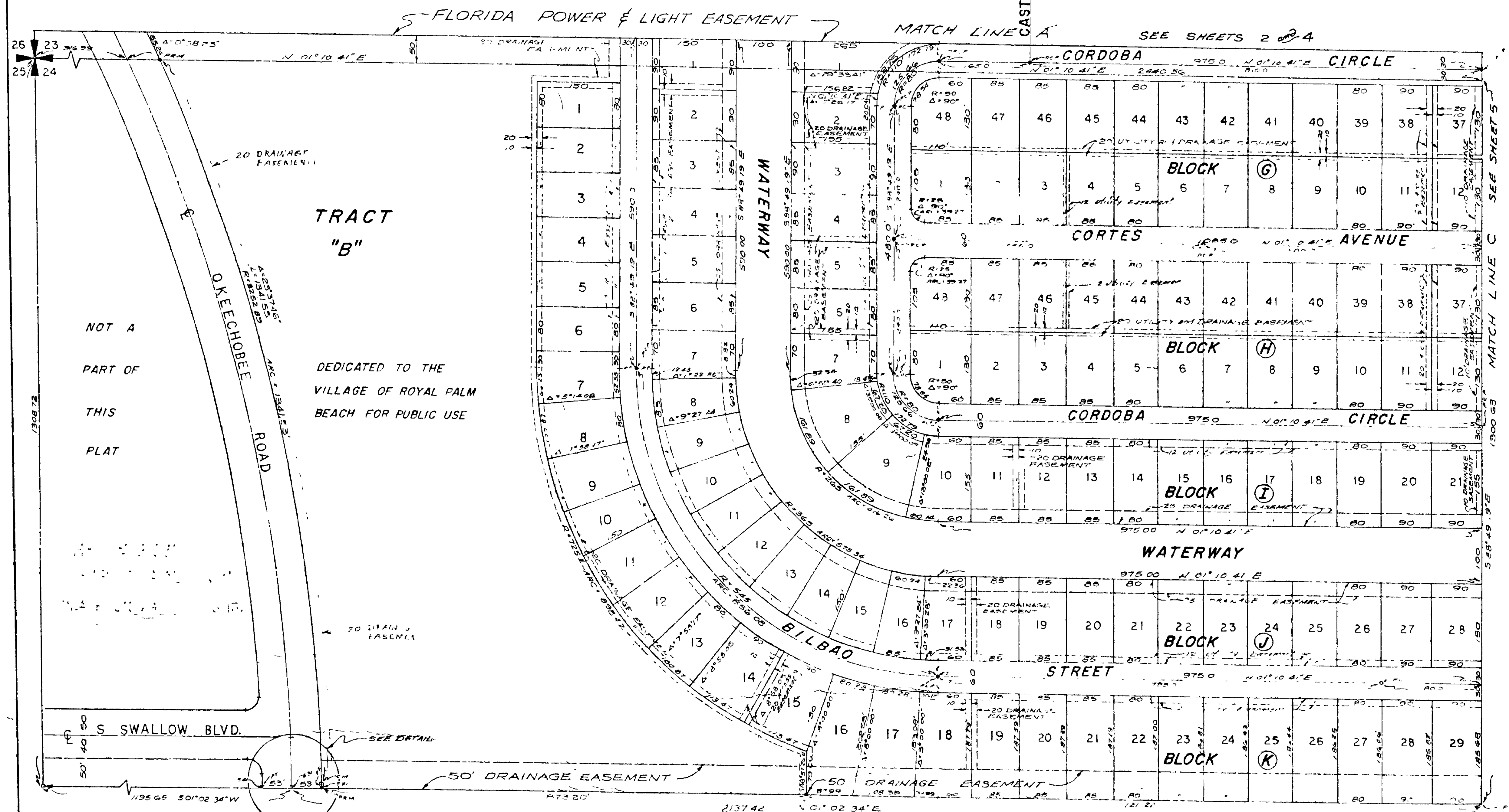


**LA MANCHA**  
In Sections 14, 23, 24, Twp. 43 S., Rge. 41 E.  
Village Of Royal Palm Beach, Florida

**WOOD, BEARD & ASSOC. INC.**  
CONSULTING ENGINEERS  
Fort Pierce, Florida

SCALE 1"=100' DESIGNED BY FWG NO. 7149  
DATE 9/12/12 CHECKED BY FWG NO. 7149

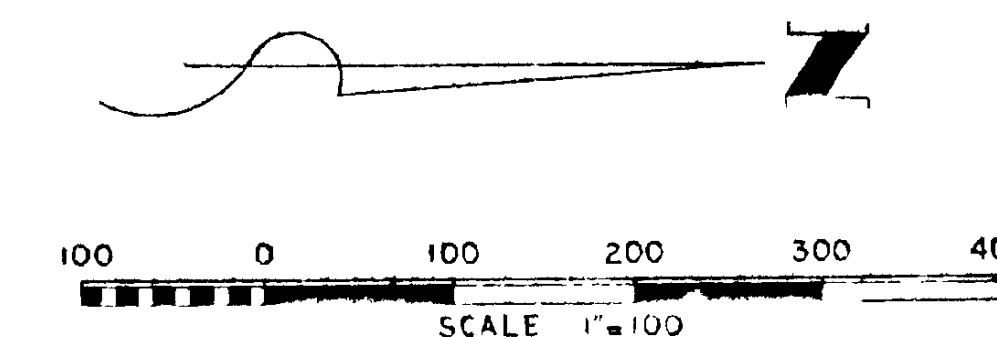




# **LA MANCHA** VILLAGE OF ROYAL PALM BEACH, FLORIDA In Sections 14, 23, 24, Twp. 43S., Rge. 41E. Palm Beach County, Florida

- NOTES**
- 1 ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED
  - 2 ALL BUILDING SETBACKS ARE 25'

This instrument prepared by:  
 Alfredo M. Lopez-Aguar  
 Registered Land Surveyor No. 2252  
 WOOD, BEARD and ASSOC., INC.  
 239 S Indian River Drive  
 Fort Pierce, Florida  
*Alfredo M. Lopez-Aguar*



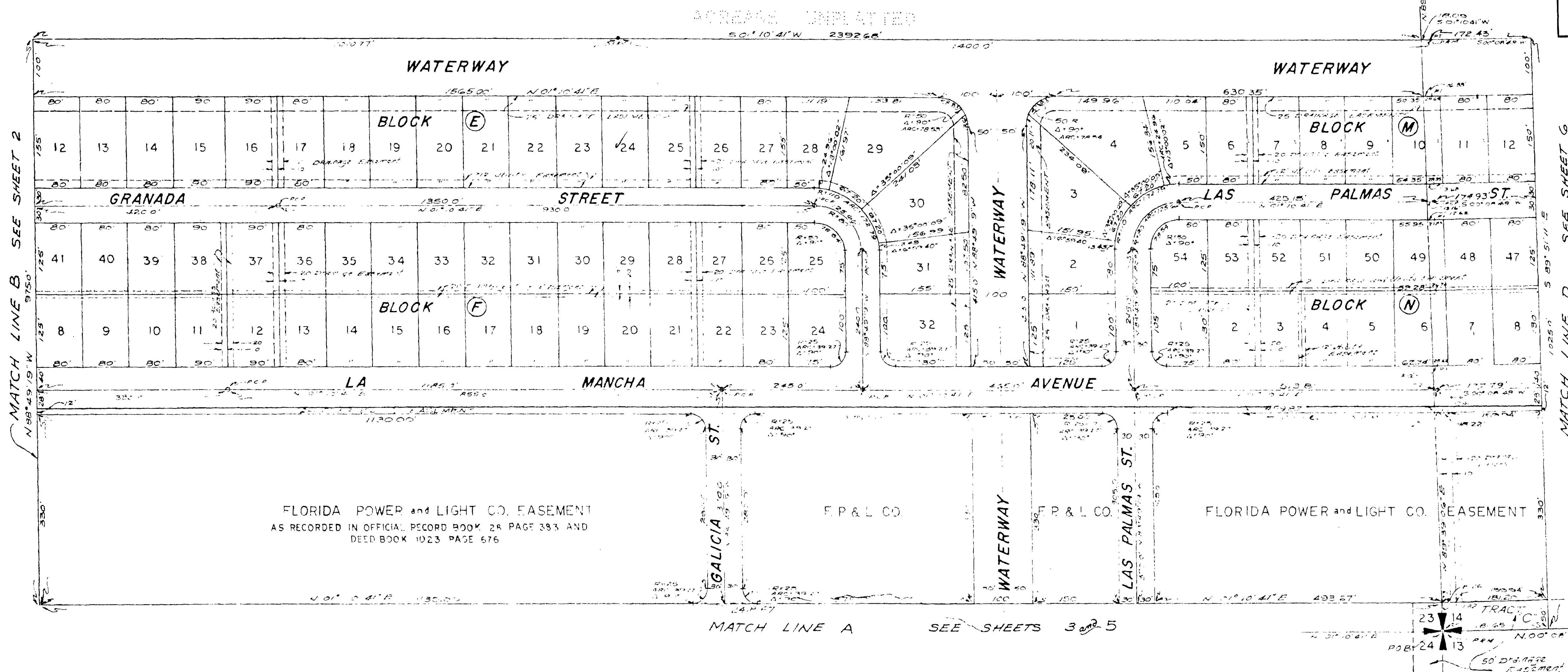
<p><b>LA MANCHA</b>                  In Sections 14, 23, 24, Twp. 43S., Rge. 41E.                  Village Of Royal Palm Beach, Florida</p>			
<p><b>WOOD, BEARD &amp; ASSOC. INC.</b>                  CONSULTING ENGINEERS                  Fort Pierce, Florida</p>			
<p>SCALE 1"=100'</p>	<p>DESIGNED</p>	<p>DWG NO 7149</p>	
<p>DATE 3/14/72</p>	<p>CHECKED</p>	<p>SHEET 3 OF 6</p>	



- NOTES:
1. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED.
  2. ALL BUILDING SETBACKS ARE 25'.

This instrument prepared by:  
Alfredo M. Lopez-Aguir  
Registered Land Surveyor No. 2252  
WOOD, BEARD and ASSOC., INC.  
239 S. Indian River Drive  
Fort Pierce, Florida

*Alfredo M. Lopez-Aguir*



## LA MANCHA

VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Section 14, 23, 24, Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

### LA MANCHA

In Sections 14, 23, 24, Twp. 43 S., Rge. 41 E.  
Village Of Royal Palm Beach, Florida

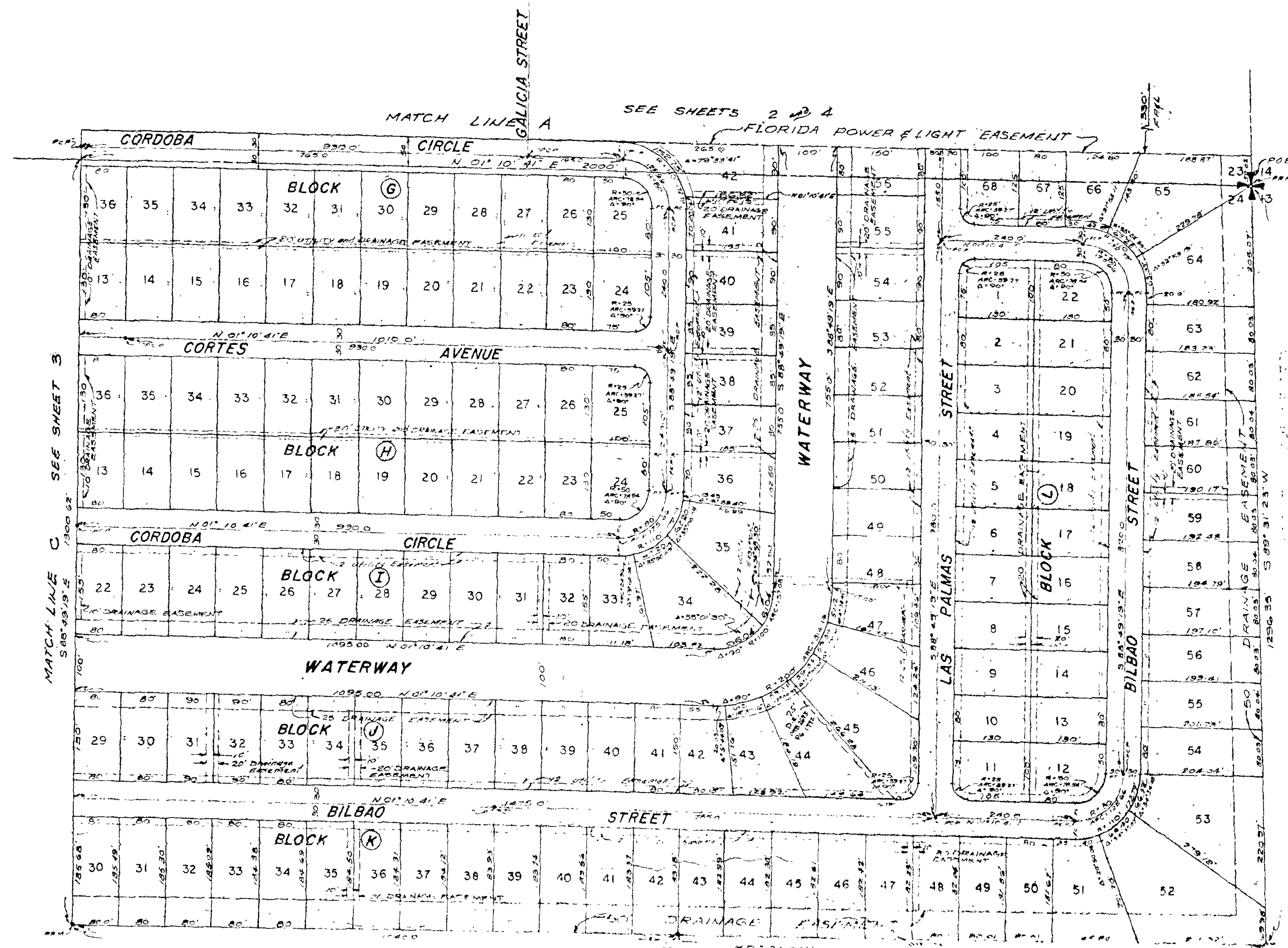
WOOD, BEARD and ASSOC. INC.

CONSULTING ENGINEERS

Fort Pierce, Florida

SCALE 1"=100'	DESIGNED	DWG NO 7149
DATE 3/15/12	CHECKED	SHEET 4 of 6





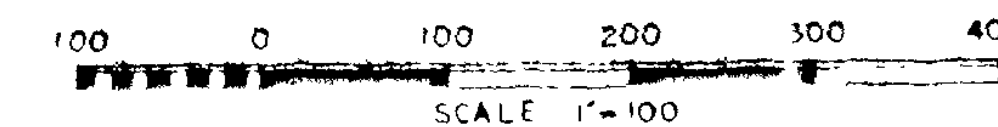
**NOTES:**

1. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED
2. ALL BUILDING SETBACKS ARE 25'.

This instrument prepared by:  
 Alfredo M. Lopez-Aguar  
 Registered Land Surveyor No. 2252  
 WOOD, BEARD and ASSOC., INC.  
 239 S. Indian River Drive  
 Fort Pierce, Florida

*Alfredo M. Lopez-Aguar*

**LA MANCHA**  
 VILLAGE OF ROYAL PALM BEACH, FLORIDA  
 In Sections 14, 23, 24, Twp. 43S., Rge. 41E.  
 Palm Beach County, Florida



<b>LA MANCHA</b>			
In Sections 14, 23, 24, Twp. 43S., Rge. 41E. Village Of Royal Palm Beach, Florida			
<b>WOOD, BEARD &amp; ASSOC., INC.</b>			
CONSULTING ENGINEERS			
Fort Pierce, Florida			
SCALE 1"=100'	DESIGNED	DWG. NO. 7/49	SHEET 5 OF 6
DATE 3/14/72	CHECKED		



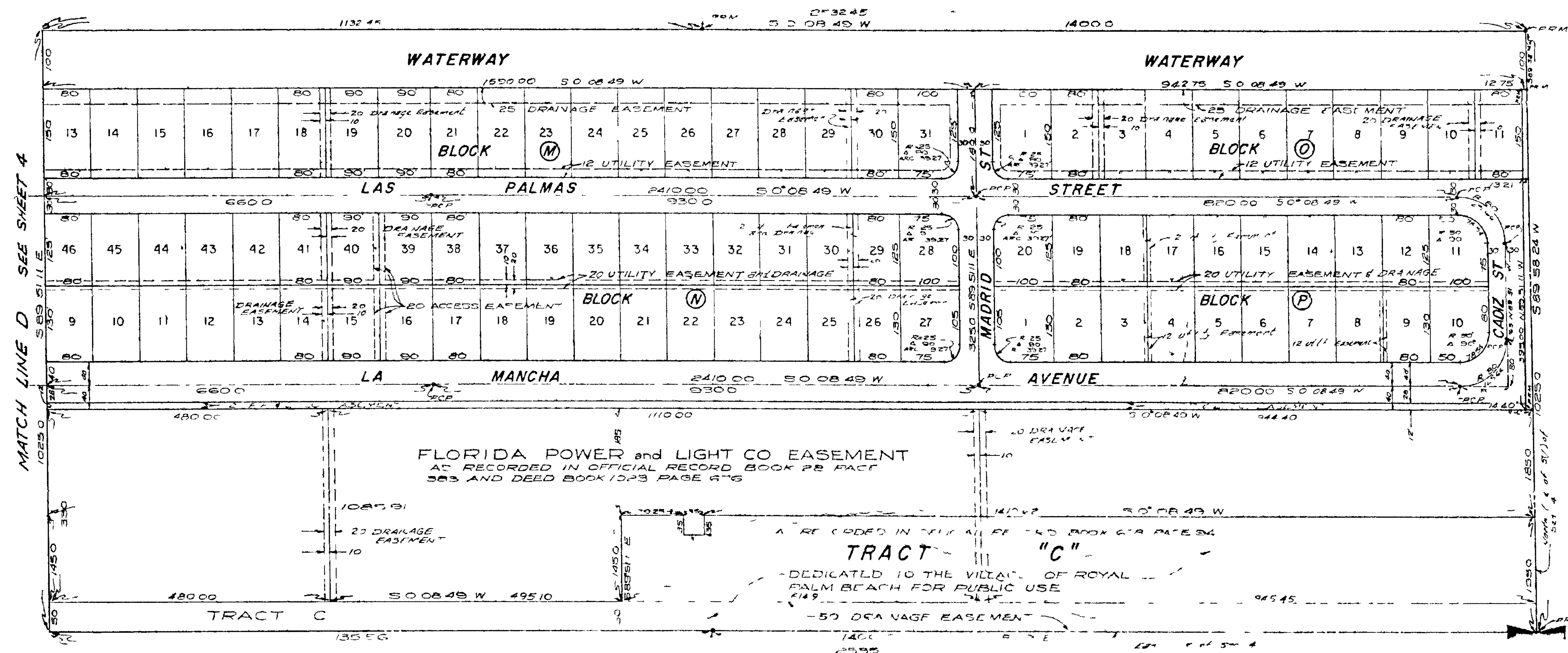
**NOTES**

- 1 ALL LOT LINES ON CURVES ARE RADIAL  
UNLESS OTHERWISE SPECIFIED
- 2 ALL BUILDING SETBACKS ARE 25'

*This instrument prepared by*

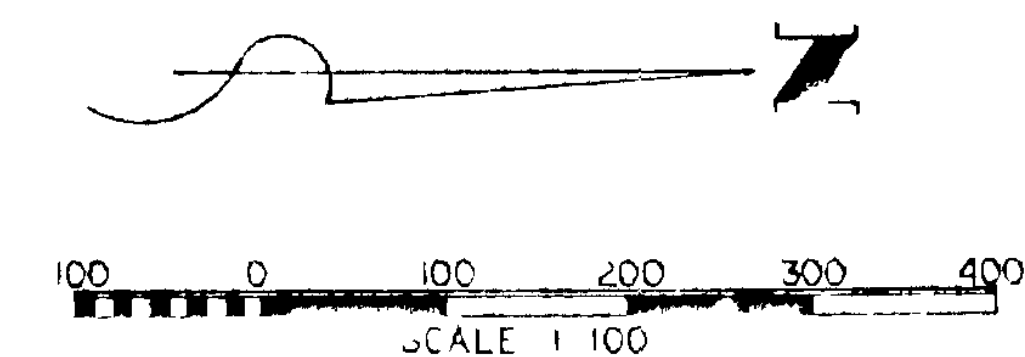
Alfredo M Lopez-Aguilar  
Registered Land Surveyor No 2252  
WOOD, BEARD and ASSOC, INC  
239 S Indian River Drive  
Fort Pierce, Florida

Elizabeth



# LA MANCHA

VILLAGE OF ROYAL PALM BEACH, FLORIDA  
In Sections 14,23,24,Twp 43S,Rge 41E.  
Palm Beach County, Florida



# LA MANCHA

In Sections 14 23, 24, Twp 43 S., Rge 41 E  
Village Of Royal Palm Beach, Florida

**WOOD, BEARD & ASSOC INC**

CONSULTING ENGINEERS

Fort Pierce Florida

SCALE 1"=100	DESIGNED	DWG NO 7149
DATE 3/14/72	CHECKED	SHEET 6 of 6



STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ROYAL PALM BEACH COLONY, INC., a Florida corporation, the owner of a parcel of land lying and being in Section 21, Township 43 South, Range 41 East, Palm Beach County, Florida, being a REPLAT OF BLOCK A, LOT 1, LA MANCHA as recorded in Plat Book 31, Page 12, Public Records, Palm Beach County, Florida and more particularly described, to wit:

From the Southwest corner of Section 23, Township 43 S., Range 41 E., Palm Beach County, Florida, run East on a bearing of North 10° 42' East a distance of 322.78 feet to a point of curvature, thence run along the arc of a curve concave to the Northwest, having a radius of 2373.04 feet and a central angle of 310° 51' 20" a distance of 1208.20 feet to a point of tangency, thence run Northwesterly on a bearing of North 56° 19' 20" East a distance of 190.0 feet to a point, thence run Northwesterly on a bearing of North 33° 40' 40" West a distance of 53.0 feet to the Point of Beginning.

From the P.O.B. run Northwesterly on a bearing of North 33° 40' 40" West a distance of 330.00 feet to a point on the centerline of Barcelona Drive, thence run Southwesterly along said centerline on a bearing of South 69° 19' 20" West, a distance of 5.0 feet to a point, thence run Southwesterly along centerline of Barcelona Drive on a bearing of North 69° 19' 20" East, a distance of 125.00 feet to the centerline of Barcelona Drive and Ponce de Leon Street, thence run Southwesterly on a bearing of North 69° 19' 20" East, a distance of 330.35 feet, thence run Northwesterly on a bearing of North 69° 19' 20" East, a distance of 167.46 feet to the Point of Beginning.

#### LEGAL DESCRIPTION LOT 1 "A"

That portion of Lot 1, Block "A", as described in Plat Book 31, Page 12, in the Public Records of Palm Beach County, Florida, being more particularly described as follows:

From the centerline intersection of Ponce de Leon Street with Barcelona Drive, run North 56° 19' 20" East along the centerline of Barcelona Drive, a distance of 177.76 feet; thence South 33° 40' 40" East, a distance of 30 feet to the Southern right-of-way line of Barcelona Drive, said point also being the point of beginning of the herein described parcel known as Lot 1 "A". Thence continue South 33° 40' 40" East, a distance of 95 feet; thence South 69° 19' 20" West, a distance of 131.87 feet to the Eastern right-of-way line of Ponce de Leon Street, thence North 33° 40' 40" West along said right-of-way line, a distance of 68.92 feet to the beginning of a curve concave to the Southeast, having a radius of 25.0 feet, thence North 40.43 feet along said curve through a central angle of 82° 39' 18" to the Southern right-of-way line of Barcelona Drive, thence North 69° 19' 20" East, a distance of 110.14 feet to the point of beginning. Subject to a Utility Easement over the Northernly and Westernly 12 feet thereof, also subject to a Drainage Easement over the Southernly 6 feet thereof, containing 0.298 acres more or less.

#### LEGAL DESCRIPTION LOT 1 "B"

That portion of Lot 1, Block "A", as described in Plat Book 31, Page 12, in the Public Records of Palm Beach County, Florida, being more particularly described as follows:

From the centerline intersection of Ponce de Leon Street with Barcelona Drive, run North 56° 19' 20" East along the centerline of Barcelona Drive, a distance of 177.76 feet; thence South 33° 40' 40" East, a distance of 125.0 feet to the point of beginning of the herein described parcel, known as Lot 1 "B". Thence continue along said line South 33° 40' 40" East, a distance of 40.0 feet, thence South 69° 19' 20" West, a distance of 128.22 feet to the Eastern right-of-way line of Ponce de Leon Street, thence North 33° 40' 40" West, along said right-of-way line, a distance of 40.09 feet, thence North 56° 19' 20" East, a distance of 143.92 feet to the point of beginning. Subject to a Utility Easement over the Northernly 12 feet thereof, also subject to a Drainage Easement over the Southernly and Northernly 6 feet thereof, containing 0.234 acres more or less.

#### LEGAL DESCRIPTION LOT 1 "C"

This portion of Lot 1, Block "A", as described in Plat Book 31, Page 12, in the Public Records of Palm Beach County, Florida, being more particularly described as follows:

From the centerline intersection of Ponce de Leon Street with Barcelona Drive, run North 56° 19' 20" East along the centerline of Barcelona Drive, a distance of 177.76 feet; thence South 33° 40' 40" East, a distance of 205.0 feet to the point of beginning of the herein described parcel, known as Lot 1 "C". Thence continue along said line South 33° 40' 40" East a distance of 125.0 feet, to the Northernly right-of-way line of Oceanbreeze Road, thence South 69° 19' 20" West, a distance of 40.55 feet to the beginning of a curve concave to the North having a radius of 25.0 feet, thence Northwesterly 11 feet along said curve through a central angle of 82° 39' 18" to the Eastern right-of-way line of Ponce de Leon Street, thence North 33° 40' 40" West along said right-of-way line, a distance of 101.26 feet; thence North 56° 19' 20" East, a distance of 128.22 feet to the point of beginning. Subject to a Utility Easement over the Westernly 12 feet thereof, also subject to a Drainage Easement over the Northernly 6 feet and the Southernly 12 feet thereof, containing 0.356 acres more or less.

Units and accepting the Southernly 7 feet for right-of-way purposes, more particularly described as follows: From the point of beginning of the above described Lot 1 "C", run South 33° 40' 40" East a distance of 138.0 feet to the point of beginning of the following described right-of-way dedication thence South 69° 19' 20" West, a distance of 44.93 feet to the beginning of a curve, concave to the North having a radius of 25.0 feet, thence Northwesterly 10.11 feet along said curve through a central angle of 82° 39' 18" to the Eastern right-of-way line of Ponce de Leon Street, thence South 33° 40' 40" East, a distance of 7.0 feet to the beginning of a curve concave to the North having a radius of 25.0 feet, thence Southwesterly 14.11 feet along said curve through a central angle of 82° 39' 18" to the Eastern right-of-way line of Ponce de Leon Street, thence North 33° 40' 40" West, a distance of 7.0 feet to the point of beginning. Containing 0.018 acres more or less. All bearings shown here are assumed.

We caused the same to be surveyed and plotted. The Avenues, roads, streets, waterways, parks, drainage easements, drives and boulevards are hereby dedicated for the perpetual use of the public.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal placed hereon by and with the authority of its Board of Directors, this 16th day of January, A.D. 1985.

ATTEST: *[Signature]* Secretary  
President  
Royal Palm Beach Colony



STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an Officer duly authorized to administer oaths and take acknowledgments, *[Signature]* and *[Signature]*, the President and Secretary, respectively, of ROYAL PALM BEACH COLONY, INC., a Florida Corporation, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said corporation by and with the authority of its Board of Directors, for the purpose therein expressed, and that their act and deed was the act and deed of said corporation.

WITNESS: My hand and office at my office at West Palm Beach, County of Palm Beach, State of Florida, this 16th day of January, A.D. 1985.

My Commission Expires: *[Signature]* Notary Public

## A REPLAT OF BLOCK A, LOT 1 OF LA MANCHA

IN SECTION 23, TWP 43 S., RGE 41 E.  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY,  
FLORIDA

#### DEPOSITION

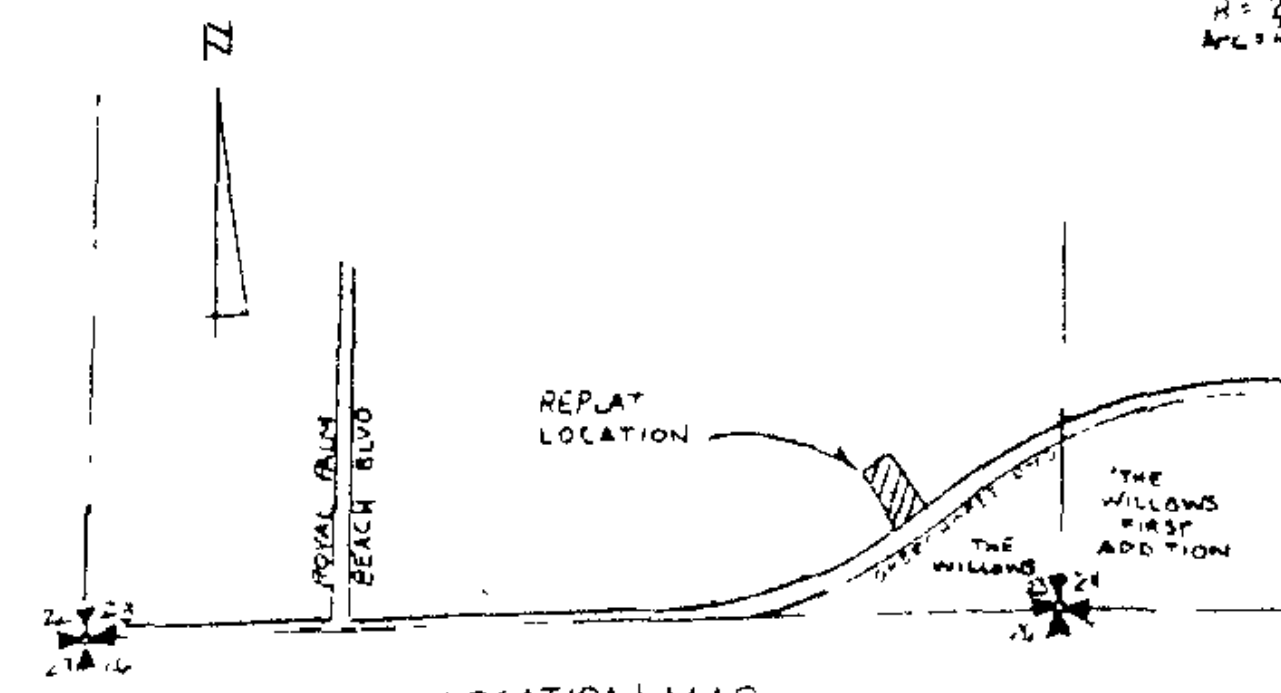
*[Faint text, likely a deposition or legal note]*

*[Faint text, likely a deposition or legal note]*

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, *[Signature]*, (a duly licensed attorney in the State of Florida) do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested in *[Signature]*, that the current taxes have been paid, and that I find that the property is free of encumbrance or, if applicable that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct and/or if applicable the property is found to contain deed restrictions which are not applicable and do not affect the subdivision of the property.

Attorney-at-law licensed in Florida



LOCATION MAP  
SCALE - 1" = 1000'

STATE OF FLORIDA  
COUNTY OF PALM BEACH

#### CERTIFICATE OF APPROVAL OF VILLAGE COUNCIL

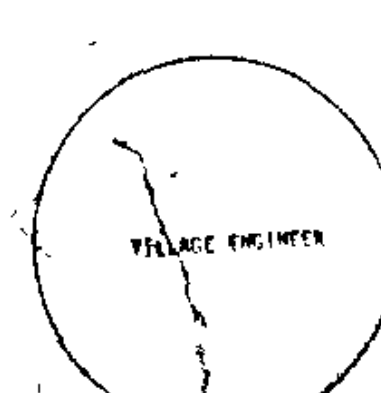
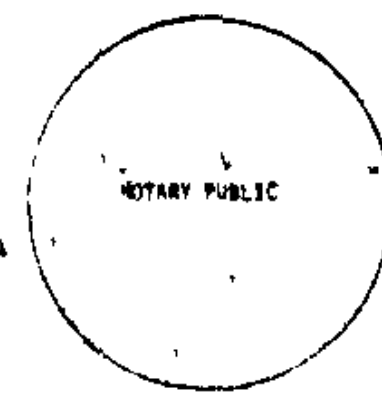
Examined and approved by the Village Council of *Royal Palm Beach*, Palm Beach County, Florida, this 16th day of January, 1985.

Village of *Royal Palm Beach*  
By *[Signature]* Mayor

ATTEST: *[Signature]* Clerk

I have carefully examined this map and find it conforms with the provisions of the map filing law and the municipal ordinances and requirements applicable thereto.

*[Signature]*  
Village Engineer



STATE OF FLORIDA  
COUNTY OF PALM BEACH

#### SURVEYOR'S CERTIFICATE

This is to show that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.M.) Permanent Reference Monuments and (P.C.P.) Permanent Control Points have been placed as required by law, (when applicable) upon (P.C.P.) will be kept under the same conditions as required by law for the required improvement and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Registered Land Surveyor No. 4315  
State of Florida

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION  
THIS IS TO CERTIFY, that on *Dec 26, 1985* the Royal Palm Beach Planning and Zoning Commission approved the above plat or plan.

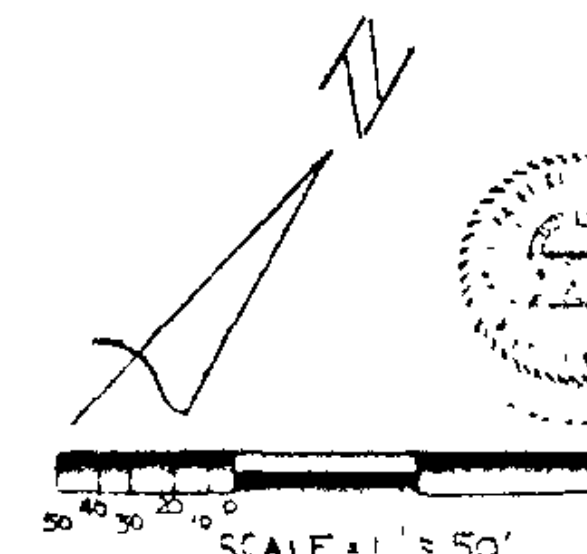
*[Signature]*  
Director

#### GENERAL NOTES

1. All building setbacks shall be as required by ordinance of the Village of Royal Palm Beach.
2. There shall be no building or other structures placed on the Utility Easements.
3. There shall be no building or any kind of construction or trees or shrubs placed on Drainage Easements.
4. All lots have 6 Utility Easements along side lot lines.

THIS INSTRUMENT PREPARED BY

APLOR E. CHIS, INC.  
Registered Land Surveyor  
5439 Colossal Circle, S.E.  
Suwanee, Florida, 31787  
(770) 297-1784 or (770) 466-0667



I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177 and Chapter 65-139, Florida Statutes, and was filed for record on *Dec 23, 1985* at *1:43 PM*.  
FILE NO. *86-091170*  
Plat Book *53* Page *29*  
*[Signature]*  
Clerk of the Circuit Court  
In and for Palm Beach County, Florida



A REPLAT OF  
BLOCK A, LOT 1 and BLOCK B, LOTS 16, 17 & 18  
OF  
**LA MANCHA**  
IN SECTION 23, Twp. 43S., Rge. 41E.  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY,  
FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ROYAL PALM BEACH COLONY, INC., a Florida corporation, the owner of a parcel of land lying and being in Section 23, Township 43 South, Range 41 East, Palm Beach County, Florida, being a REPLAT OF BLOCK A, LOT 1 and BLOCK B, LOTS 16, 17 and 18, LA MANCHA, as recorded in Plat Book 29, Page 166, Public Records, Palm Beach County, Florida, and more particularly described, to wit:

From the Southwest corner of Section 23, T.43S., R.41E., Palm Beach County, Florida, run easterly on a bearing of North 88°10'42" East a distance of 3224.79 feet to a point of curvature, thence run along the arc of a curve concave to the northwest having a radius of 2173.04 feet and a central angle of 11°51'22" a distance of 1208.20 feet to a point of tangency, thence run northwesterly on a bearing of North 56°19'20" East a distance of 190.0 feet to a point, thence run Northwesterly on a bearing of North 33°40'40" West a distance of 53.0 feet to the Point of Beginning.

From the P.O.B. run northwesterly on a bearing of North 33°40'40" West a distance of 330.0 feet to a point on the centerline of Barcelona Drive, thence run southwesterly along said centerline on a bearing of South 56°19'20" West a distance of 52.76 feet to a point, thence run northwesterly on a bearing of North 33°40'40" West a distance of 230.0 feet to a point on the southerly right-of-way of the 100.0 foot canal, thence run southwesterly along said canal right-of-way on a bearing of South 56°19'20" West a distance of 25.0 feet to a point on the easterly right-of-way of Ponce de Leon Street, thence run northwesterly along said easterly right-of-way line on a bearing of North 33°40'40" West a distance of 100.0 feet to a point on the northerly right-of-way of the 100.0 foot canal, thence run southwesterly along said northerly canal right-of-way on a bearing of South 56°19'20" West a distance of 32.24 feet to a point of curvature, thence run along the arc of a curve concave to the northwest having a radius of 1450.04 feet and a central angle of 3°40'15" a distance of 93.54 feet to a point, thence run easterly on a bearing of South 33°00'25" East a distance of 360.0 feet to a point, thence run along the arc of a curve concave to the northwest having a radius of 1820.04 feet and a central angle of 2°06'30" a distance of 116.97 feet to a point of reverse curvature, thence run along the arc of a curve concave to the South having a radius of 25.0 feet and a central angle of 85°46'57" a distance of 37.43 feet to a point of tangency on the westerly right-of-way of Ponce de Leon Street, thence run southwesterly along said westerly right-of-way on a bearing of South 36°19'58" East a distance of 250.54 feet to a point of curvature, thence run along the arc of a curve concave to the West having a radius of 25.0 feet and a central angle of 93°42'45" a distance of 40.89 feet to a point of compound curvature, thence run northwesterly along the arc of a curve concave to the northwest having a radius of 2120.04 feet and a central angle of 1°03'27" a distance of 33.13 feet to a point of tangency, thence run northwesterly on a bearing of North 56°19'20" East a distance of 190.0 feet to the Point of Beginning.

Has caused the same to be surveyed and plotted. The Avenues, roads, streets, waterways, parks, 50 ft drainage easements, drives and boulevards are hereby dedicated for the perpetual use of the public. This tract has an area of 3.290 Acres.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its secretary, and its corporate seal affixed hereto by and with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1973.

ATTEST  
Secretary

By \_\_\_\_\_  
President  
Royal Palm Beach Colony, Inc.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Herbert L. Kaplan and Mark J. Katz, President and Secretary, respectively of ROYAL PALM BEACH COLONY, INC., a Florida corporation, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the said instrument as such officers of said corporation by and with the authority of its Board of Directors, for the purpose therein expressed, and that their act and deed was the act and deed of said corporation.

WITNESS my hand and official seal at West Palm Beach, County of Palm Beach, State of Florida, this 20th day of March, A.D. 1973.

By \_\_\_\_\_  
Notary Public

My Commission Expires August 17, 1975

NOTE

Dedication of drainage easements is not to be considered as an agreement to accept maintenance of same by the Village of Royal Palm Beach.

The easements and waterways as shown hereon are the maintenance responsibility of the INDIAN TRAIL WATER CONTROL DISTRICT, however, at the option of the Village of Royal Palm Beach, which option may be exercised only with the consent of the Village Council of the Village of Royal Palm Beach or the governing body of any governmental Agency having legal jurisdiction over the land encompassed by the plat, the easements may be taken over for maintenance purposes.

INDIAN TRAIL WATER CONTROL DISTRICT

By \_\_\_\_\_  
Herbert L. Kaplan, President

JOINDER and CONSENT TO DEDICATE

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 1892, Page 818 and Official Record Book 1987 Page 538 of the Public Records of Palm Beach County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:

FIRST NATIONAL CITY BANK  
By \_\_\_\_\_  
Vice-President

ATTEST \_\_\_\_\_  
Notary Public

Subscribed and sworn to before me this 21st day of April, A.D. 1973.

My Commission Expires March 30, 1974

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction of the foregoing described property and that said survey is accurate to the best of my knowledge and belief, that it is a correct representation of the land platted, and permanent reference monuments (P.R.M.) have been set and that permanent control points (P.C.P.) will be set as required by law, and that it complies with all requirements of Chapter 71-339, Florida Statutes.

Subscribed and sworn to before me this 19 day of July, A.D. 1973.

My Commission Expires Jan 21, 1977

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on August 13, 1973, the Royal Palm Beach Planning and Zoning Commission approved the above plat or plan.

ATTEST \_\_\_\_\_  
Clerk, Board of County Commissioners

By \_\_\_\_\_  
Deputy Clerk

APPROVED BY \_\_\_\_\_  
Village Engineers

APPROVED: October 1, 1974  
Board of County Commissioners  
Palm Beach County, Florida

By \_\_\_\_\_  
County Engineer

By \_\_\_\_\_  
County Engineer

APPROVED September 20, 1973  
Village of Royal Palm Beach

By \_\_\_\_\_  
Mayor

ATTEST \_\_\_\_\_  
Village Clerk

Twp. 43S., Rge. 41E.

LOCATION MAP  
Scale 1" = 1000'

ACREAGE UNPLATTED

ACREAGE UNPLATTED

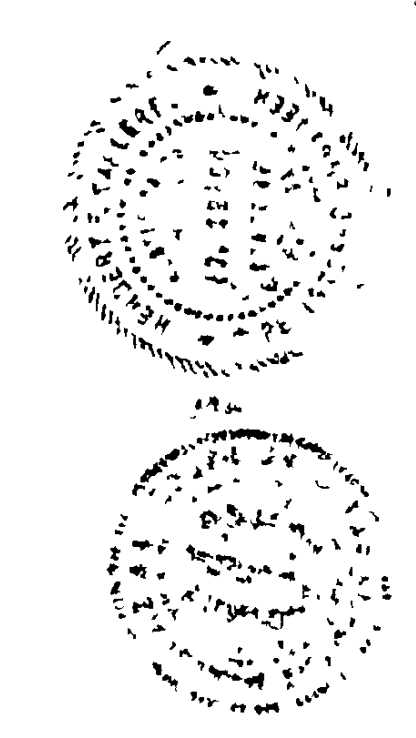
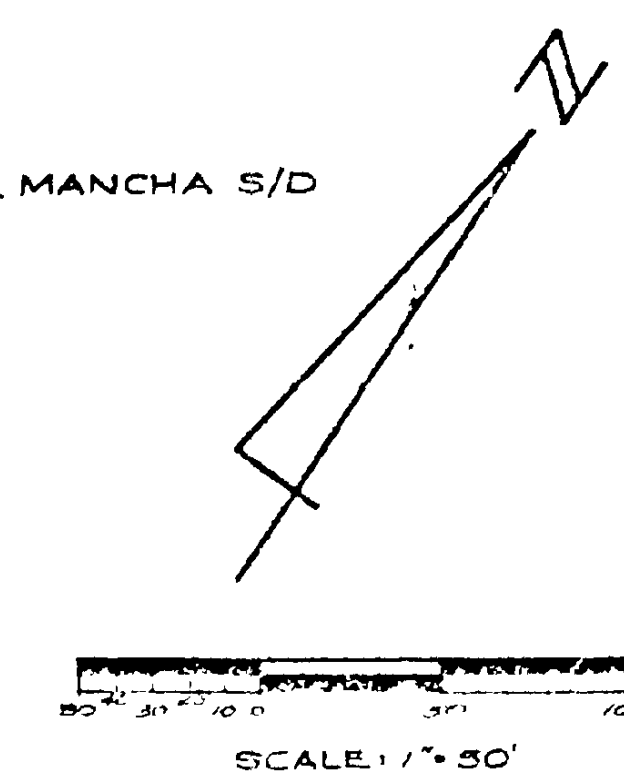
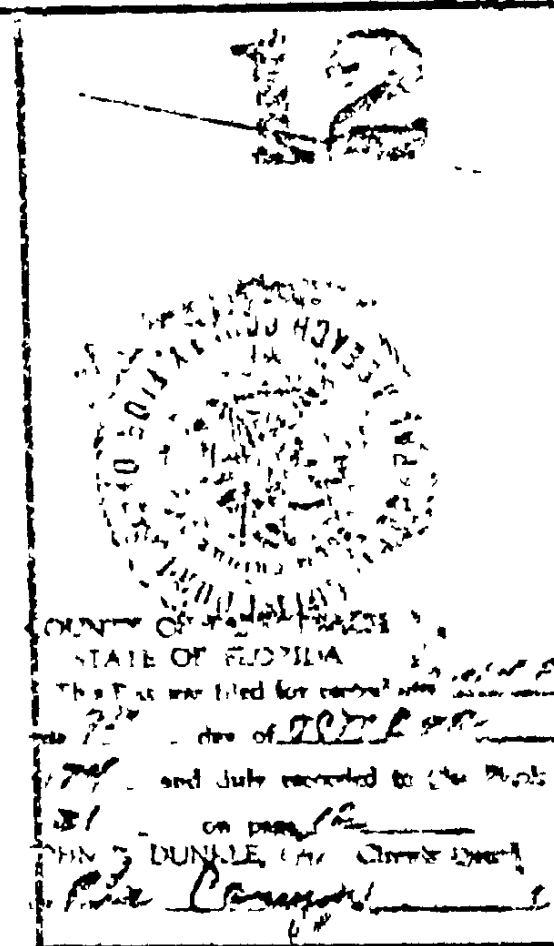
ACREAGE UNPLATTED

GENERAL NOTES

- All building setbacks shall be as required by ordinance of the Village of Royal Palm Beach.
- There shall be no building or other structures placed on the utility easements.
- There shall be no building or any kind of construction or traze or shrubs placed on drainage easements.
- All lots have 6' utility easement along side lot lines.
- Tract "A" shall be dedicated to the Village of Royal Palm Beach for public purposes as determined by the Village.
- The South line of Section 23 is assumed to be N 88°10'42" E 3224.79 feet to the Point of Beginning.

THIS INSTRUMENT PREPARED BY  
WOOD, BEARD AND ASSOC., INC.  
Consulting Engineers  
Fort Pierce, Fla.

LA MANCHA REPLAT OF BLOCK  
A and B



31-12



- 1 All buildings situated on the Beach as required by ordinance of the Village of Royal Palm Beach
- 2 There shall be no building or other structure placed on the public beach
- 3 There shall be no building or other construction on trees or shrubs placed on drainage easements
- 4 Tracts A, B, C and D are dedicated to the Village of Royal Palm Beach for public purposes as referenced by this Village
- 5 All lots have a utility easement along the lot line

Dedication of arainage easements is not to be considered as an agreement to accept maintenance of canals by the Village of Royal Palm Beach

INDIAN TRAIL WATER CONTROL DISTRICT

President Herbert L. Kaplan

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Harbert L. Karlsen and Steven Gordon, residents and Second Vice Presidents of ROYAL PALM BEACH COLONY, INC., a Florida Corporation, to me well known and known to me to be the individuals described in and who executed the foregoing declaration, and they acknowledged before me that they executed the foregoing declaration and the same were subscribed by them in the authority of its Board of Directors, for the purpose herein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS: My hand and official seal at West Palm Beach, County of Palm Beach, State of Florida, this        day of        A.D. 1972

Notary Public

I HEREBY CERTIFY that the plat shown herein is a true and correct representation of a survey, made under my direction, of the foregoing described property and that said survey is accurate to the best of my knowledge, and belief, that it is a correct representation of the land, parties, and permanent reference monuments (PRM) have been set and that permanent control points (PCP) will be set as required by law and that it complies with all requirements of Chapter 71-239, Florida Statutes.

Registered Land Surveyor  
Florida Certificate No 2252

July - AD 1972

Hewart M. Ingram  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

ATTEST      John B Dunkle, clerk  
Board of County Commissioners

By Marjorie B. Jennings  
Deputy Clerk

Approved By William J. Jensen, P.E.  
Village Engineer

Approved: Robert F. Villanar  
Board of County Commissioners  
Palm Beach County, Florida  
Sept. 5, 1972

By \_\_\_\_\_ Chaitman

Wm. E. Hill  
County Engineer

Approved 4-17-1972  
Village of Royal Palm Beach

By Chas. E. Clark Mayor Attest John P. Villars Clerk

All in Section 14, — Twp. 43S., Rge. 41E.  
Palm Beach County, Florida

The undersigned hereby certifies that it is the policy of its not have, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described in the foregoing instrument thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in official Record Book 10081, Page 1, 533, and Record Book 10081, Page 100, of the Public Records of Pinellas County, Florida, shall be subordinated to the above dedication.

Signed sealed and delivered  
in the presence of

Nathaniel J. Carter

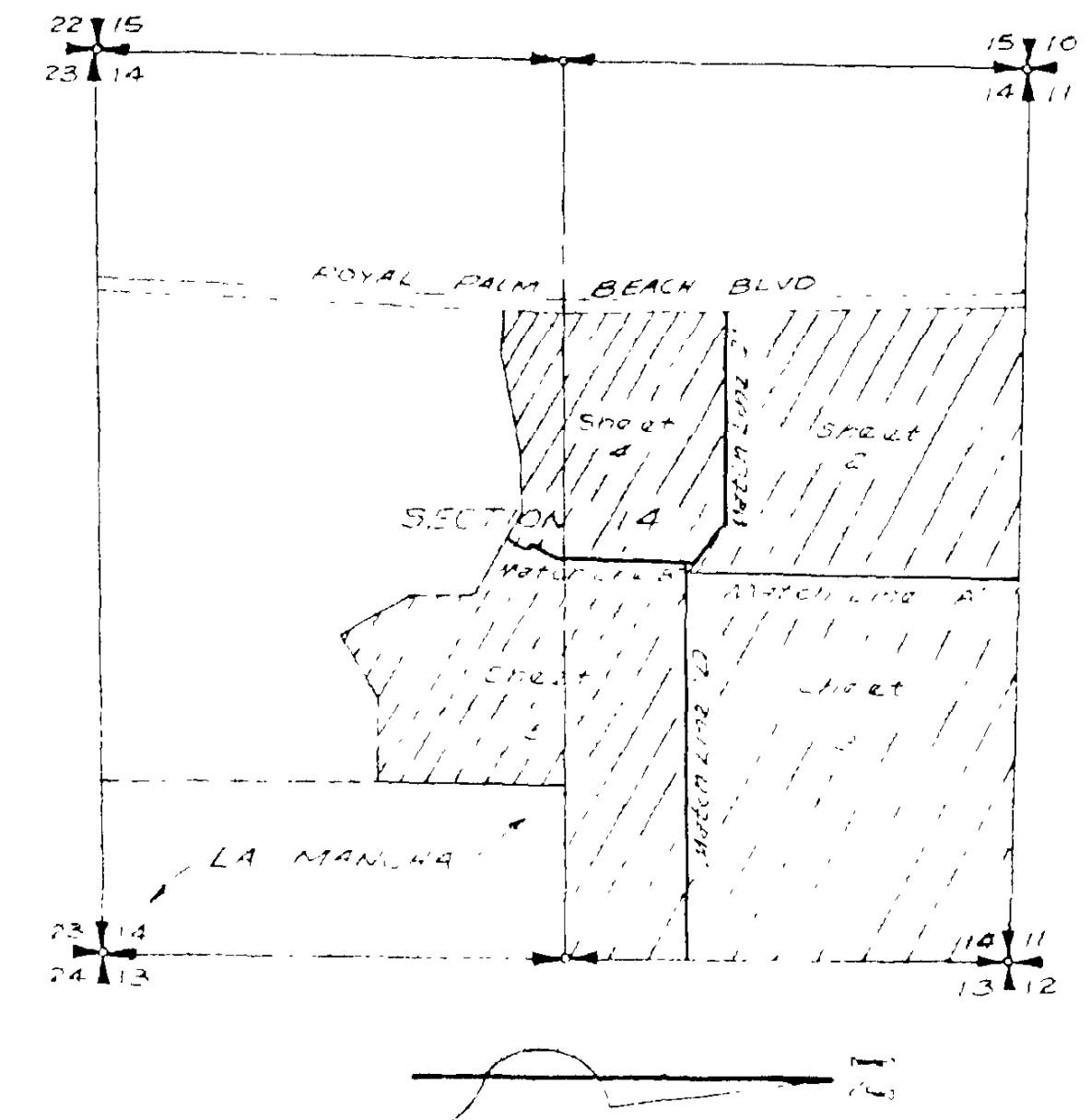
FIRST NATIONAL CITY BANK

BY \_\_\_\_\_  
Vice-President

APR 5 1964

Subscribed and Sworn to before me this 17th day of July AD 1972

My Commission Expires



LOCATION MAP and SHEET INDEX

[illegible]

THIS IS TO CERTIFY, that on Aug 3, 1972, the ROYAL PALM BEACH PLANNING and ZONING COMMISSION approved the above plat or plan.

*Wm. L. ...*

BY \_\_\_\_\_  
President  
ROYAL ALUM ASSN. OF MARY, INC.

This instrument prepared by  
Alfredo M Lopez-Aguilar  
Registered Land Surveyor No. 2252  
WOOD, BEARD and ASSOC., INC.  
239 SO Indian River Drive  
Fort Pierce, Florida

LA MANCHA TWO

All in Section 14, Twp. 43S., Rge 41E.  
Village Of Royal Palm Beach, Florida

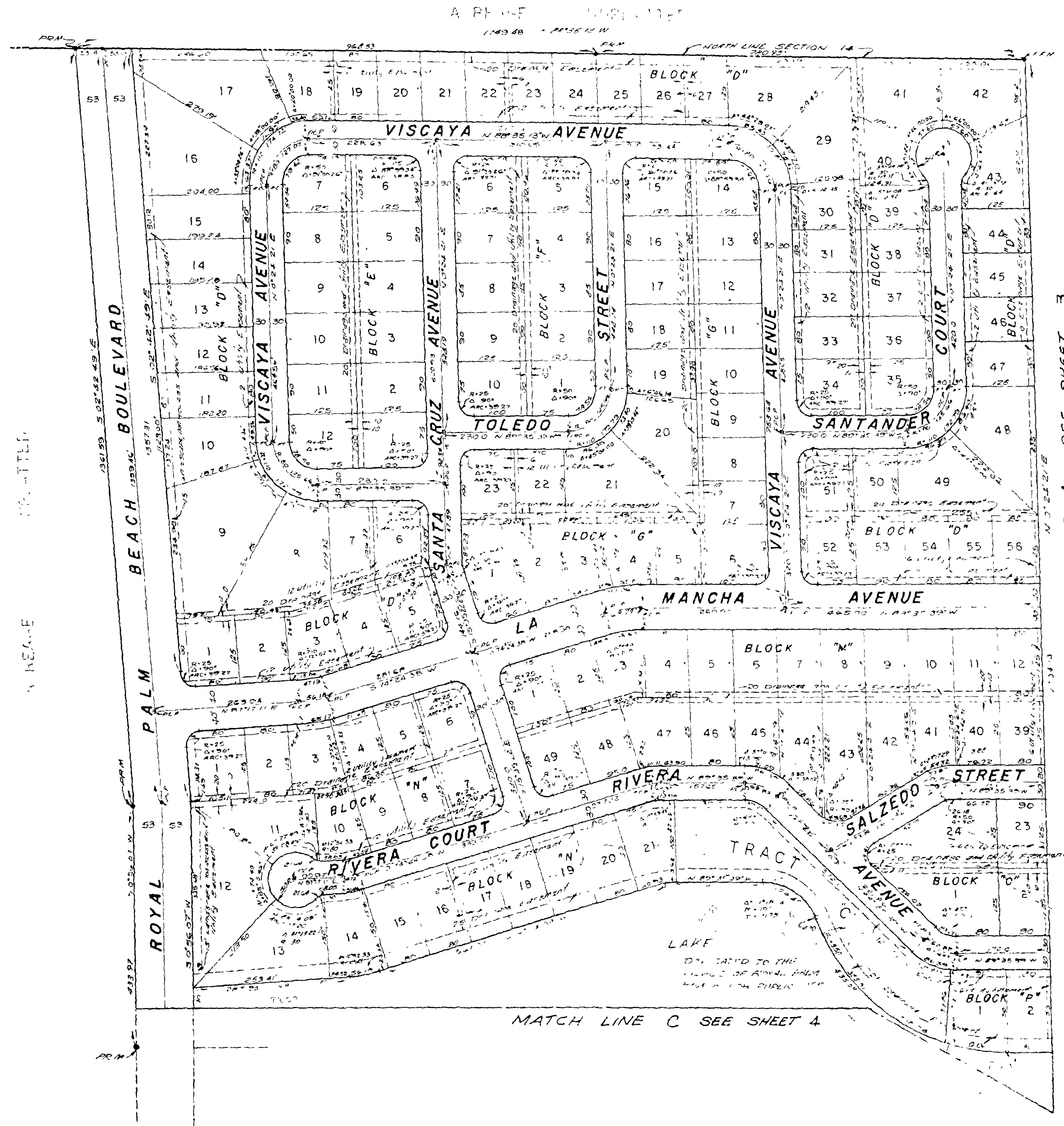
WOOD, BEARD & ASSOC. INC.  
CONSULTING ENGINEERS

Fig. 1. *Coronula*, Florida

SCALE 1" = 100'	DESIGNED	DWG NO 7012
DATED 7-1-57	REVIEWED	SHEET 1 OF 4



# LA MANCHA TWO



## NOTES

1. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED
2. ALL BUILDING SETBACKS ARE 25'
3. ALL LOTS HAVE 6' UTILITY EASEMENT ALONG SIDE LOT LINES.

This instrument prepared by

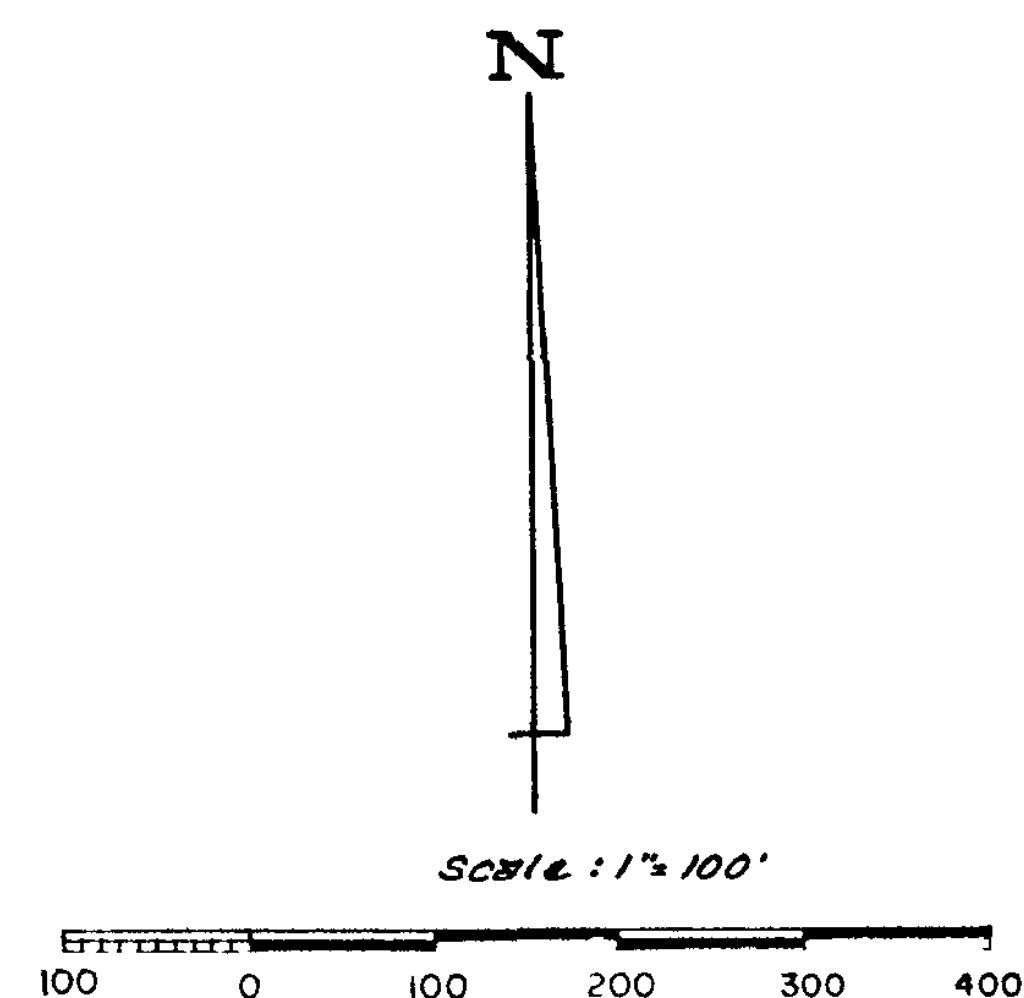
Alfredo M. Lopez - Aguilar  
Registered Land Surveyor No 2252  
WOOD, BEARD and ASSOC, INC.  
239 S Indian River Drive  
Fort Pierce, Florida

*[Signature]*

<b>LA MANCHA TWO</b> All In Section 14, Twp 43S, Rge 41E Village Of Royal Palm Beach, Florida		
<b>WOOD, BEARD &amp; ASSOC. INC.</b> CONSULTING ENGINEERS Fort Pierce, Florida		
SCALE	DESIGNED	JOB NO.
DATE	CHECKED	SHEET



## 1988



**Alfredo M Lopez — Aguilar**  
**Registered Land Surveyor No 2252**  
**WOOD, BEARD and ASSOC, INC**  
**239 S Indian River Drive**  
**Fort Pierce, Florida**

NOTES:  
1 ALL LOT LINES ON CURVES ARE RADIAL  
UNLESS OTHERWISE SPECIFIED  
2 ALL BUILDING SETBACKS ARE 25'  
3 ALL LOTS HAVE 6' UTILITY EASEMENT  
ALONG SIDE LOT LINES

All in Section 14, Twp 43S, Rge 41E  
Village Of Royal Palm Beach, Florida

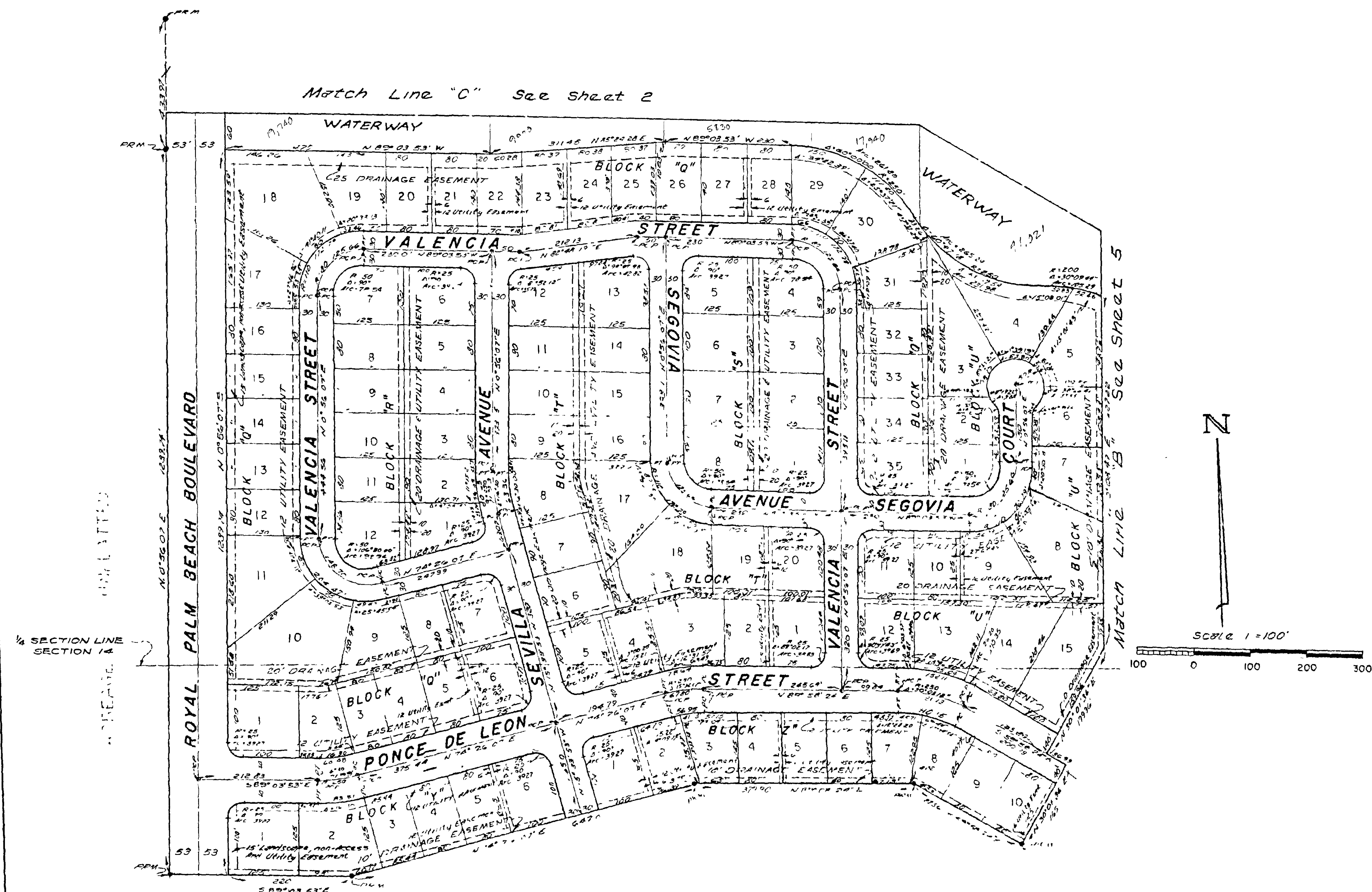
**WOOD, BEARD & ASSOC. INC.**  
CONSULTING ENGINEERS

Fort Pierce, Florida

SCALE 1"=100'	DESIGNED	JOB NO. 7222
DATE 7-23-72	CHECKED	SHEET 3 of 5



# LA MANCHA TWO



## NOTES:

1. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED
2. ALL BUILDING SETBACKS ARE 25'
3. ALL LOTS HAVE 6' UTILITY EASEMENT ALONG SIDE LOT LINES

This instrument prepared by:

Alfredo M. Lopez - Aquino  
Registered Land Surveyor No. 2232  
WOOD, BEARD and Assoc., Inc.  
239 S. Indian River Drive  
Fort Pierce, Florida

*Alfredo M. Lopez*



## LA MANCHA TWO

All in Section 14, Twp. 43S, Rge. 41E  
Village of Royal Palm Beach, Florida

WOOD, BEARD & ASSOC., INC.  
CONSULTING ENGINEERS

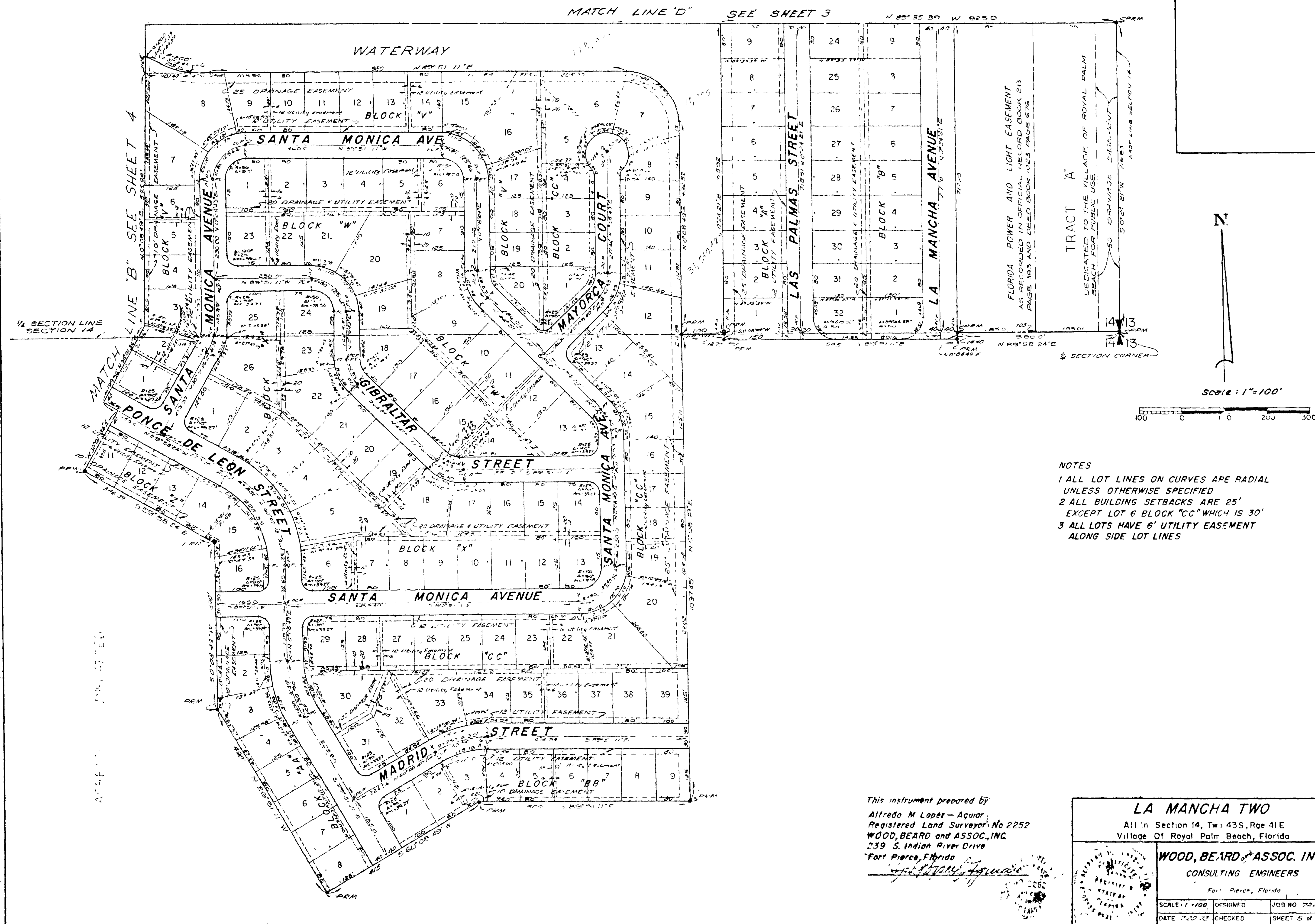
Fort Pierce, Florida

SCALE 1" = 100'	DESIGNED	JOB NO. 7222
DATE 1-20-77	CHECKED	SHEET 4 OF 5



# LA MANCHA TWO

200





Dedication

State of Florida )  
County of Palm Beach )

Lying On Section 14 Township 41 South Range 43 East Village Of Royal Palm Beach Palm Beach County Florida

Know all men by these presents that Royal Professional Builders (A Florida Corporation) owner of the land shown herein as Parcel 15 Block B La Mancha Two and located lying in Section 14 Township 41 South Range 43 East, Village Of Royal Palm Beach Palm Beach County Florida and said being more particularly described as follows:

All of Lot 15 Block B La Mancha Two according to the Plat thereof as recorded to Plat Book 49 Pages 146 through 200 exclusive Public Records Palm Beach County Florida

Containing 0.46 Acres more or less

Has caused the same to be surveyed and plotted and does hereby make the following dedications:

1. The utility easements as shown herein are hereby dedicated to perpetuity for the construction and maintenance of utility facilities including water, sewer, gas, and electric systems.
2. The drainage easements as shown herein are hereby dedicated to perpetuity for the construction and maintenance of drainage facilities.

On Witness Whereof Royal Professional Builders (A Florida Corporation) has caused these presents to be signed by its President and attested by its Secretary and to be attested herein by and with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968

Royal Professional Builders, Inc.  
A Florida Corporation

Attest, \_\_\_\_\_  
Jesse K. Scarborough, Secretary  
By \_\_\_\_\_  
Wallace D. Senger, President

Acknowledgement

State of Florida )  
County of Palm Beach )

Before Me personally appeared Jesse K. Scarborough and Wallace D. Senger to me well known and known to me to be the individuals described to and who executed the foregoing instrument as Secretary and President, respectively of Royal Professional Builders (A Florida Corporation) and personally acknowledged to me that they executed said instrument as such officers 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 their and regular Corporate Authority and that said instrument is the free act and deed of said Corporation.

Witness My Hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968

My Commission Expires \_\_\_\_\_  
Notary Public

Title Certification

State of Florida )  
County of Palm Beach )

We, Boulevard Title Company, a title insurance company duly licensed in the State of Florida do hereby certify that we have examined the title to the herein described property that we find the title to the property is insured by Royal Professional Builders (A Florida Corporation) that the current taxes have been paid and that the property is unencumbered.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968  
By \_\_\_\_\_  
Frank E. Greenfield, President

Witness \_\_\_\_\_

Surveyor's Certification

State of Florida )  
County of Palm Beach )

I, \_\_\_\_\_ hereby certify that the Plat shown herein is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief that (F.S.M.S.) Permanent Reference Measurements have been placed as required by law and further that the survey complies with all the requirements of Chapter 177 Florida Statutes as amended and in accordance with the Village Of Royal Palm Beach Florida and further that the boundary survey accompanying this property shown herein is in compliance with Chapter 177B F.S.C.

Bench Mark Land Surveying & Mapping, Inc.

Issued this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968  
By \_\_\_\_\_  
Wm. F. Van Campen, R.L.S.  
Florida Registration No. 2524

Surveyor's Notes

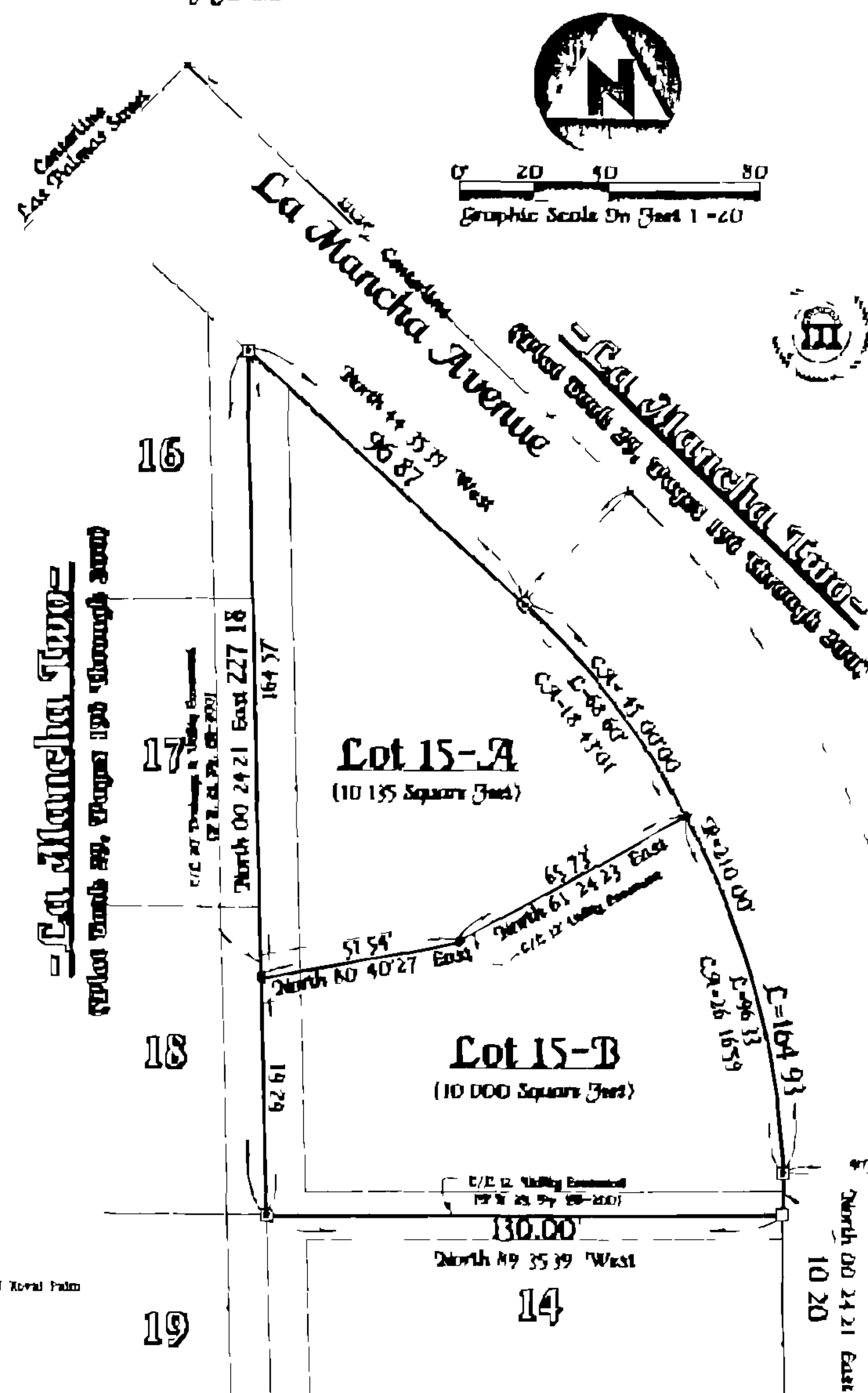
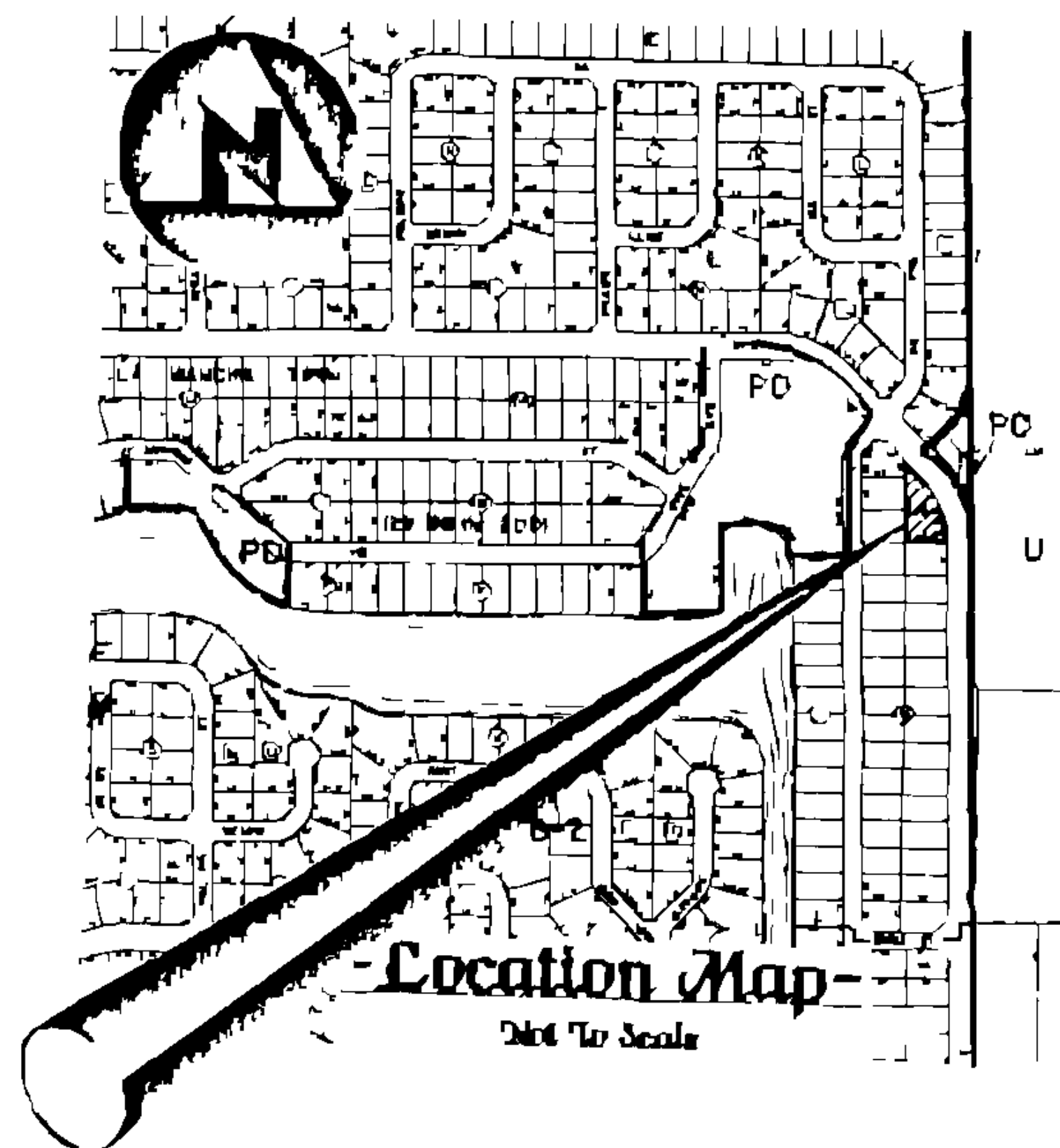
1. Bearings and distances are based on the bearing structure of La Mancha Two according to the Plat thereof as recorded to Plat Book 49 Pages 146 through 200 exclusive Public Records Palm Beach County Florida.
2. [ ] There is a Permanent Reference Measurement (P.R.M.)

Tract lines and/or boundary lines which intersect a curve or are radial to said curve unless otherwise noted.

General/Easement Notes & Restrictive Comments

(As Requested by Palm Beach County)

1. Building setback lines shall be as required by current Village Of Royal Palm Beach Florida Zoning Regulations.
2. There shall be no buildings or any kind of structure placed on utility or drainage easements.
3. There shall be no trees or shrubs planted on utility easements which are provided for water and sewer use or upon drainage easements.
4. Landscaping on utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the area within the easements are drainage and utility easements. Construction and maintenance of utility facilities shall be in accordance with the drainage facilities within these areas of intersection.
6. NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County Florida.

Village Of Royal Palm Beach Approvals

State of Florida )  
County of Palm Beach )

Certificate Of Approval Of The Village Council

Tract Of Lot 15 Block B La Mancha Two has been examined and approved by the Village Council Of Royal Palm Beach in Palm Beach County Florida for record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968

By \_\_\_\_\_  
Jan. Larsson Mayor  
Attest:  
By \_\_\_\_\_  
Thomas Hall Village Clerk

Certificate Of Approval By Planning And Zoning Commission

This is to certify that on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968 the Village Of Royal Palm Beach Planning And Zoning Commission approved the \_\_\_\_\_ Plat

By \_\_\_\_\_  
Chairman Of Planning & Zoning

Certificate Of Approval By The Village Engineer

This Plat is hereby approved for record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1968

By \_\_\_\_\_  
Ernest A. Canfield, P.E.  
Certified No. 2,577

**-La Mancha Two-**  
Plat Book 49, Pages 196 through 200

This instrument was prepared by Wm. F. Van Campen, R.L.S., or and I, \_\_\_\_\_ of the Firm of Bench Mark Land Surveying & Mapping, Inc., 4152 W. 81st Herndon Blvd., Suite 121, Herndon, VA 22061.

**BENCH MARK**  
Record Plat  
Replat Of Lot 15, Block B  
La Mancha Two



# A REPLAT OF LOT 12, BLOCK "O" OF LA MANCHA TWO IN PART OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that JOHN B. DUNKLE, owner of the land hereon, being in Section 14, Township 43 South, Range 41 East, Palm Beach County, Florida, being a replat of Lot 12, Block "O" La Mancha Two as recorded in Plat Book 29, Pages 196 thru 200 of the Public Records of Palm Beach County, Florida and being more particularly described as follows:

## DESCRIPTION - PARCEL 1

The West 80.00 Feet of Lot 12, Block "O" La Mancha Two as recorded in Plat Book 29, Pages 196 thru 200 of the Public Records of Palm Beach County, Florida.  
Subject to easements, rights-of-way, restrictions and reservations of record.

## DESCRIPTION - PARCEL 2

Lot 12, less the West 80.00 Feet thereof Block "O" La Mancha Two as recorded in Plat Book 29, Pages 196 thru 200 of the Public Records of Palm Beach County, Florida.  
Subject to existing easements, rights-of-way, restrictions and reservations of record.

Has caused the same to be surveyed and platted. The avenues, roads, streets, waterways, parks, drainage easements, drives and boulevards are hereby dedicated for the perpetual use of the public.

IN WITNESS WHEREOF, I John B. Dunkle do hereunto set my hand and seal this 11<sup>th</sup> day of June, 1986.

Witness

Witness

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared John B. Dunkle to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS MY hand and official seal this 11<sup>th</sup> day of June, 1986.

My Commission Expires: 11/1/87  
Notary Public  
State of Florida at Large

STATE OF FLORIDA  
COUNTY OF PALM BEACH

## CERTIFICATE OF APPROVAL OF VILLAGE COUNCIL

Examined and approved by the Village Council of Royal Palm Beach, Palm Beach County, Florida, this 11<sup>th</sup> day of June, 1986.

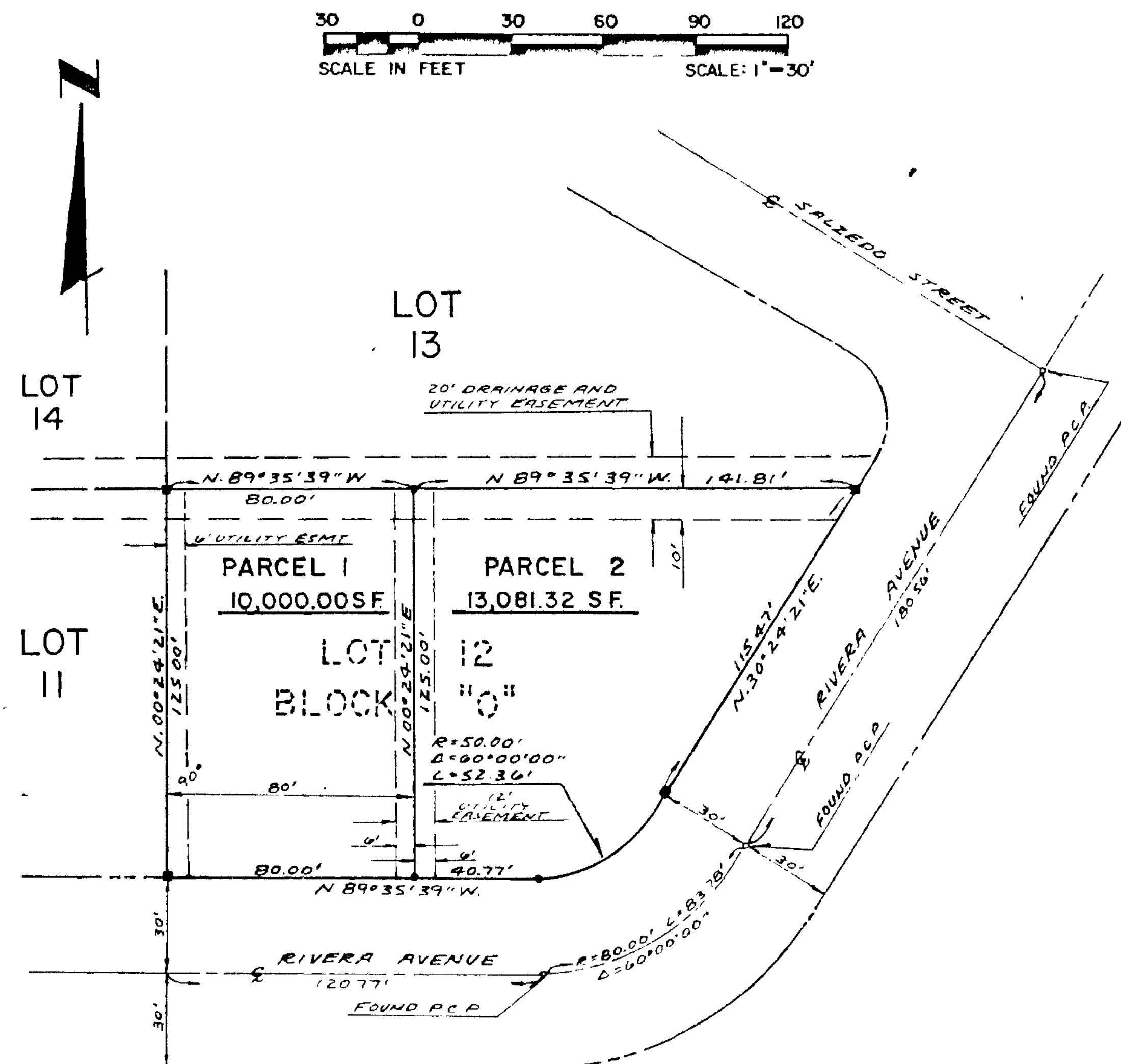
Village of Royal Palm Beach

By: Mayor

ATTEST: Clerk

I have carefully examined this map and find it conforms with the provisions of "the map filing law" and the municipal ordinances and regulations applicable thereto.

Village Engineer

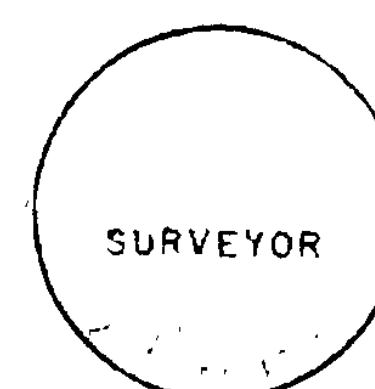
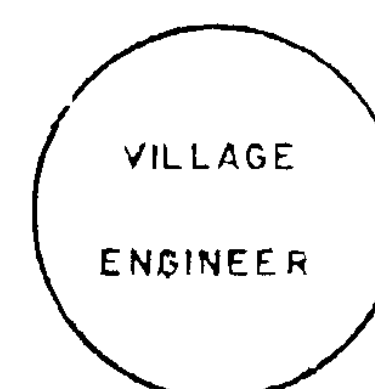
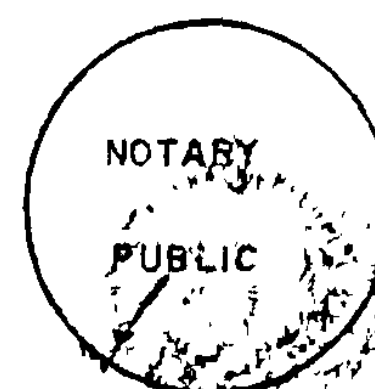


STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN B. DUNKLE (a duly licensed Title Insurance Agent in the State of Florida) do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested to JOHN B. DUNKLE, that the current taxes have been paid; and that I find that the property is free of encumbrances or, if applicable that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct and/or if applicable the property is found to contain deed restrictions which are not applicable and do not affect the subdivision of the property.

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION  
THIS IS TO CERTIFY, that on June 11, 1986 the Royal Palm Beach Planning and Zoning Commission approved the above plat or plan.

BOULEVARD TITLE COMPANY



- ## NOTES
- 1) DENOTES PERMANENT REFERENCE MONUMENT
  - 2) DENOTES PERMANENT CONTROL POINTS
  - 3) DENOTES IRON ROD WITH CAP SET
  - 4) BEARINGS ARE RELATIVE TO SAID PLAT OF LA MANCHA TWO

ALL BUILDING FOOTPRINTS SHALL BE SET BACK FROM THE FRONT YARD LINE OF THE LOT BY AT LEAST 5 FEET.  
There shall be no building or other structure on the lot which shall be placed on the lot line.  
There shall be no building or other structure on the lot which shall be placed on the lot line.  
All lots have 6 Foot Utility Easements along lot lines Refer to Plat Book 29, Page 198.  
THIS INSTRUMENT PREPARED BY:  
PETER J. HOSCHKE

CONVEYOR'S CERTIFICATE  
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my personal direction and supervision and that said survey is in accordance with the provisions of the laws of the State of Florida and the rules and regulations of the State Board of Surveyors and that I am a duly licensed Surveyor in the State of Florida and that I have examined the title to the herein described property and find it conforms with the provisions of "the map filing law" and the municipal ordinances and regulations applicable thereto.  
Witness my hand and official seal this 11<sup>th</sup> day of June, 1986.  
Peter J. Hoschke  
Surveyor



STATE OF FLORIDA  
COUNTY OF PALM BEACH

LEGAL DESCRIPTION - PARCEL #1

LEGAL DESCRIPTION - PARCEL #2

IN WITNESS WHEREOF, I John P. George President SPCent. INC. DO HEREUNTO  
SET MY HAND AND SEAL THIS 17<sup>th</sup> DAY OF September, 1987.

## ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED H P JOHNSON TO ME  
WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO  
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE  
EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF Jan 16 1987

MY COMMISSION EXPIRES: Mar 2 1991 W. D. LeBratt  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

CERTIFICATE OF APPROVAL OF VILLAGE COUNCIL

EXAMINE AND APPROVED BY THE VILLAGE COUNCIL OF ROYAL PALM BEACH, PALM  
BEACH COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986 ~

VILLAGE OF ROYAL PALM BEACH

by: MAYOR

ATTEST: \_\_\_\_\_  
CLERK

I HAVE CAREFULLY EXAMINE THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

~~VILLAGE ENGINEER~~

GRAPHIC SCALE

0 5 10 20 40

1" = 20'

LOCATION MAP (N.T.S.)

GENERAL NOTES:

1. ALL BUILDING SETBACKS SHALL BE AS REQUIRED BY ORDINANCE OF THE VILLAGE OF ROYAL PALM BEACH.
2. THERE SHALL BE NO BUILDING OR OTHER STRUCTURES PLACED ON THE UTILITY EASEMENTS.
3. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
4. ALL LOTS HAVE 6 FOOT UTILITY EASEMENTS ALONG SIDE *LOT* LINES AS REFERRED TO PLAT BOOK 29, PAGE 198.

NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT
- 2) DENOTES PERMANENT CONTROL POINTS
- 3) DENOTES IRON ROD WITH CAP SET
- 4) BEARINGS ARE RELATIVE TO SAID PLAT OF LA MANCHA TWO.

SURVEYOR'S CERTIFICATE

THIS IS TO SHOW THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW. FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*Ralph G. Purvis*  
RALPH G. PURVIS, D.L.S. 1955  
State of Florida.

THIS INSTRUMENT PREPARED BY RALPH G  
PURVIS, R L S 1955, IN THE OFFICES  
OF

DUAL COUNTY SURVEYORS

3676 COLLIN DRIVE, SUITES 10 & 11, WEST PALM  
BEACH, FL, 33406 PHONE (305) 965-3376

DATE : MAY, 12, 1987  
87-192

STATE OF FLORIDA  
COUNTY OF PALM BEACH

1. **BRUCE K GREENFIELD** (A DULY LICENSED TITLE INSURANCE AGENT IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON TO BE ENTERPRISES, INC. TITLE TO THE PROPERTY VESTED TO TO BE ENTERPRISES, INC. AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES OR, IF APPLICABLE THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND/OR IF APPLICABLE THAT THE PROPERTY IS FREE OF ALL RESTRICTIONS AND EASES THAT ARE APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY. NOT

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_  
THE ROYAL PALM BEACH PLANNING AND ZONING COMMISSION APPROVED THE  
ABOVE PLAT OR PLAN.

DIRECTOR


BOULEVARD TITLE James G. Baker, President

NOTARY PUBLIC

VILLAGE OF ROYAL  
PALM BEACH

VILLAGE ENGINEER

SURVEYOR





121

60

14<sup>th</sup> AUGUST 1964

50

Rate Group

PALM BEACH COUNTY,  
FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONAL APPEARED BEFORE AN OFFICIAL AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS HERBERT J. KAPLAN AND MARTIN J. KATZ, PRESIDENT AND SECRETARY, RESPECTIVELY OF ROYAL PALM BEACH EDITION, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THEIR ACT WAS NOT FORGEOGRAPHICALLY LIMITED TO SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT WEST PALM BEACH, COUNTY OF PALM BEACH STATE OF FLORIDA, THIS 4th DAY of May, A.D. 1973.

COMMISSION EXPIRES 6-1-76

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY DIRECTION OF THE FOREGOING DESCRIBED PROPERTY AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A CORRECT REPRESENTATION OF THE LAW, PLATTED, AND PERMANENT REFERENCE MONUMENTS (IF ANY) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (IF ANY) WILL BE SET AS REQUIRED BY LAW, AND THAT IT COMPLES WITH ALL REQUIREMENTS OF CHAPTER 71-536, F.L.S. PLAT STATUTES.

SUBSCRIBED AND SWORN BEFORE ME THIS 12<sup>th</sup> DAY OF March

MY COMMISSION EXPIRES 1-1-71

BY Marion B. [Signature]  
DEPUTY CLERK

APPROVED BY *William H. ...*  
ELECTRIC ENGINEER

JOINDER and CONSENT TO DEDICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED ABOVE BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD NUMBER 100-1000000000, PAGE 10 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED

FIRST NATIONAL CITY, BANK OF NEW YORK  
BY ALICE RESIDENT - - - - -  
VICE PRESIDENT

ATTORNEY General

SUBSCRIBED AND SWORN to before me this 17th day of May 1921

MILITARY PUBLIC  
MY COMMISSION EXPIRES 3-30-44

THE COMBINED AREA OF BOTH TRACTS IS 108 200 ACRES  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE AVENUES, ROADS, COURTS, WATERWAYS, AND BOULEVARDS ARE HEREBY DEDICATED  
FOR THE PERPETUAL USE OF THE PUBLIC  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS  
SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF  
May 1973

BY: [Signature]  
PRESIDENT  
ROYAL PRIMA BEACH RESORTS, INC.

ATTEST: [Signature]  
SECRETARY

NOTE: DEDICATION OF CANAL AND WATERWAY EASEMENTS IS NOT TO BE CONSIDERED AS AN AGREEMENT TO ACCEPT MAINTENANCE OF CANALS BY THE VILLAGE OF ROYAL PALM BEACH

THE CANALS AND WATERWAYS AS SHOWN HEREON ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIAN TRAILS WATER CONTROL DISTRICT, HOWEVER, AT THE OPTION OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA WHICH OPTION MAY BE EXERCISED ONLY WITH THE CONSENT OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH OR THE GOVERNING BODY OF ANY GOVERNMENTAL AGENCY HAVING LEGAL JURISDICTION OVER THE LAND ENCOMPASSED BY THIS PLAT, THE CANALS AND WATERWAYS MAY BE TAKEN OVER FOR MAINTENANCE PURPOSES

INDIAN TRAIL WATER CONTROL DISTRICT  
PRESIDENT HERBERT L. ARJAN

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION  
THIS IS TO CERTIFY, THAT ON 6-2-20, THE ROYAL DALL BEACH PLANNING AND ZONING COMMISSION  
APPROVES THE ABOVE MAP OR PLAN.

CHAIRMAN

APPROVED August 11, 1973  
CLARK W. COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

BY Chairman  
CHAIRMAN

APPROVED JULY 2, 1973

BY Lynn H. Smith  
MAYOR

BOULEVARD

COUNSE

LA MANCHA

LA MANCHA TWD

SHEET 1

SHEET 2

SHEET 3

SHEET 4

MATCH LINE

25

26

LOCATION MAP

GENERAL NOTES

- 1 ALL BUILDING SETBACK SHALL BE AS REQUIRED BY ORDINANCE OF THE VILLAGE OF ROYAL PALM BEACH
- 2 THERE SHALL BE NO BUILDING OR OTHER STRUCTURE PLACED ON THE UTILITY EASEMENTS
- 3 THERE SHALL BE NO BUILDING OR OTHER CONSTRUCTION OF TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS
- 4 ALL LOTS HAVE 6' UTILITY EASEMENT ALONG SIDE LOT LINES

THIS INSTRUMENT PREPARED BY  
ALFREDO M LOPEZ AGUIAR  
REGISTERED LAND SURVEYOR No 2252

WOOD, BEARD and ASSOC. INC.  
239 South Ind. of River Drive -  
Fort Pierce, Florida

— 1 —

LA MANCHA THREE

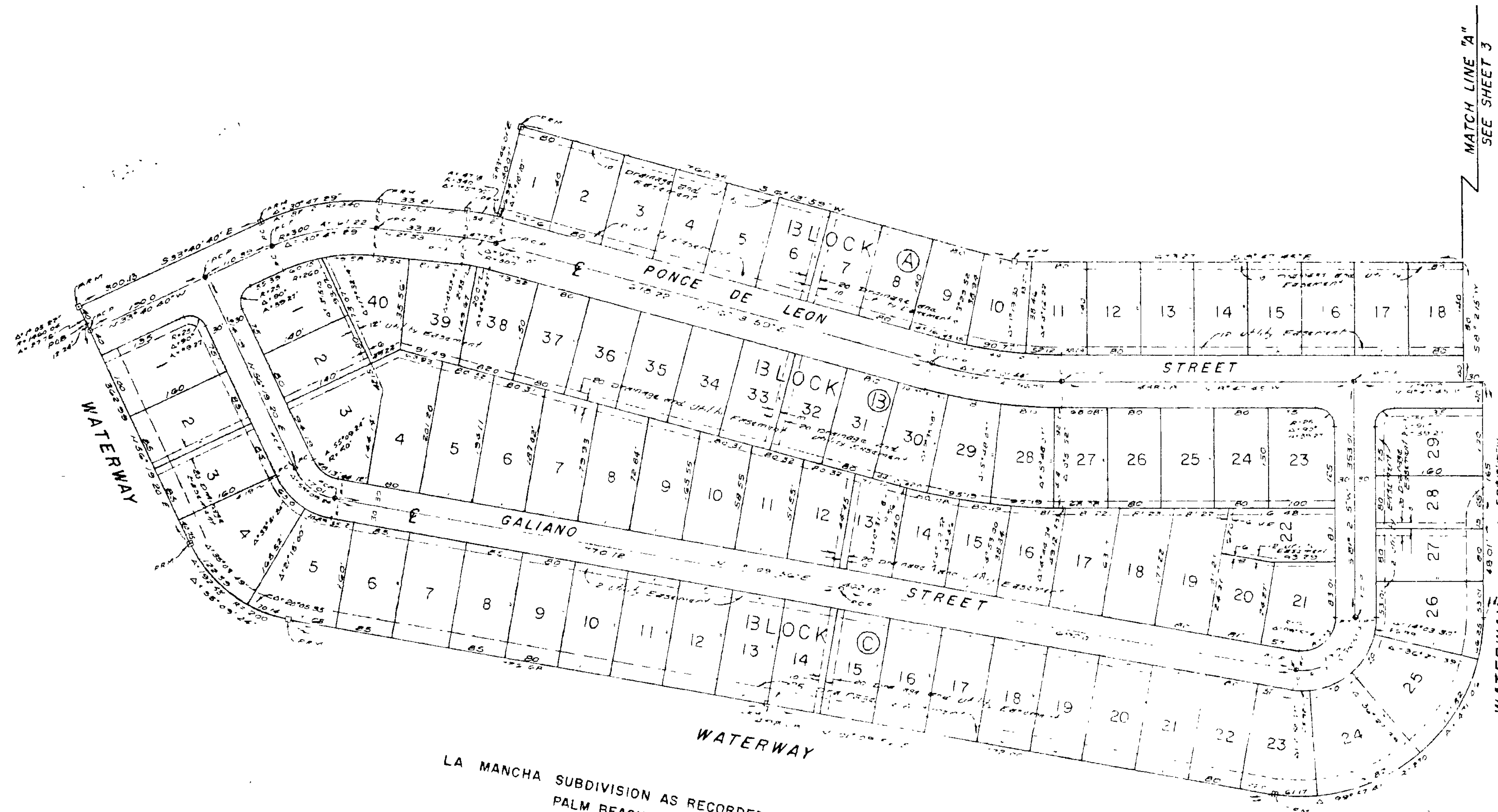
All in Sections 14B 23, Twp 4<sup>th</sup> S, Rge 41 E  
Village of Royal Palm Beach, Florida

**WOOD, BEARD & ASSOC. INC.**  
CONSULTING ENGINEERS  
Fort Pierce, Florida

SCALE 1"=100'	DESIGNED E. C.	DWG NO. 73.1
DATE 5/11/73	CHECKED	SHEET 1 OF 5



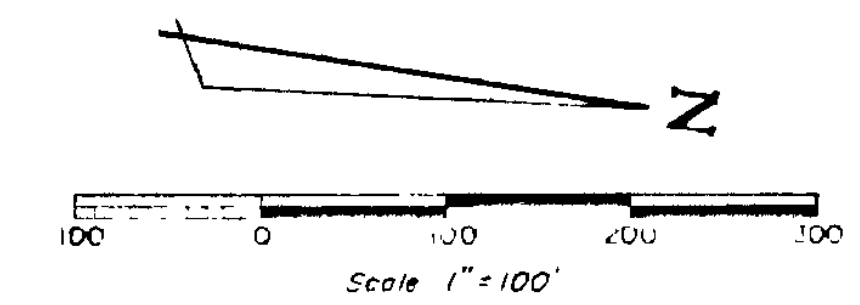
# LA MANCHA THREE



LA MANCHA SUBDIVISION AS RECORDED IN P.B 29, PAGES 165-170  
PALM BEACH COUNTY, FLORIDA RECORDS

#### NOTES:

1. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED
2. ALL BUILDING SETBACKS ARE 25'
3. ALL LOTS HAVE 6' UTILITY EASEMENT ALONG SIDE LOT LINES.



This instrument prepared by:

Alfredo M. Lopez - Aguilar  
Registered Land Surveyor No 2252  
WOOD, BEARD and ASSOC., INC.  
239 S. Indian River Drive  
Fort Pierce, Florida

*[Signature]*

#### LA MANCHA THREE

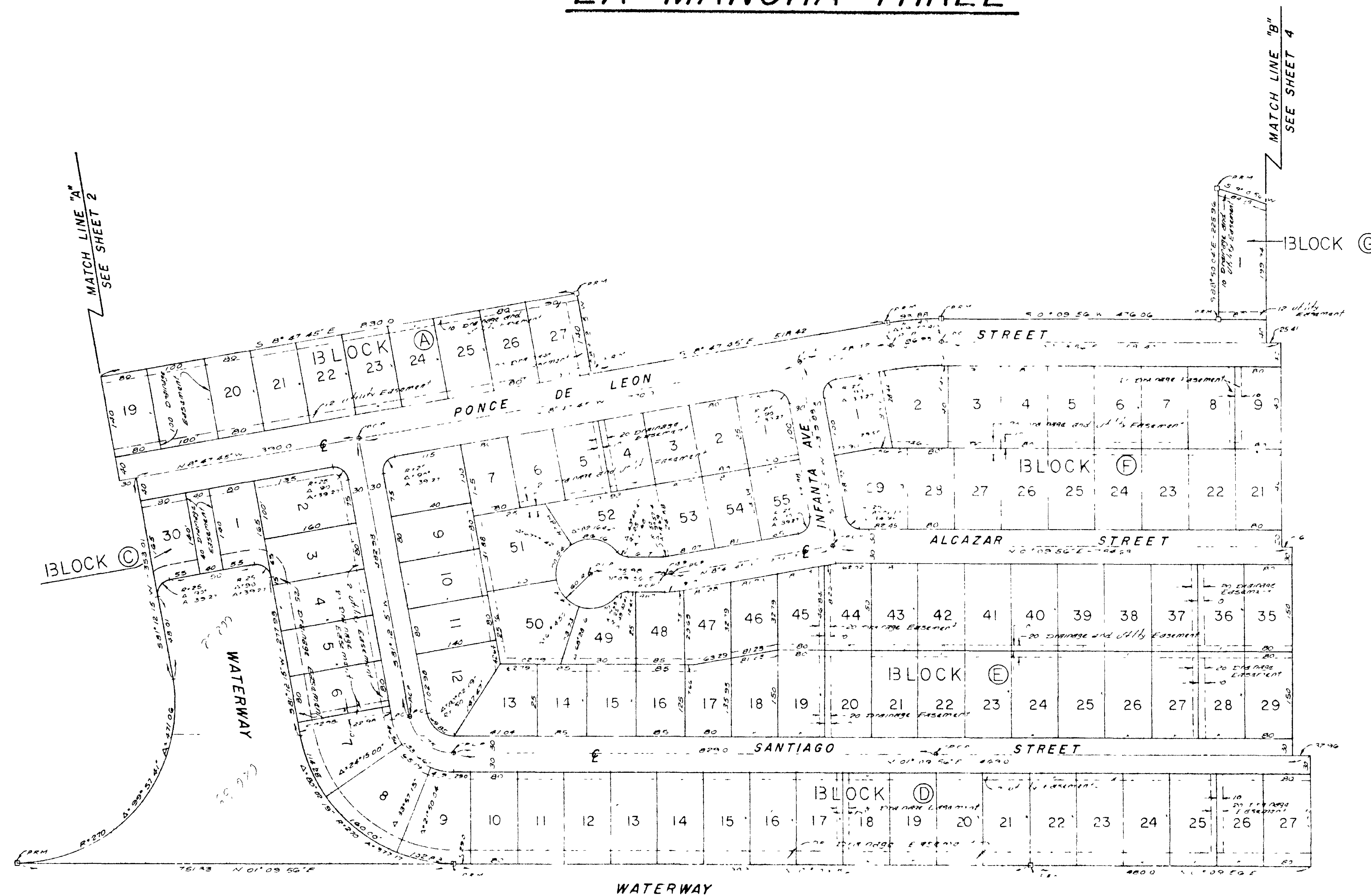
All in Sections 14 & 23, Twp. 43 S., Rge. 4 E.  
Village Of Royal Palm Beach, Florida

WOOD, BEARD & ASSOC. INC. CONSULTING ENGINEERS Fort Pierce, Florida		
SCALE 1"=100'	DESIGNED BY	DWG. NO. 12
DATE	CHECKED BY	SHEET 1 OF 1



# LA MANCHA THREE

63



LA MANCHA SUBDIVISION AS RECORDED IN PB 29, PAGES 165-170  
PALM BEACH COUNTY, FLORIDA RECORDS

This instrument prepared by

Alfredo M. Lopez - Aguilar  
Registered Land Surveyor No. 2252  
WOOD, BEARD and ASSOC., INC.  
239 S. Indian River Drive  
Fort Pierce, Florida

## NOTES:

- 1 ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED
- 2 ALL BUILDING SETBACKS ARE 25'
- 3 ALL LOTS HAVE 6' UTILITY EASEMENT ALONG SIDE LOT LINES

## LA MANCHA THREE

All in Sections 14 & 23, Twp 43 S, Rge 41 E  
Village Of Royal Palm Beach, Florida

WOOD, BEARD & ASSOC., INC.

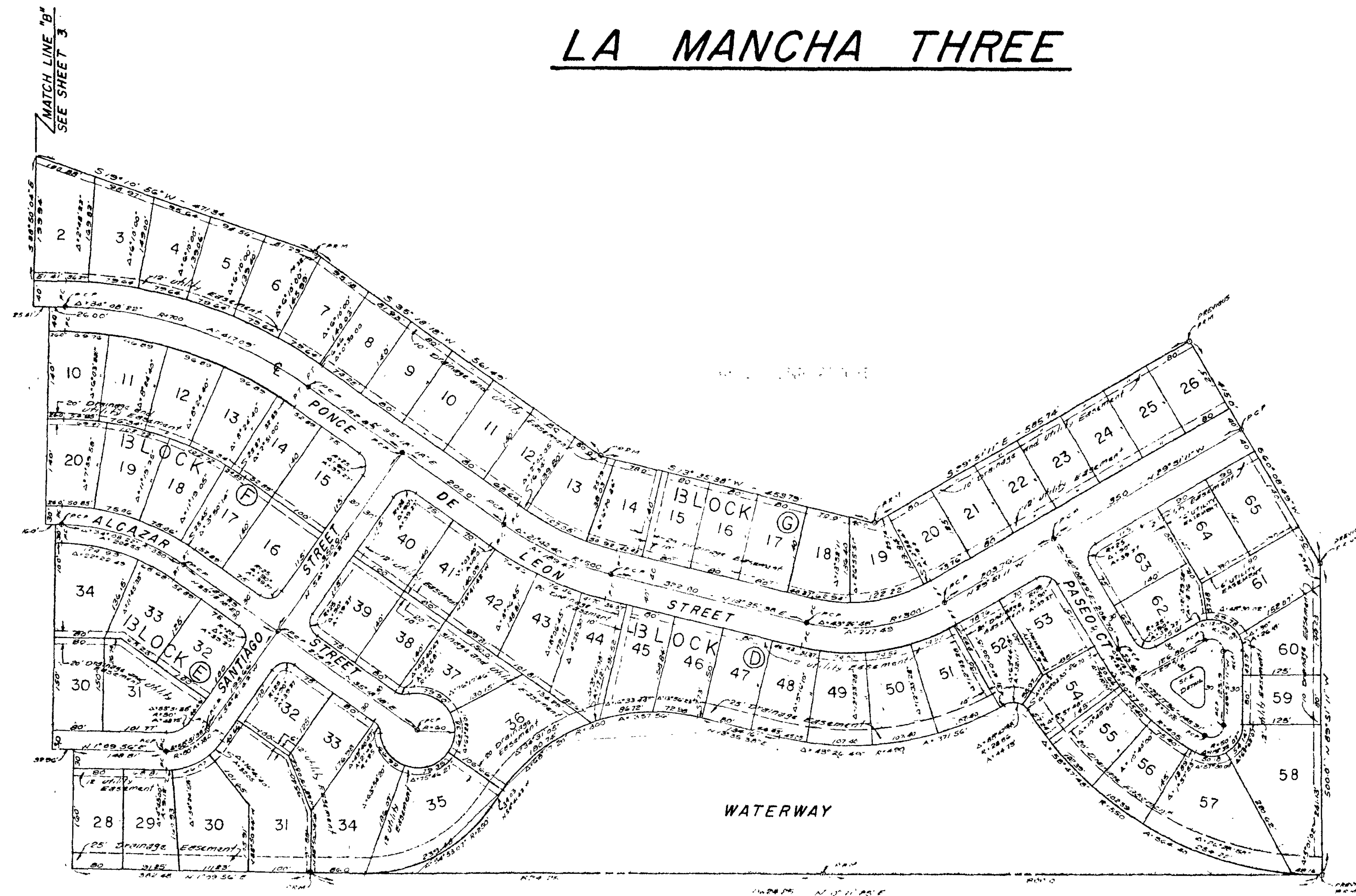
CONSULTING ENGINEERS  
Fort Pierce, Florida

SCALE 1" = 100' DESIGNED J.C. DWS NO. 7311  
DATE 5-2-53 CHECKED SHEET 3 of 5

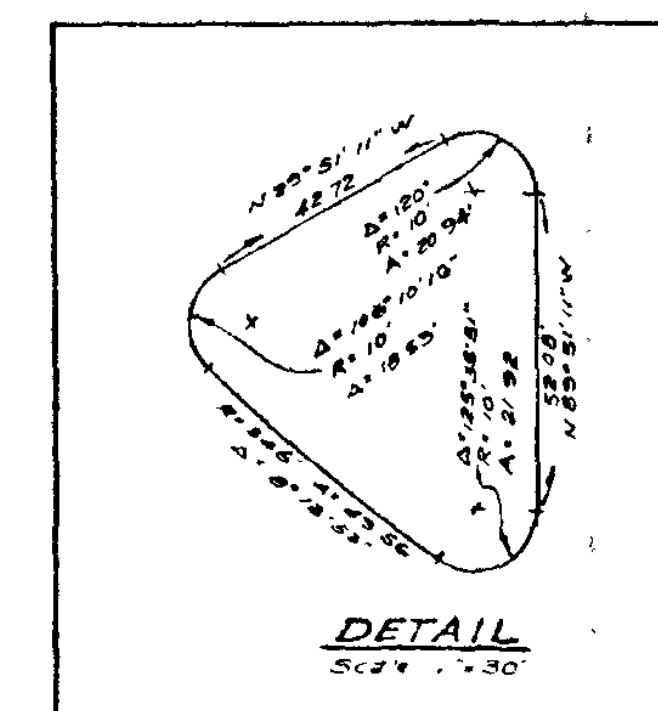


LA MANCHA THREE

63



LA MANCHA TWO SUBDIVISION AS RECORDED  
IN P.B. 29, PAGES 196-200 PALM BEACH COUNTY,  
FLORIDA, RECORDS

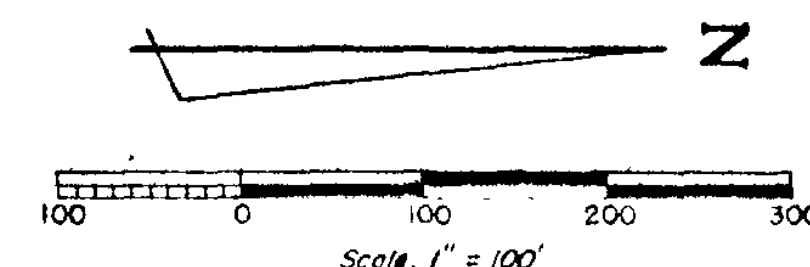


LA MANCHA SUBDIVISION AS RECORDED IN PB 29, PAGES 165-170  
PALM BEACH COUNTY, FLORIDA RECORDS

This instrument prepared by

Alfredo M. Lopez-Aguilar  
Registered Land Surveyor No. 2252  
WOOD, BEARD and ASSOC., INC.  
239 S. Indian River Drive  
Fort Pierce, Florida

*[Signature]*

NOTES

1. ALL LOT LINES ON CURVES ARE RADIAL  
UNLESS OTHERWISE SPECIFIED
2. ALL BUILDING SETBACKS ARE 25'.
3. ALL LOTS HAVE 6' UTILITY EASEMENT ALONG  
SIDE LOT LINES.

LA MANCHA THREE

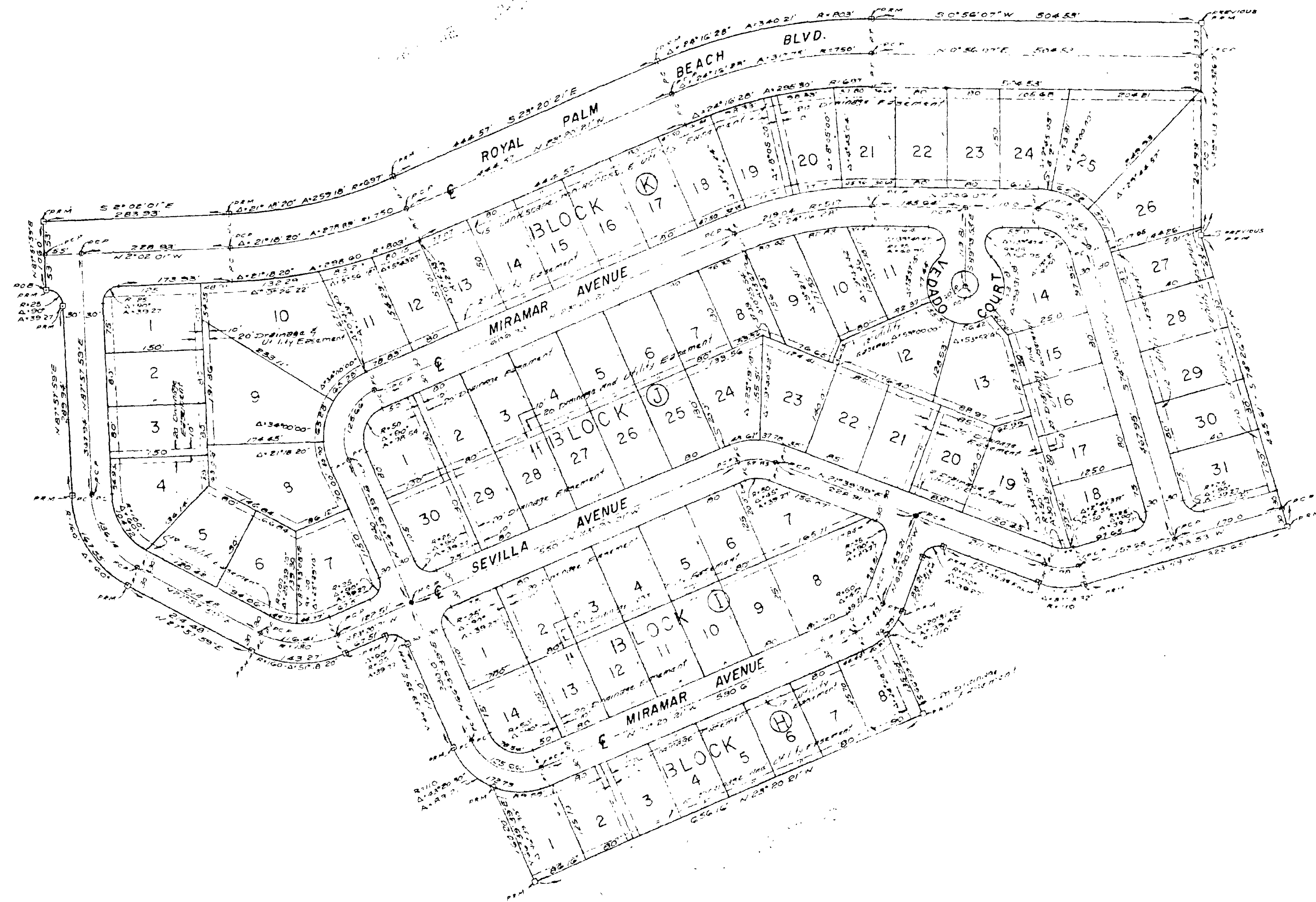
All in Sections 14 & 23, Twp. 43 S, Rge 41 E.  
Village Of Royal Palm Beach, Florida

**WOOD, BEARD & ASSOC., INC.**  
CONSULTING ENGINEERS  
Fort Pierce, Florida

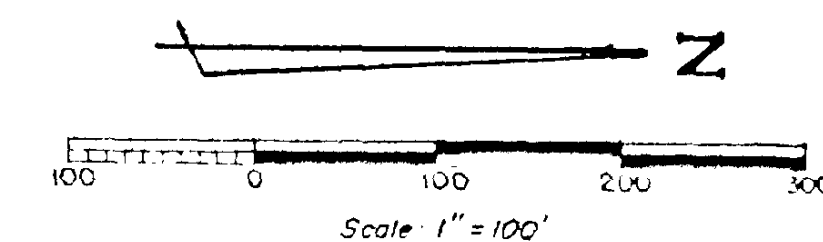
SCALE 1" = 100' DESIGNED J.C. DWG. NO. 7311  
DATE 5-14-73 CHECKED S.S. SHEET 4 of 5



# LA MANCHA THREE



LA MANCHA TWO SUBDIVISION  
AS RECORDED IN P.B. 29, PAGE 199  
PALM BEACH COUNTY, FLORIDA RECORDS



## NOTES:

- 1 ALL LOT LINES ON CURVES ARE RADIAL  
UNLESS OTHERWISE SPECIFIED.
- 2 ALL BUILDING SETBACKS ARE 25'
- 3 ALL LOTS HAVE 6' UTILITY EASEMENT ALONG  
SIDE LOT LINES.

This instrument prepared by

Alfredo M. Lopez - Aguilar  
Registered Land Surveyor No. 2252

WOOD, BEARD and ASSOC., INC.  
239 S. Indian River Drive  
Fort Pierce, Florida

*Alfredo M. Lopez - Aguilar*



## LA MANCHA THREE

All in Sections 14 & 23, Twp. 43 S, Rge 41 E.  
Village Of Royal Palm Beach, Florida

**WOOD, BEARD & ASSOC. INC.**  
CONSULTING ENGINEERS  
Fort Pierce, Florida

SCALE	DESIGNED BY	DWS NO.
1" = 100'	AL	100
CHECKED	DATE	
	10/1/73	



## DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION AND GRAND OAKS GOLF COURSE CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, FLORIDA, SHOWN HEREON AS MADISON GREEN - PLAT NO. 1, BEING A REPLAT OF PART OF HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114, TOGETHER WITH A PART OF HAWTHORN II AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF HAWTHORN II AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "F" AS SHOWN ON HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS SHOWN ON SAID HAWTHORN SUBDIVISION SAID ONE-QUARTER SECTION CORNER LYING ON THE WEST RIGHT-OF-WAY LINE OF A 190.00 FOOT WIDE RIGHT-OF-WAY FOR PALM BEACH CANAL (ALSO KNOWN AS THE C.P.B. CANAL AND ALSO KNOWN AS THE M-1 CANAL); THENCE SOUTH 01 DEGREE, 49 MINUTES, 17 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 15, AS SHOWN ON SAID HAWTHORN SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 2289.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE, 49 MINUTES, 17 SECONDS WEST ALONG SAID EAST LINE OF SECTION 15 AND WEST CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 459.35 FEET TO THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST AS SHOWN ON SAID HAWTHORN SUBDIVISION; THENCE SOUTH 02 DEGREES, 40 MINUTES, 04 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 22 AND WEST CANAL RIGHT-OF-WAY LINE AS SHOWN ON SAID HAWTHORN SUBDIVISION AND ON HAWTHORN II AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 OF SAID PUBLIC RECORDS, A DISTANCE OF 5411.66 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, AS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED BY PALM BEACH COUNTY, FLORIDA ENGINEERING DEPARTMENT, PROJECT NUMBER 88557, SHEET 3 OF 4; THENCE SOUTH 70 DEGREES, 09 MINUTES, 00 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.80 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 48 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3865.19 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE BOUNDARY LINE DESCRIBED IN EXHIBIT "C" OF THE BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11060, PAGE 76 OF SAID PUBLIC RECORDS, SAID BOUNDARY LINE BEING THE EAST BOUNDARY OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF SAID PUBLIC RECORDS AND AS SHOWN ON THE SURVEY OF LOXAHATCHEE GROVES PREPARED BY ADAIR AND BRADY, INC., DRAWING NUMBER 15989, DATED NOVEMBER 1991; THENCE NORTH 02 DEGREES, 16 MINUTES, 14 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 2547.12 FEET TO A 2 INCH IRON PIPE AS SHOWN ON SAID SURVEY; THENCE SOUTH 89 DEGREES, 12 MINUTES, 41 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 1317.20 FEET TO A 2 1/2 INCH IRON PIPE AS SHOWN ON SAID SURVEY; THENCE NORTH 02 DEGREES, 16 MINUTES, 14 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 2113.03 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF SAID HAWTHORN SUBDIVISION; THENCE NORTH 02 DEGREES, 36 MINUTES, 13 SECONDS EAST ALONG SAID WEST BOUNDARY OF HAWTHORN SUBDIVISION, A DISTANCE OF 543.12 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARK PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5985, PAGE 1592 OF SAID PUBLIC RECORDS; THENCE CONTINUING NORTH 02 DEGREES, 36 MINUTES, 13 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID PARK PARCEL, A DISTANCE OF 572.89 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 900.00 FEET AND A RADIAL BEARING OF NORTH 08 DEGREES, 17 MINUTES, 21 SECONDS WEST AT SAID INTERSECTION; THENCE WESTERLY ALONG SAID EAST PARK PARCEL BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES, 39 MINUTES, 09 SECONDS, A DISTANCE OF 135.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89 DEGREES, 39 MINUTES, 12 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 277.47 FEET; THENCE NORTH 00 DEGREES, 21 MINUTES, 48 SECONDS EAST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 25.00 FEET; THENCE NORTH 29 DEGREES, 23 MINUTES, 33 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 140.66 FEET; THENCE NORTH 30 DEGREES, 13 MINUTES, 14 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 43.00 FEET; THENCE NORTH 38 DEGREES, 14 MINUTES, 22 SECONDS EAST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 97.77 FEET; THENCE NORTH 25 DEGREES, 21 MINUTES, 23 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 78.58 FEET; THENCE NORTH 44 DEGREES, 11 MINUTES, 56 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 170.94 FEET; THENCE NORTH 01 DEGREES, 17 MINUTES, 10 SECONDS EAST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 62.50 FEET; THENCE NORTH 55 DEGREES, 36 MINUTES, 49 SECONDS EAST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 83.41 FEET; THENCE NORTH 08 DEGREES, 00 MINUTES, 48 SECONDS EAST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 88.78 FEET; THENCE NORTH 12 DEGREES, 23 MINUTES, 43 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 103.14 FEET; THENCE NORTH 39 DEGREES, 34 MINUTES, 06 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 141.13 FEET; THENCE NORTH 30 DEGREES, 30 MINUTES, 56 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 74.01 FEET; THENCE NORTH 35 DEGREES, 18 MINUTES, 54 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 158.47 FEET; THENCE NORTH 47 DEGREES, 41 MINUTES, 20 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 72.29 FEET; THENCE NORTH 25 DEGREES, 24 MINUTES, 21 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 107.00 FEET; THENCE NORTH 50 DEGREES, 55 MINUTES, 14 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 25.00 FEET; THENCE NORTH 43 DEGREES, 27 MINUTES, 47 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 60.78 FEET; THENCE NORTH 30 DEGREES, 10 MINUTES, 32 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 149.21 FEET; THENCE NORTH 50 DEGREES, 51 MINUTES, 36 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 71.40 FEET; THENCE SOUTH 73 DEGREES, 23 MINUTES, 11 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 96.36 FEET; THENCE NORTH 51 DEGREES, 37 MINUTES, 33 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 138.50 FEET; THENCE NORTH 21 DEGREES, 27 MINUTES, 4 SECONDS WEST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 70.54 FEET; THENCE NORTH 26 DEGREES, 52 MINUTES, 08 SECONDS EAST ALONG SAID EAST PARK PARCEL BOUNDARY, A DISTANCE OF 39.92 FEET; THENCE SOUTH 85 DEGREES, 41 MINUTES, 34 SECONDS EAST ALONG THE SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT I, AS RECORDED IN PLAT BOOK 61, PAGES 66 THROUGH 74 OF SAID PUBLIC RECORDS, A DISTANCE OF 110.46 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG SAID SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 206 DEGREES, 32 MINUTES, 53 SECONDS, A DISTANCE OF 180.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES, 50 MINUTES, 00 SECONDS, A DISTANCE OF 18.69 FEET TO THE

POINT OF TANGENCY; THENCE NORTH 20 DEGREES, 35 MINUTES, 34 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 125.84 FEET; THENCE NORTH 66 DEGREES, 54 MINUTES, 54 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.20 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1160.00 FEET AND A RADIAL BEARING OF SOUTH 23 DEGREES, 22 MINUTES, 14 SECONDS WEST AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE, 31 MINUTES, 25 SECONDS, A DISTANCE OF 30.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 69 DEGREES, 06 MINUTES, 22 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 362.07 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 530.00 FEET AND A RADIAL BEARING OF SOUTH 68 DEGREES, 21 MINUTES, 04 SECONDS EAST AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES, 17 MINUTES, 4 SECONDS, A DISTANCE OF 261.75 FEET TO A RADIAL INTERSECTION; THENCE SOUTH 40 DEGREES, 03 MINUTES, 17 SECONDS EAST ALONG SAID SOUTH LINE, A RADIAL TO SAID CURVE, A DISTANCE OF 100.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES, 52 MINUTES, 11 SECONDS, A DISTANCE OF 58.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58 DEGREES, 48 MINUTES, 53 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 120.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 380.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83 DEGREES, 19 MINUTES, 10 SECONDS, A DISTANCE OF 552.60 FEET TO A NON-TANGENT INTERSECTION; THENCE SOUTH 54 DEGREES, 28 MINUTES, 14 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 120.22 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 220.00 FEET AND A RADIAL BEARING OF NORTH 58 DEGREES, 25 MINUTES, 02 SECONDS EAST AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES, 58 MINUTES, 48 SECONDS, A DISTANCE OF 15.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35 DEGREES, 53 MINUTES, 48 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 302.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 370.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES, 32 MINUTES, 05 SECONDS, A DISTANCE OF 93.86 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 68 DEGREES, 58 MINUTES, 19 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET; THENCE NORTH 21 DEGREES, 02 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 35.87 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 50.00 FEET AND A RADIAL BEARING OF NORTH 17 DEGREES, 02 MINUTES, 21 SECONDS WEST AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES, 16 MINUTES, 52 SECONDS, A DISTANCE OF 8.97 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 50 DEGREES, 09 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 126.25 FEET; THENCE SOUTH 80 DEGREES, 00 MINUTES, 37 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 135.61 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 947.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES, 21 MINUTES, 55 SECONDS, A DISTANCE OF 55.39 FEET TO A NON-TANGENT INTERSECTION; THENCE SOUTH 78 DEGREES, 31 MINUTES, 51 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 184.70 FEET; THENCE SOUTH 11 DEGREES, 28 MINUTES, 09 SECONDS WEST, A DISTANCE OF 5.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS 1184.96 FEET; THENCE SOUTHERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES, 33 MINUTES, 33 SECONDS, A DISTANCE OF 342.47 FEET TO A RADIAL INTERSECTION; THENCE NORTH 84 DEGREES, 54 MINUTES, 36 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE, A DISTANCE OF 114.78 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 640.00 FEET AND A RADIAL BEARING OF NORTH 77 DEGREES, 39 MINUTES, 18 SECONDS EAST AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES, 17 SECONDS, 18 SECONDS, A DISTANCE OF 3.92 FEET TO A RADIAL INTERSECTION; THENCE NORTH 77 DEGREES, 56 MINUTES, 36 SECONDS EAST ALONG SAID SOUTH LINE, RADIAL TO SAID CURVE, A DISTANCE OF 100.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 540.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES, 42 MINUTES, 22 SECONDS, A DISTANCE OF 170.30 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 875.13 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT I AND THE SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, AS RECORDED IN PLAT BOOK 76, PAGES 111 THROUGH 114 OF SAID PUBLIC RECORDS AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES, 34 MINUTES, 34 SECONDS, A DISTANCE OF 498.83 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63 DEGREES, 25 MINUTES, 20 SECONDS EAST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 359.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 220.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES, 40 MINUTES, 18 SECONDS, A DISTANCE OF 223.4 FEET TO A NON-TANGENT INTERSECTION; THENCE SOUTH 88 DEGREES, 11 MINUTES, 48 SECONDS EAST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 290.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 280.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES, 13 MINUTES, 10 SECONDS, A DISTANCE OF 206.32 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 80 DEGREES, 28 MINUTES, 55 SECONDS EAST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 2.93 FEET; THENCE SOUTH 02 DEGREES, 11 MINUTES, 12 SECONDS WEST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 143.36 FEET; THENCE SOUTH 88 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 19.60 FEET; THENCE NORTH 02 DEGREES, 11 MINUTES, 12 SECONDS EAST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 54.75 FEET; THENCE SOUTH 88 DEGREES, 20 MINUTES, 56 SECONDS EAST ALONG SAID SOUTH LINE OF SARATOGA AT ROYAL PALM PLAT V, A DISTANCE OF 139.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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

CRESTWOOD BOULEVARD, GRAND OAKS BOULEVARD AND PINE ROAD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES SUBJECT TO A NON-EXCLUSIVE PERPETUAL MAINTENANCE EASEMENT IN CRESTWOOD BOULEVARD, GRAND OAKS BOULEVARD AND PINE ROAD, WHICH IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT FOR THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STRUCTURES LOCATED THEREIN. WALDORF STREET, RESTON CIRCLE, RESTON LANE, ROCKVILLE LANE AND WALDORF DRIVE AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER 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 THE VILLAGE OF ROYAL PALM BEACH. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED IN ANNANDALE CIRCLE, RESTON CIRCLE, RESTON LANE, ROCKVILLE LANE, WALDORF STREET AND WALDORF DRIVE IS HEREBY DEDICATED TO INDIAN TRAIL IMPROVEMENT DISTRICT. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS TO AND MAINTENANCE OF ALL UTILITY FACILITIES LOCATED IN ANNANDALE CIRCLE, RESTON CIRCLE, RESTON LANE, ROCKVILLE LANE, WALDORF STREET AND WALDORF DRIVE IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH.

TRACTS WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9, WMT-10, WMT-11, WMT-12, WMT-13, WMT-14, WMT-15, WMT-16, WMT-17, WMT-18, WMT-19, WMT-20 AND WMT-21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE INTERIOR DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, 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 THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO THE 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 INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

THE CANAL MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE M-1 CANAL.

THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE MADISON GREEN MASTER ASSOCIATION, INC., 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 DRAINAGE OF PARCELS RESERVED FOR SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, ON THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, TELEPHONE, INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACTS OS-1, OS-2 AND OS-24, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER 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 THE VILLAGE OF ROYAL PALM BEACH.

TRACTS OS-3, OS-4, OS-8, OS-10, OS-12, OS-14, OS-16, OS-18, OS-20 AND OS-22, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PRESERVATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACT OS-6, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FOR OPEN SPACE AND PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH.

TRACTS OS-5, OS-9, OS-11, OS-13, OS-15, OS-17, OS-19, OS-21 AND OS-23, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACT OS-7, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FOR OPEN SPACE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH.

TRACTS B-1, B-2, B-3, B-4, B-5, B-6 AND B-7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER 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 THE VILLAGE OF ROYAL PALM BEACH.

## MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION

AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114

TOGETHER WITH A PART OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT

RESOLUTION (R88-4) RECORDED AT

OFFICIAL RECORDS BOOK 5610, PAGE 213

IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST

VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2000

SHEET 1 OF 17

TRACTS L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10 AND L-11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MADISON GREEN MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACTS GC-1, GC-2, GC-3, GC-4, GC-5, GC-6 AND GC-7 AS SHOWN HEREON, ARE HEREBY RESERVED FOR GRAND OAKS GOLF COURSE CORP., ITS SUCCESSOR AND ASSIGNS, FOR GOLF COURSE DEVELOPMENT AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

PARCELS A, B, F, G, H, I, J AND K AS SHOWN HEREON, ARE HEREBY RESERVED FOR MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

PARCEL N AS, SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC PARK PURPOSES.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF FEB, 2000.

MINTO COMMUNITIES, INC.

A FLORIDA CORPORATION

BY: Michael Greenberg

PRESIDENT

ATTEST: Braig Unger

VICE PRESIDENT

GRAND OAKS GOLF COURSE CORP.

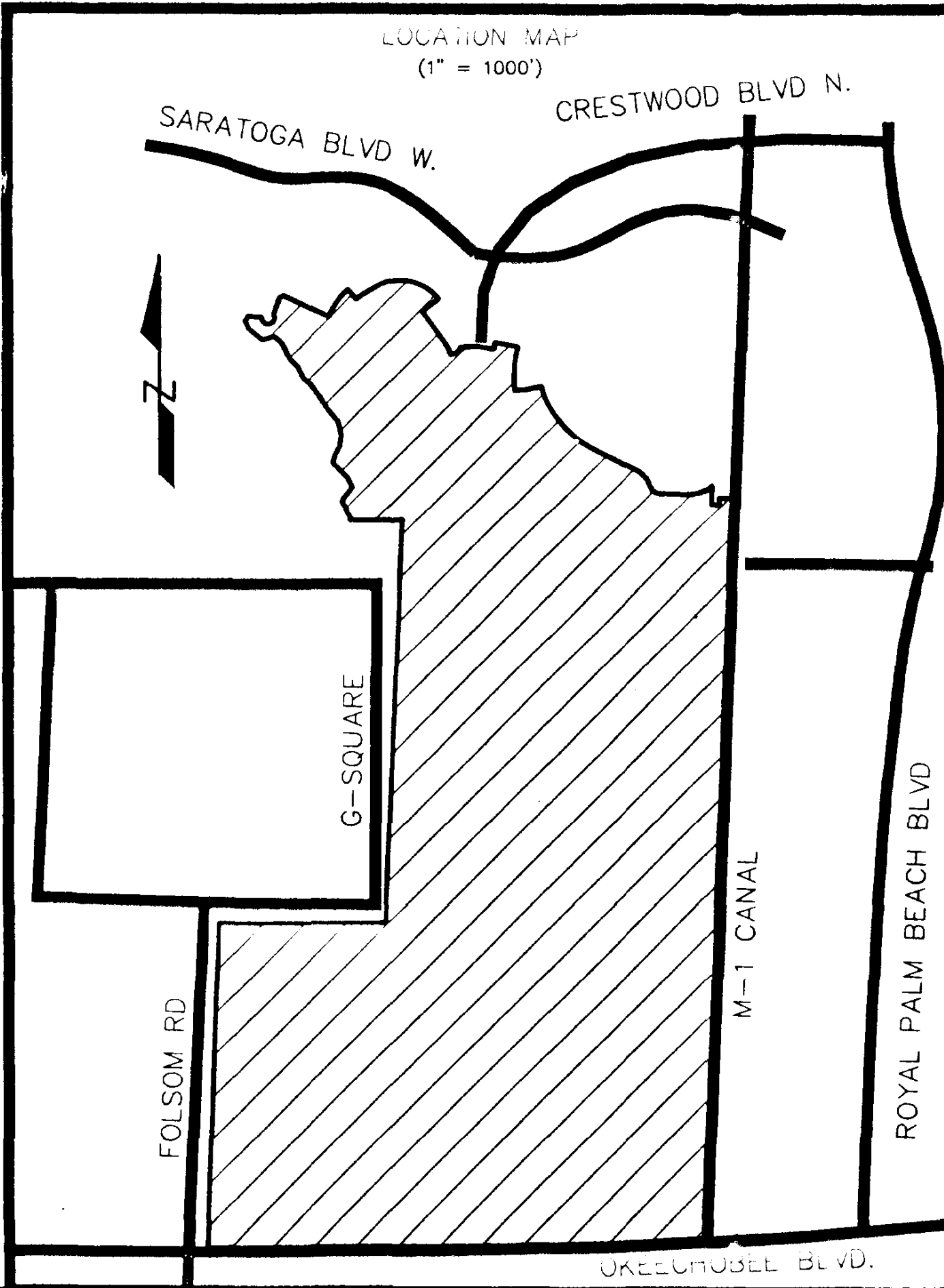
A FLORIDA CORPORATION

BY: Michael Greenberg

PRESIDENT

ATTEST: Braig Unger

VICE PRESIDENT



MADISON GREEN.- PLAT No. 1

**NICK MILLER, INC.**  
Surveying & Mapping Consultants

SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.

1

SCALE:

DATE: JANUARY 2000

JOB NO. 99043A

FILE: 99043A+1.DWG

DATE: JUN 26 2000



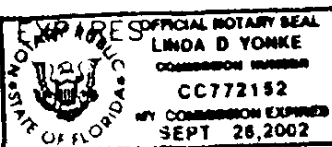
## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG UNGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 1st DAY OF February, 2000.

MY COMMISSION



Linda D. Yonke  
NOTARY PUBLIC

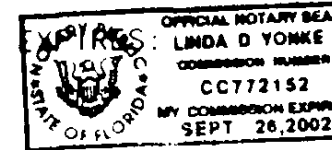
## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG UNGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF GRAND OAKS GOLF COURSE CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 1st DAY OF February, 2000.

MY COMMISSION



Linda D. Yonke  
NOTARY PUBLIC

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE MADISON GREEN MASTER ASSOCIATION, INC. 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 1st DAY OF February, 2000.

MADISON GREEN MASTER ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS:

Stephen M. Gordon  
Professional Surveyor

BY:

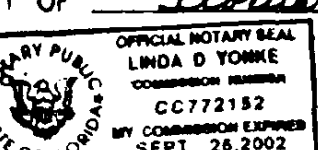
Norman J. Howard  
President

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MADISON GREEN MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND 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 1st DAY OF February, 2000.

MY COMMISSION EXPIRES



Linda D. Yonke  
NOTARY

## TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 TO MINTO COMMUNITIES, INC., A FLORIDA CORPORATION AND GRAND OAKS GOLF COURSE CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-1-2000

Harry Binnie  
HARRY BINNIE, PRESIDENT  
FOUNDERS TITLE

## APPROVALS

### PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF MAY, 2000

BY:

John Masukanis  
JOHN MASUKANIS, CHAIRPERSON

### VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF MAY, 2000

BY:

David Lodwick  
DAVID LODWICK, MAYOR

### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE No. 545, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 10TH DAY OF MAY, 2000.

BY:

Raymond J. ...  
VILLAGE ENGINEER

### REVIEWING SURVEYOR

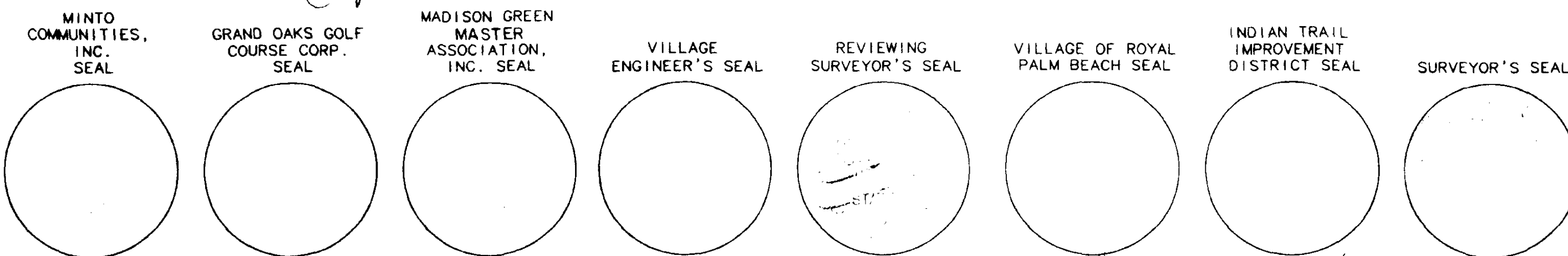
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 4-25-00

Norman J. Howard  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE No. 5776

### ATTEST

BY: Mary Anne Gould  
MARY ANNE GOULD, VILLAGE CLERK



## INDIAN TRAIL IMPROVEMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS OF SAID WATER MANAGEMENT TRACTS, DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS AND CANAL MAINTENANCE EASEMENT, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 27 DAY OF MARCH, 2000. THAT CERTAIN UNRECORDED

BLANKET WATER MANAGEMENT EASEMENT IS HEREBY RELEASED AND TERMINATED.

INDIAN TRAIL IMPROVEMENT DISTRICT

ATTEST: hym Vitor BY: William Gotthelf

Mary M. Vitor  
SECRETARY  
William Gotthelf  
PRESIDENT

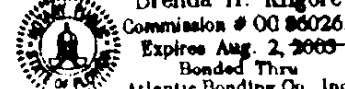
## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, 2000.

MY COMMISSION EXPIRES:



Brenda H. Kelly  
NOTARY

DATE: 3/30/2000

## SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ☒ LB 4318
- PERMANENT CONTROL POINTS ARE SHOWN THUS: ☐ LB 4318
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 89 DEGREES, 22 MINUTES, 46 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- FOR THE PURPOSE OF THE REPORT OF ENGINEER, UNIT OF DEVELOPMENT NO. 18, INDIAN TRAIL IMPROVEMENT DISTRICT, DATED DECEMBER 1998, PARCEL N SHALL BE DESIGNATED AS CIVIC CENTER LAND AND PARCELS GC-1 THROUGH GC-6 SHALL BE DESIGNATED AS GOLF COURSE LAND.

THIS DESIGNATION IS FOR THE SOLE PURPOSE OF THE ASSESSMENT OF BENEFITS PURSUANT TO THE REPORT OF ENGINEER AND SHALL NOT IMPOSE ANY RESTRICTIONS ON THE USE OF THE PARCELS.

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, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM, OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

## MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114  
TOGETHER WITH A PART OF HAWTHORN II, AS RECORDED IN  
PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA  
SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT  
RESOLUTION (R88-4) RECORDED AT  
OFFICIAL RECORDS BOOK 5610, PAGE 213  
IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2000

SHEET 2 OF 17

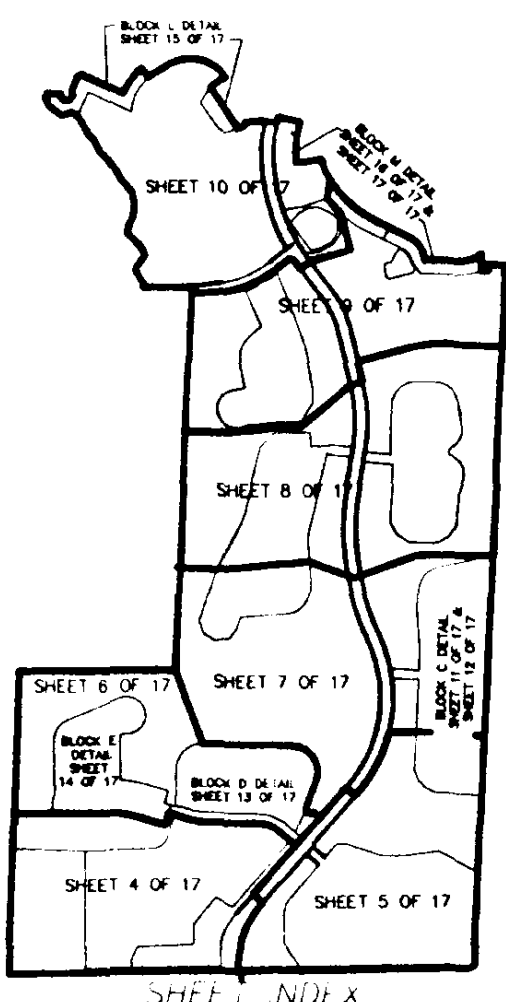
## SURVEYOR'S CERTIFICATE

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS AS REQUIRED BY SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

Stephen M. Gordon  
STEPHEN M. GORDON  
PROFESSIONAL SURVEYOR  
AND MAPPER  
CERTIFICATE No. 5974  
STATE OF FLORIDA

## LAND USE TABLE

Parcel	Area	
BLOCK C	20.82	acres
BLOCK D	11.99	acres
BLOCK E	12.20	acres
BLOCK L	4.25	acres
BLOCK M	7.07	acres
PARCEL A	34.30	acres
PARCEL B	30.35	acres
PARCEL F	23.28	acres
PARCEL G	16.51	acres
PARCEL H	14.20	acres
PARCEL I	23.73	acres
PARCEL J	26.63	acres
PARCEL K	19.46	acres
PARCEL N	13.94	acres
TRACT B-1	0.51	acres
TRACT B-2	0.14	acres
TRACT B-3	0.65	acres
TRACT B-4	0.66	acres
TRACT B-5	1.12	acres
TRACT B-6	1.12	acres
TRACT B-7	0.08	acres
TRACT GC-1	37.21	acres
TRACT GC-2	12.02	acres
TRACT GC-3	24.35	acres
TRACT GC-4	3.40	acres
TRACT GC-5	6.79	acres
TRACT GC-6	10.00	acres
TRACT GC-7	5.87	acres
TRACT L-1	0.03	acres
TRACT L-2	0.03	acres
TRACT L-3	0.03	acres
TRACT L-4	0.03	acres
TRACT L-5	0.03	acres
TRACT L-6	0.03	acres
TRACT L-7	0.03	acres
TRACT L-8	0.03	acres
TRACT L-9	0.03	acres
TRACT L-10	0.03	acres
TRACT L-11	0.03	acres
TRACT OS-1	0.06	acres
TRACT OS-2	0.80	acres
TRACT OS-3	0.49	acres
TRACT OS-4	0.23	acres
TRACT OS-5	0.77	acres
TRACT OS-6	0.37	acres
TRACT OS-7	0.70	acres
TRACT OS-8	1.02	acres
TRACT OS-9	0.50	acres
TRACT OS-10	2.52	acres
TRACT OS-11	1.01	acres
TRACT OS-12	3.02	acres
TRACT OS-13	2.45	acres
TRACT OS-14	2.80	acres
TRACT OS-15	0.97	acres
TRACT OS-16	0.14	acres
TRACT OS-17	0.29	acres
TRACT OS-18	0.21	acres
TRACT OS-19	0.36	acres
TRACT OS-20	2.17	acres
TRACT OS-21	1.25	acres
TRACT OS-22	0.81	acres
TRACT OS-23	0.46	acres
TRACT OS-24	0.04	acres



**NICK MILLER, INC.**  
Surveying & Mapping Consultants  
SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

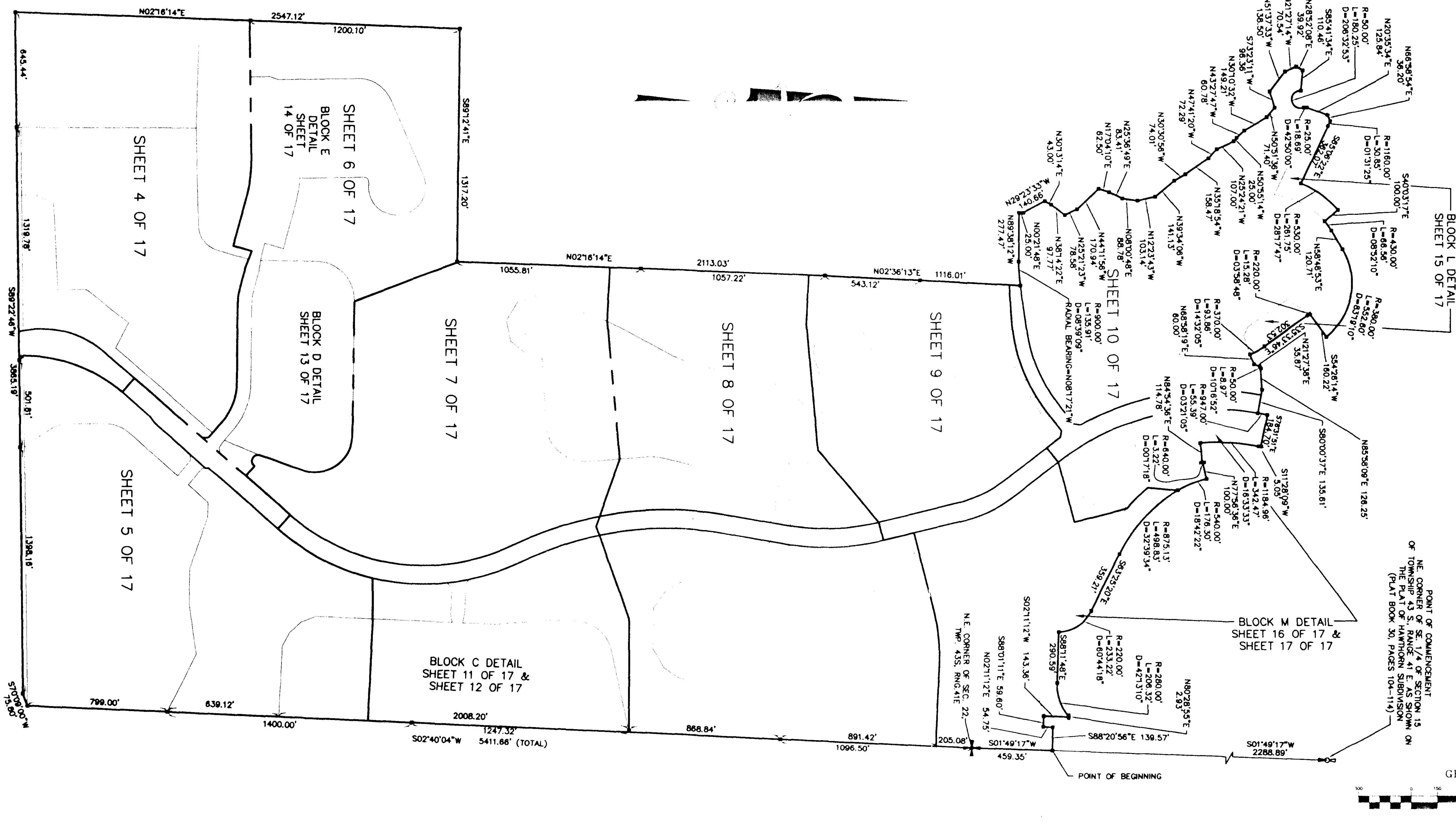
SHEET NO.  
**2**  
SCALE:  
DATE: JANUARY 2000  
JOB NO. 99043A  
FILE: 99043A-1.DWG

JUN 26 2000



# MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART  
OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA  
SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)  
RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213  
IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 3 OF 17



MADISON GREEN - PLAT No. 1		
 <b>NICK MILLER, INC.</b> Surveying & Mapping Consultants SUITE 105 2560 RCA BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318	SHEET NO.	SCALE 1" = 300'
	3	DATE: JANUARY 2000
		JOB NO. 99043A
		FILE: SHEET_3



## 17

**LEGEND:**

C	= PERMANENT REFERENCE MONUMENT "L.B. 4318"
•	= PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
R	= RADIUS
L	= ARC LENGTH
D	= DELTA (CENTRAL ANGLE)
CB	= CHORD BEARING
CD	= CHORD DISTANCE
PSM	= PROFESSIONAL SURVEYOR & MAPPER
PLS	= PROFESSIONAL LAND SURVEYOR
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
N	= NORTHING (GRID)
E	= EASTING (GRID)
(C)	= CALCULATED
(R)	= RADIAL
LAE	= LIMITED ACCESS EASEMENT
P.T.B.	= PLAT BOOK
PG.	= PAGE
M.R.E.E.	= MAINTENANCE AND ROOF EYE EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT



MATCHLINE SEE  
SHEET 6 OF 17

R=350.00'  
D=38°40'20"  
L=238.24'

S 88°01'00" E 600.20

S 88°41'00" W 558.88'

**LIMITS OF PLAT**

N02°16'14"E 2547.12'

428.83'

1057.00'

20' DRAINAGE

S02°16'14"E 396.51'

150.0'

N87°43'46"W 68.71'

29.91'

25°

OS-1

OS-6

OS-2

**PARCEL N**

**DETAIL:**  
**SEE THIS SHEET**

150.13'

N87°43'46"W 46.63'

DETAIL:  
SEE THIS SHEET

LOXAHATCHEE GROVES  
(PER PLAT BOOK 12, PAGE 29)

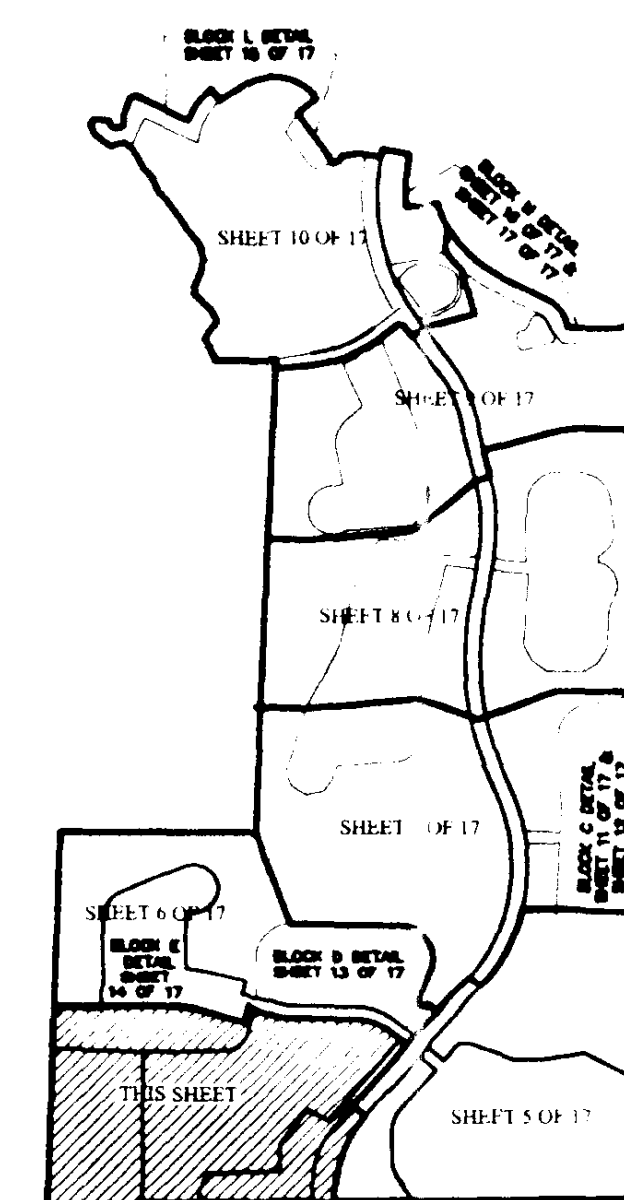
## LIMITS OF PLAT

LIMITS OF PLAT S89°22'46"W 3865.19' (TOTAL)

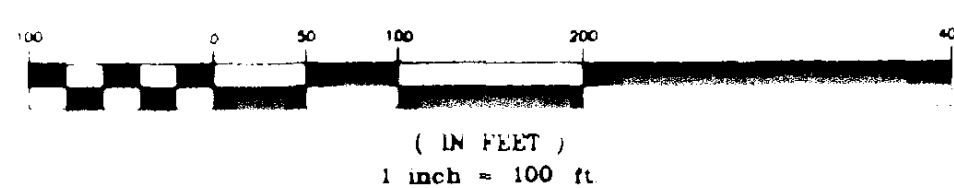
R=55.00'  
D=38°28'30"

**MATCHLINE**  
**SEE SHEET 5 OF 17**

1. FORCE MAIN EASEMENT (PER ORB 6606, PG. 079 AND ORB 6550, PG 1483)  
NOTE: DUE TO ERRORS IN THE FORCE MAIN EASEMENT DESCRIPTION, THE POSITION OF THE EASEMENT HAS BEEN DEPICTED BASED ON RECORD DRAWINGS PREPARED BY ROYAL PALM COLONY PARTNERSHIP, DATED AUGUST 1989, PAGES 3 OF 9 THROUGH 7 OF 9.



GRAPHIC SCALE



**NICK MILLER, INC.**  
*Surveying & Mapping Consultants*

SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

4

DATE: JANUARY 2007  
JOB NO. 99043A  
FILE: SHEET\_4

JUN 26 1966



## MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
 AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART  
 OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS  
 OF PALM BEACH COUNTY, FLORIDA  
 SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)  
 RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213  
 IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
 VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
 JANUARY 2000  
 SHEET 5 OF 17

MATCHLINE SEE SHEET 7 OF 17

BLOCK C  
SEE SHEET 12 OF 17

12' FORCE MAIN EASEMENT (PER ORB 6606,  
 PG 1079 AND ORB 6550, PG 1483)  
 NOTE: DUE TO ERRORS IN THE FORCE MAIN  
 EASEMENT DESCRIPTION, THE POSITION OF THE  
 EASEMENT HAS BEEN DEPICTED BASED ON  
 RECORD DRAWINGS PREPARED BY ROYAL PALM  
 COLONY PARTNERSHIP, DATED AUGUST 1989,  
 PAGES 3 OF 9 THROUGH 7 OF 9.

## LEGEND:

- PERMANENT REFERENCE MONUMENT "P.B. 4318"
- PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
- RADIUS
- ARC LENGTH
- DELTA (CENTRAL ANGLE)
- CHORD BEARING
- CHORD DISTANCE
- PROFESSIONAL SURVEYOR & MAPPER
- PROFESSIONAL LAND SURVEYOR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- LAKE MAINTENANCE EASEMENT
- NORTHING (GRID)
- EASTING (GRID)
- CALCULATED
- RADIAL
- LIMITED ACCESS EASEMENT
- PLAT BOOK
- PAGE
- MAINTENANCE AND ROAD EASEMENT
- CANAL MAINTENANCE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT

## DETAIL "B"

Not to Scale

PARCEL A

12' FORCE MAIN EASEMENT  
(PER ORB 6606, PG 1079  
AND ORB 6550, PG 1483)

TRACT B-5

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570°00'00"W

570°00'00"W



# MADISON GREEN - PLAT No. 1

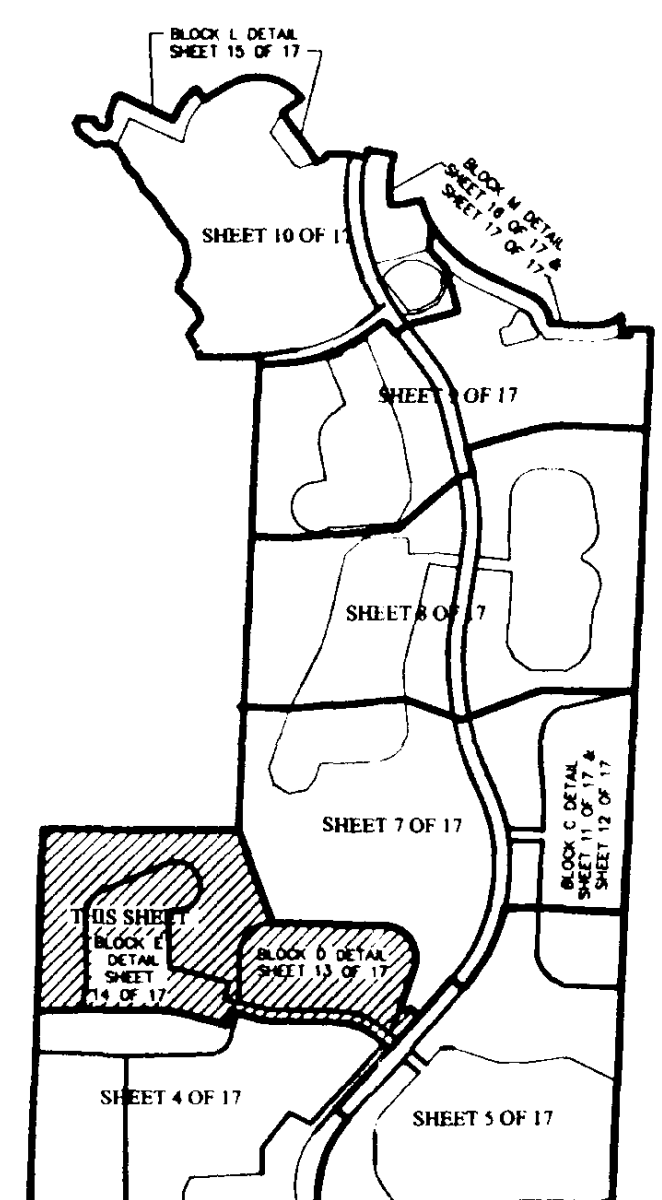
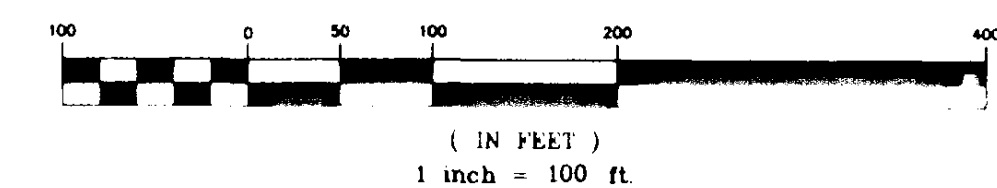
BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART  
OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA  
SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)  
RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213  
IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2000  
SHEET 6 OF 17

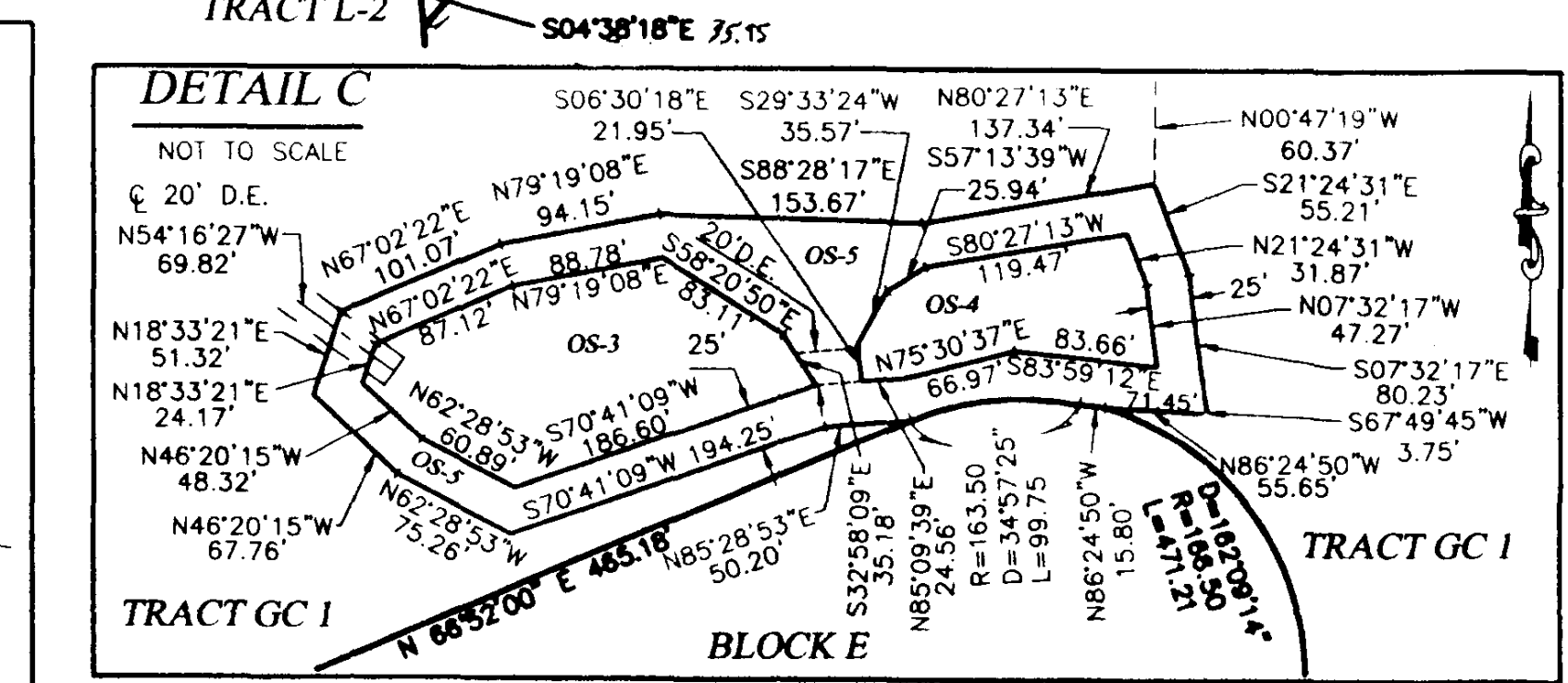
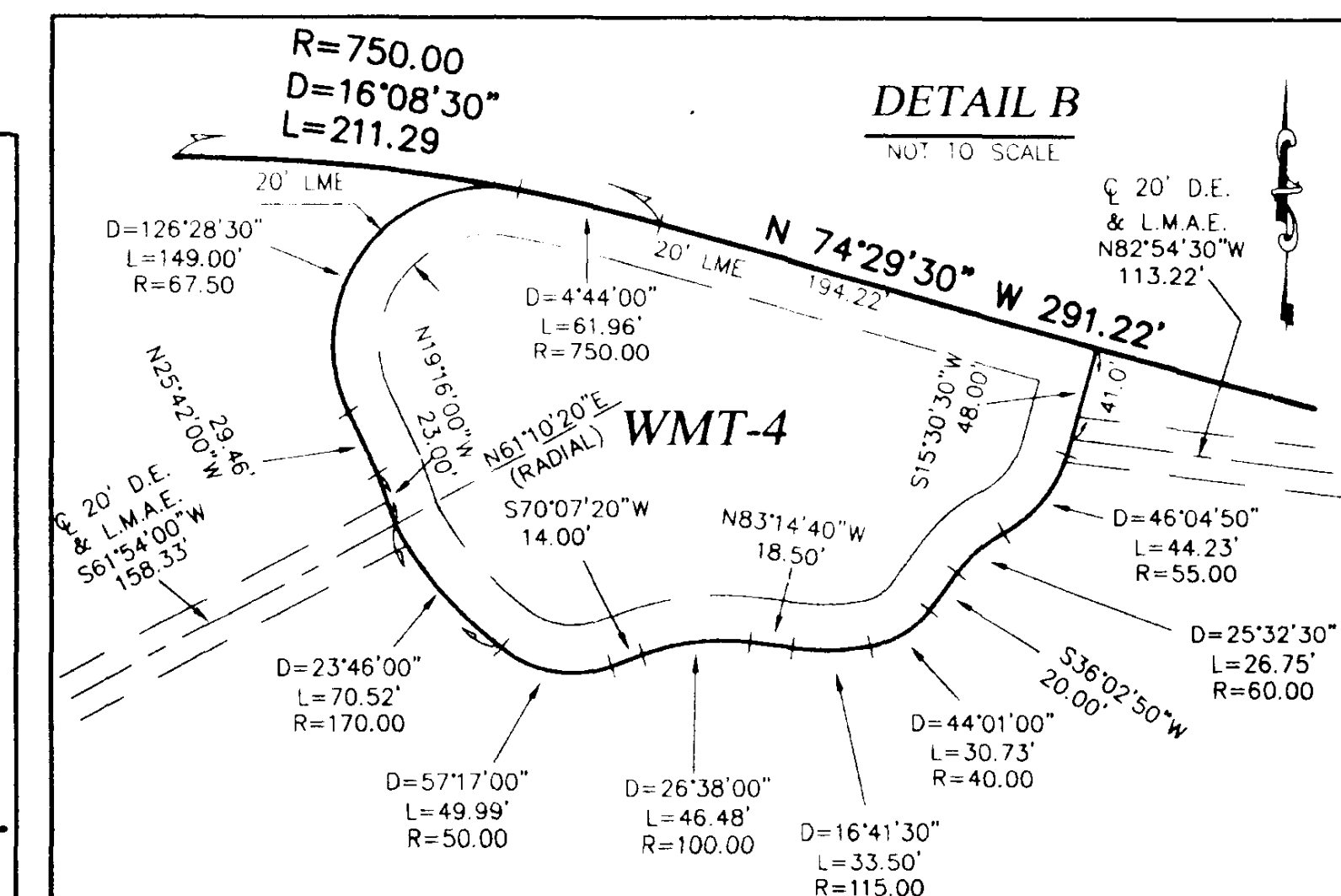
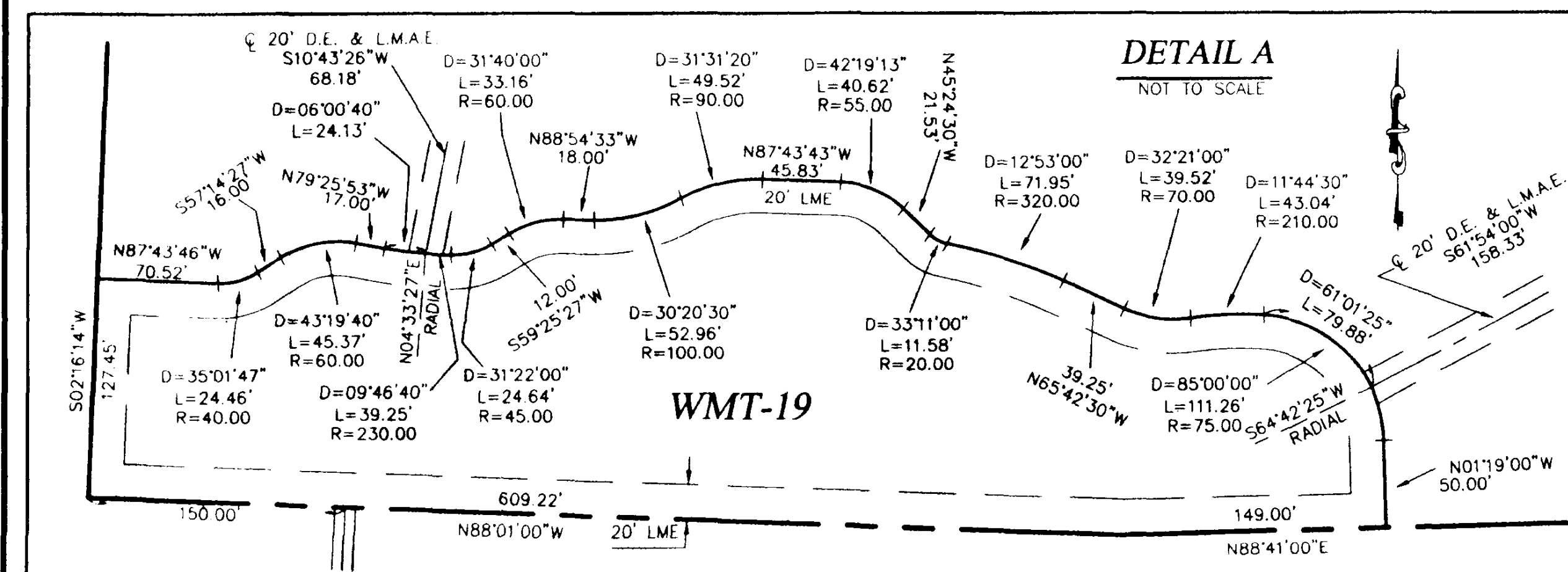
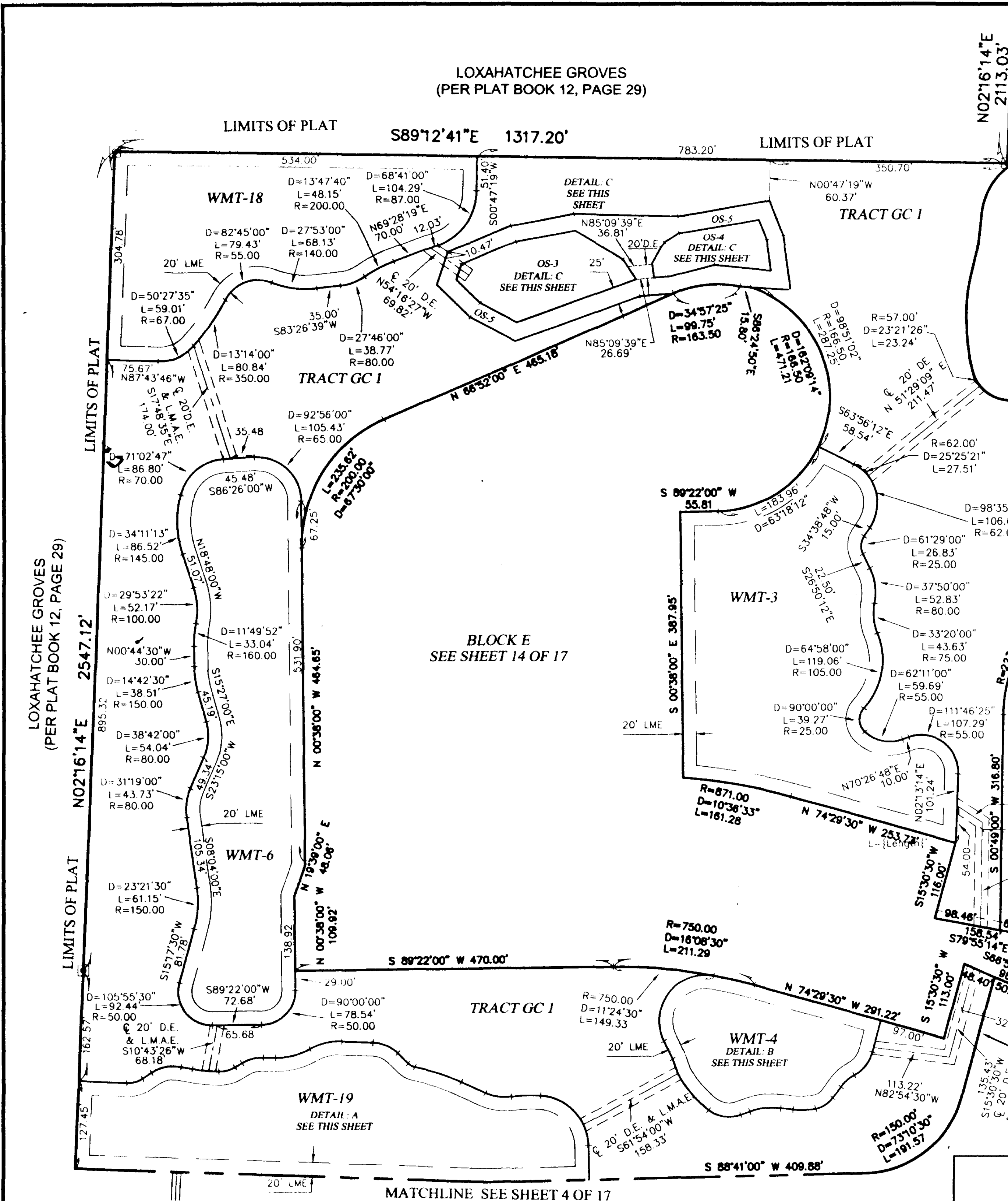
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- PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
- RADIUS
- ARC LENGTH
- DELTA (CENTRAL ANGLE)
- CHORD BEARING
- CHORD DISTANCE
- PROFESSIONAL SURVEYOR & MAPPER
- PROFESSIONAL LAND SURVEYOR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- LAKE MAINTENANCE EASEMENT
- NORTHING (GRID)
- EASTING (GRID)
- CALCULATED
- RADIAL
- LIMITED ACCESS EASEMENT
- PLAT BOOK
- PAGE
- MAINTENANCE AND ROOF EAVE EASEMENT
- CANAL MAINTENANCE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT

## GRAPHIC SCALE



SHEET INDEX



## MADISON GREEN - PLAT No. 1



**NICK MILLER, INC.**  
Surveying & Mapping Consultants  
SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.

6

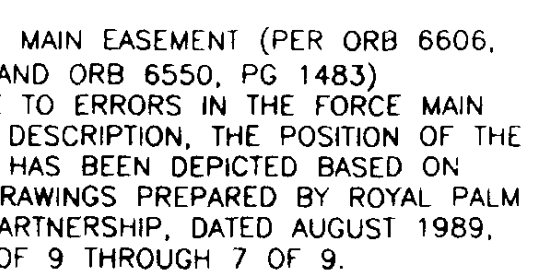
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DATE: JANUARY 2000

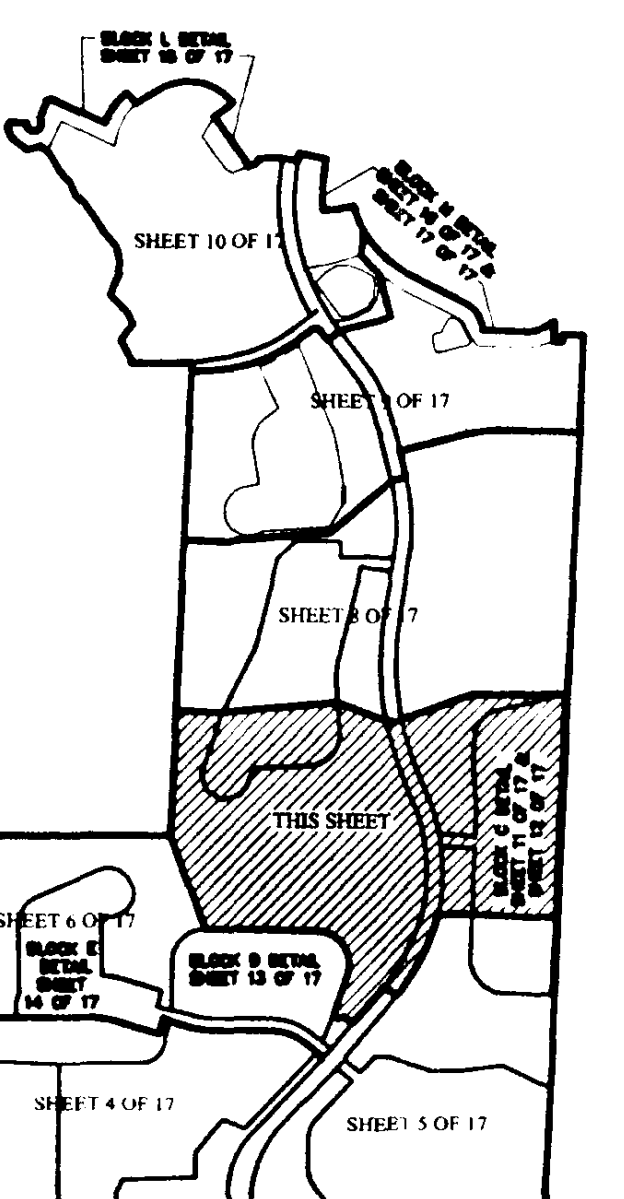
JOB NO. 99043A

FILE: SHEET\_6





12' FORCE MAIN EASEMENT (PER ORB 6606,  
PG 1079 AND ORB 6550, PG 1483)  
NOTE: DUE TO ERRORS IN THE FORCE MAIN  
EASEMENT DESCRIPTION, THE POSITION OF THE  
EASEMENT HAS BEEN DEPICTED BASED ON  
RECORD DRAWINGS PREPARED BY ROYAL PALM  
COLONY PARTNERSHIP, DATED AUGUST 1989,  
PAGES 3 OF 9 THROUGH 7 OF 9.



## SHEET INDEX

**MADISON GREEN - PLAT No. 1**

**NICK MILLER, INC.**  
Surveying & Mapping Consultants  
SUITE 105

2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.

7

Scale: 1"=100'

DATE: JANUARY 2000

JOB NO. 000434

JOB NO. 99043A

JUN 26 2000



# MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION

AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS

OF PALM BEACH COUNTY, FLORIDA

SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)

RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213

IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST

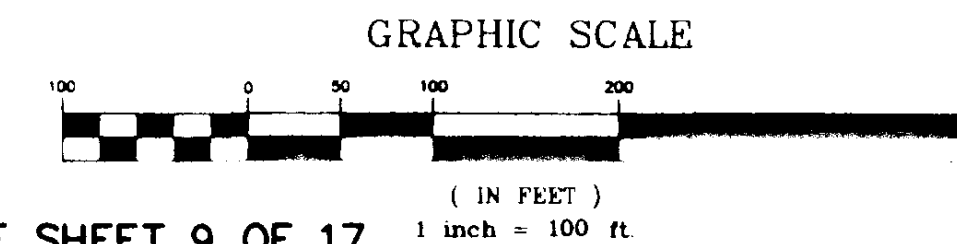
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2000

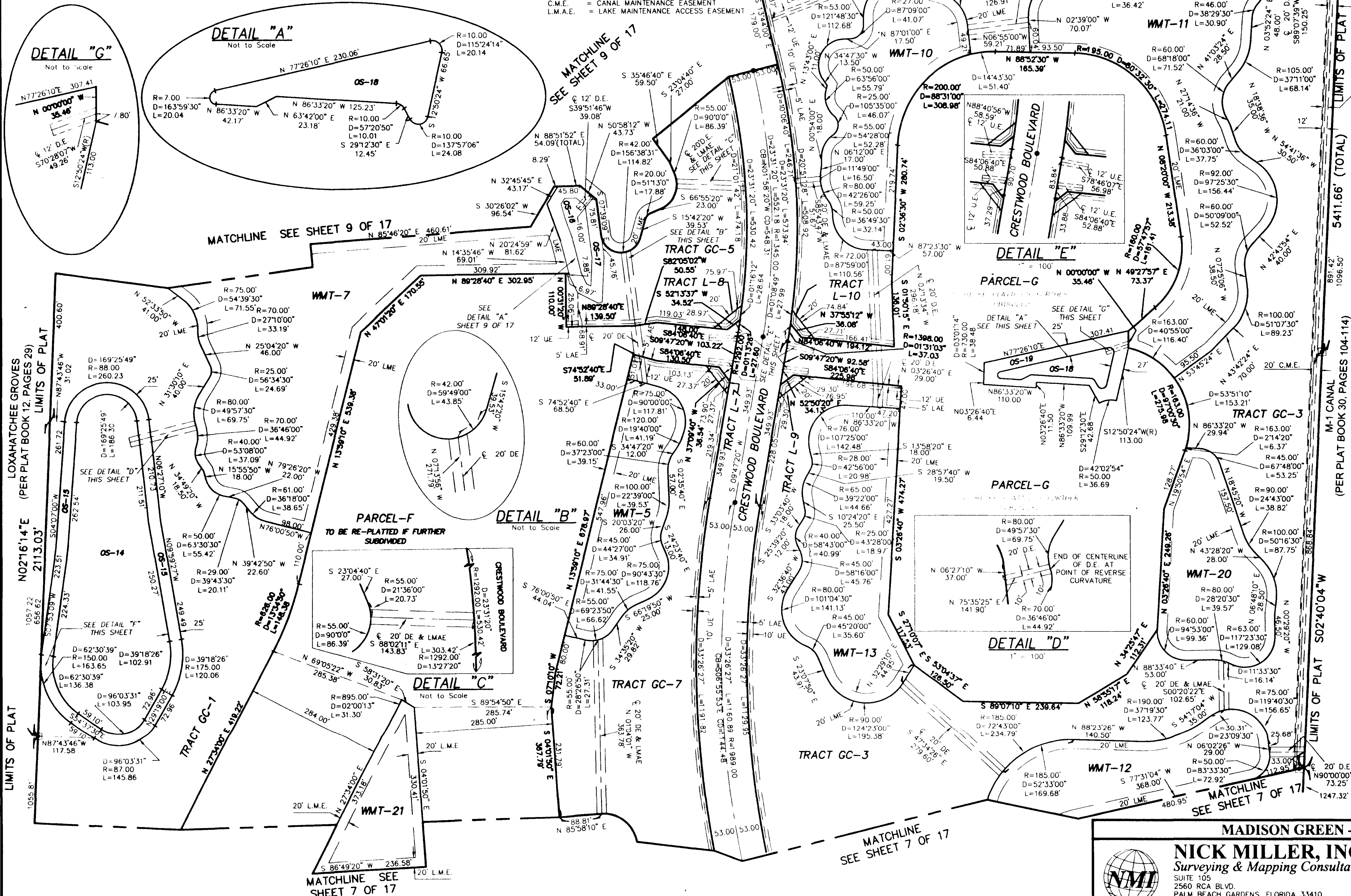
SHEET 8 OF 17

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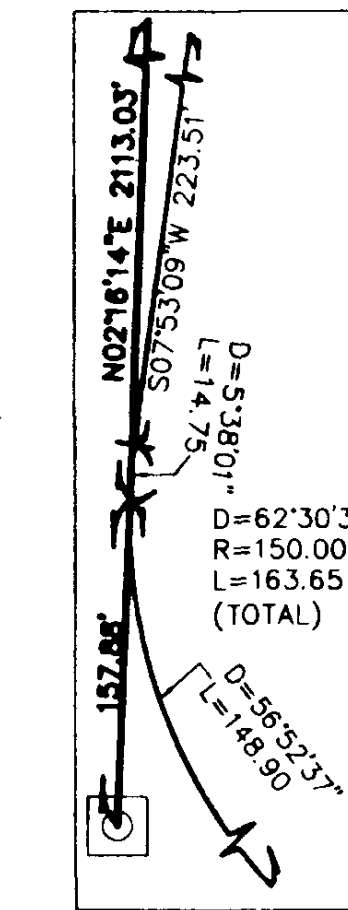
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- = PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTHING (GRID)
- E = EASTING (GRID)
- (C) = CALCULATED
- (R) = RADIAL
- LAE = LIMITED ACCESS EASEMENT
- P.B. = PLAT BOOK
- P.C. = PAGE
- M.R.E.E. = MAINTENANCE AND ROOF EAVE EASEMENT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT



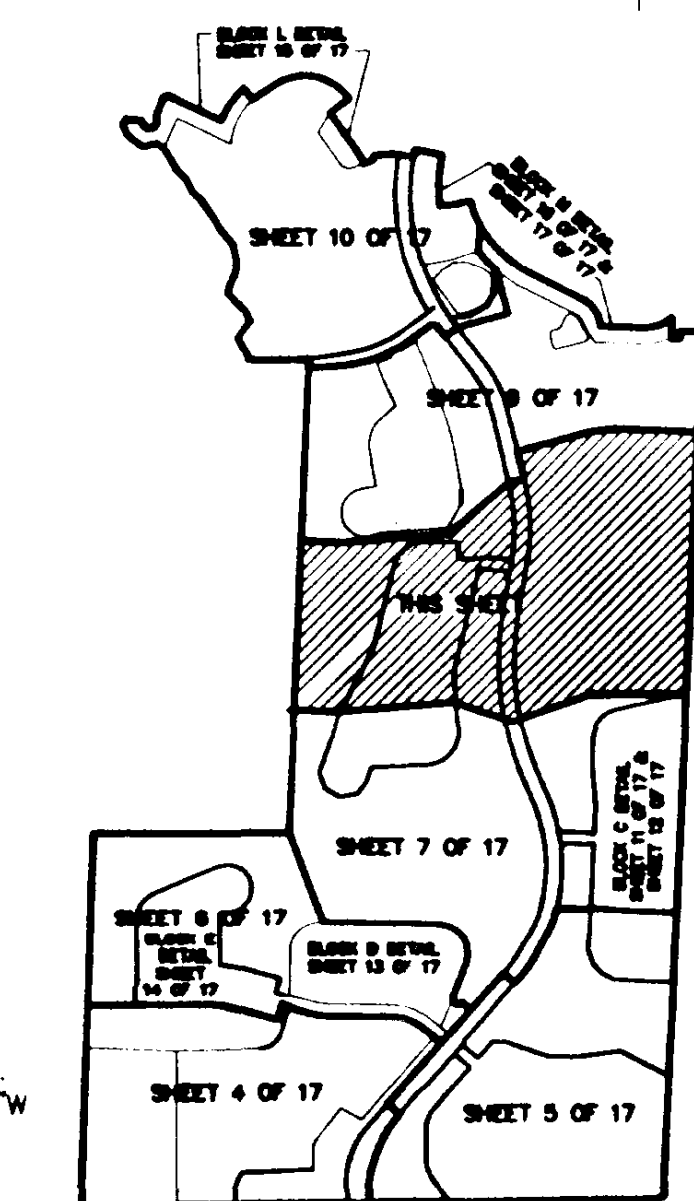
MATCHLINE SEE SHEET 9 OF 17



12' FORCE MAIN EASEMENT (PER ORB 6606, PG 1079 AND ORB 6550, PG 1483)  
NOTE: DUE TO ERRORS IN THE FORCE MAIN EASEMENT DESCRIPTION, THE POSITION OF THE EASEMENT HAS BEEN DEPICTED BASED ON RECORD DRAWINGS PREPARED BY ROYAL PALM COLONY PARTNERSHIP, DATED AUGUST 1989, PAGES 3 OF 9 THROUGH 7 OF 9.



DETAIL "F"  
NOT TO SCALE



SHEET INDEX

MADISON GREEN - PLAT No. 1



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SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

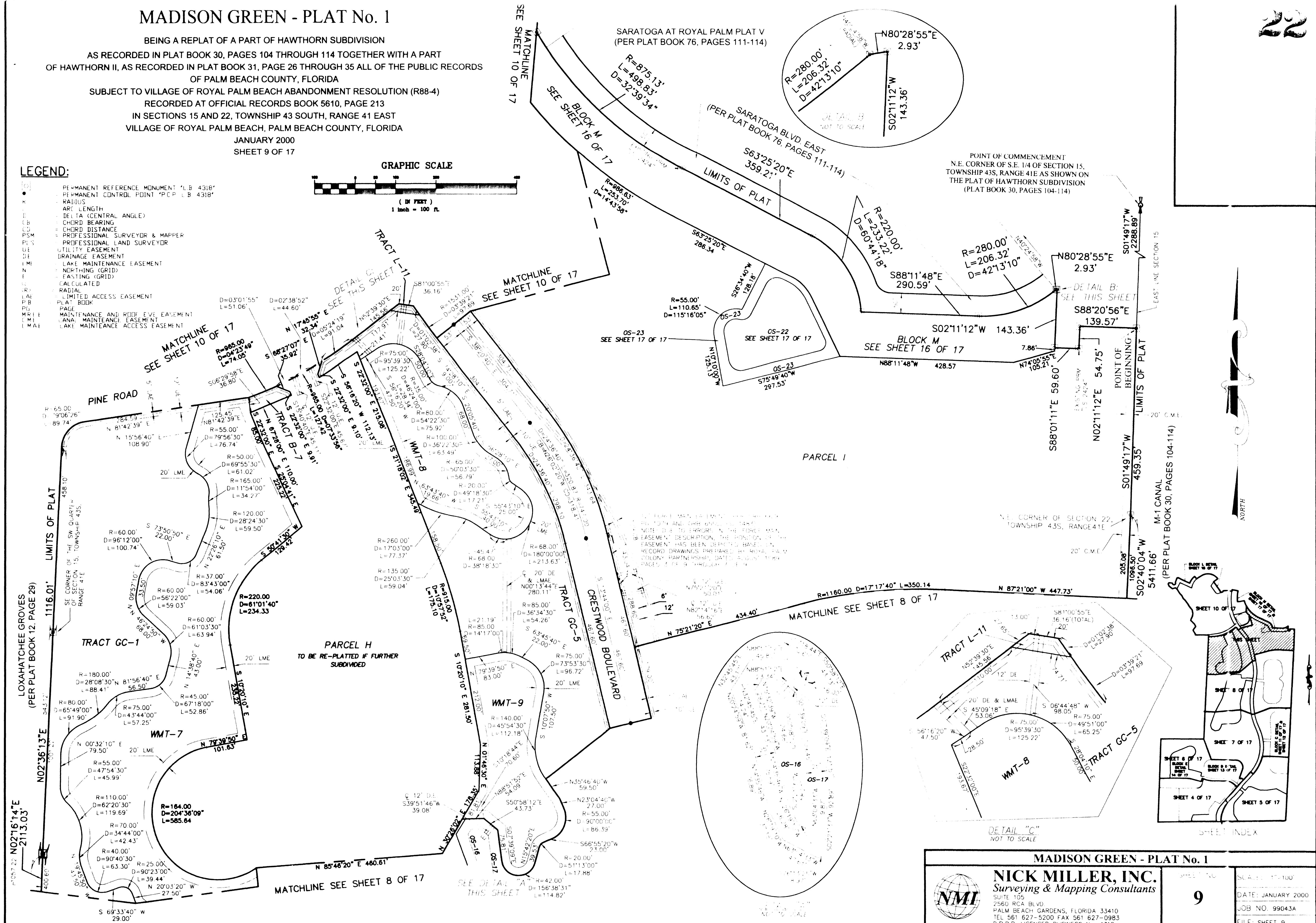
SHEET NO.	8
DATE:	JANUARY 2000
JOB NO.	99043A
FILE:	SHEET_8



## 22

LEGEND:

- GRAPHIC SCALE**
- 0      50      100      200      400
- ( IN FEET )
- 1 inch = 100 ft.



SHEET INDEX

**MADISON GREEN - PLAT No. 1**

**NICK MILLER, INC.**  
*Surveying & Mapping Consultants*

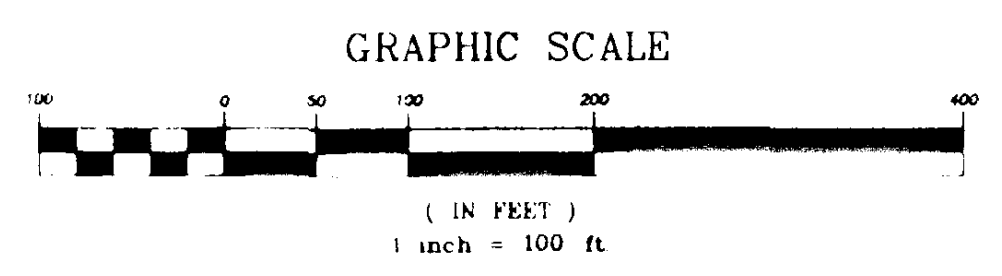
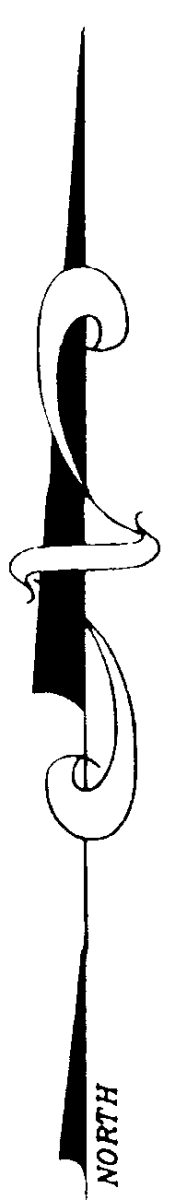
SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

9

DATE: JANUARY 2000  
JOB NO. 99043A  
FILE: SHEET\_9

JUN 2 6

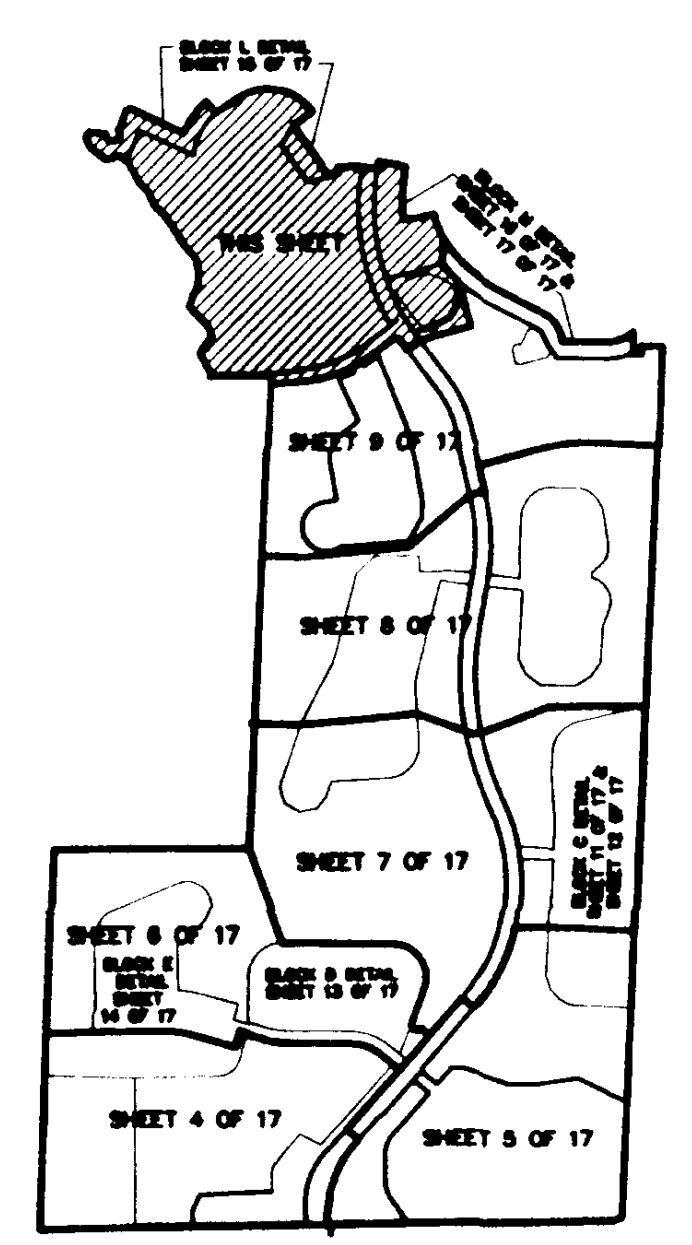




# MADISON GREEN - PLAT No. 1

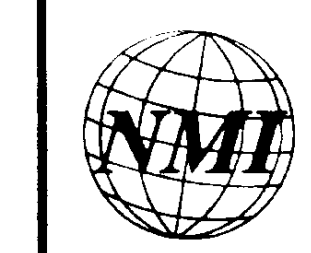
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VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 10 OF 17

- LEGEND:**
- = PERMANENT REFERENCE MONUMENT "L.B. 4318"
  - = PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - PSM = PROFESSIONAL SURVEYOR & MAPPER
  - PLS = PROFESSIONAL LAND SURVEYOR
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - LME = LAKE MAINTENANCE EASEMENT
  - N = NORTHING (GRID)
  - E = EASTING (GRID)
  - (C) = CALCULATED
  - (R) = RADIAL
  - LAE = LIMITED ACCESS EASEMENT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - M.R.E.L. = MAINTENANCE AND ROOF EYE EASEMENT
  - C.M.E. = CANAL MAINTENANCE EASEMENT



SHEET INDEX

CURVE TABLE					
CURVE NUMBER	RADIUS	CURVE LENGTH	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	500.00'	108.67'	12°27'10"	108.46'	N75°29'04"E
C2	95.00'	53.52'	32°16'51"	52.82'	S65°34'14"W
C3	65.00'	89.74'	79°6'26"	82.78'	S42°09'26"W



**NICK MILLER, INC.**  
Surveying & Mapping Consultants  
SUITE 105  
2560 ROA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

MADISON GREEN - PLAT No. 1	
SHEET NO.	10
DATE:	JANUARY 2000
JOB NO.	99043A
FILE:	SHEET_10



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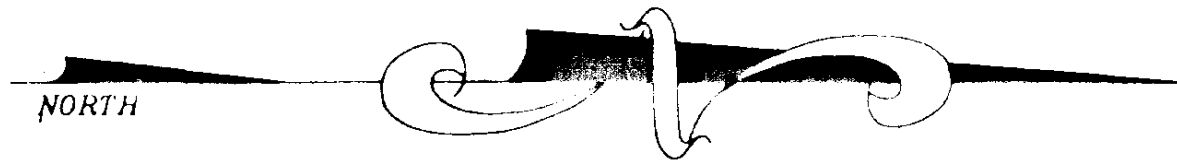
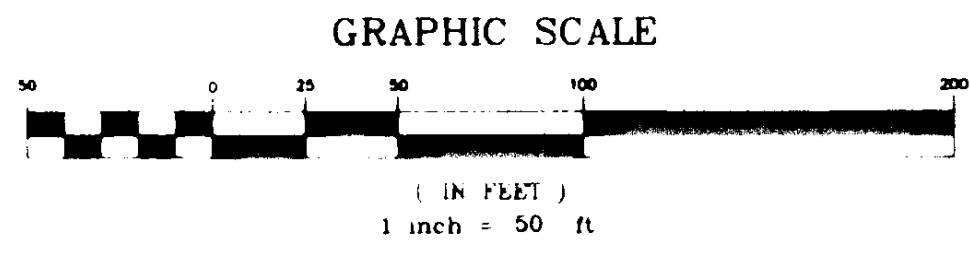
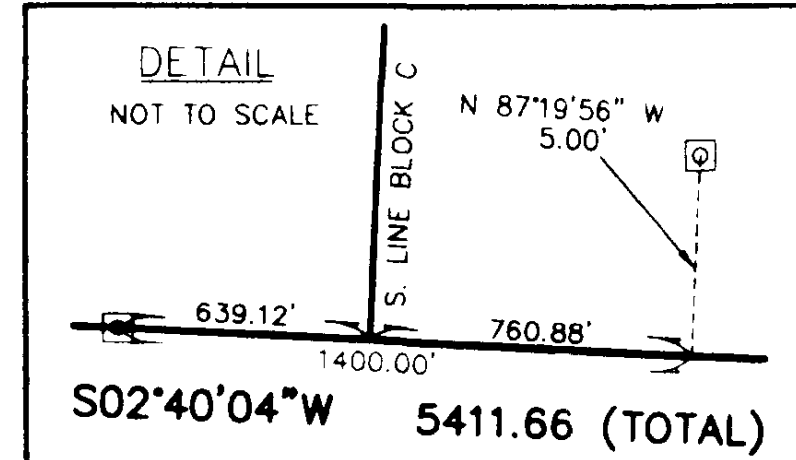
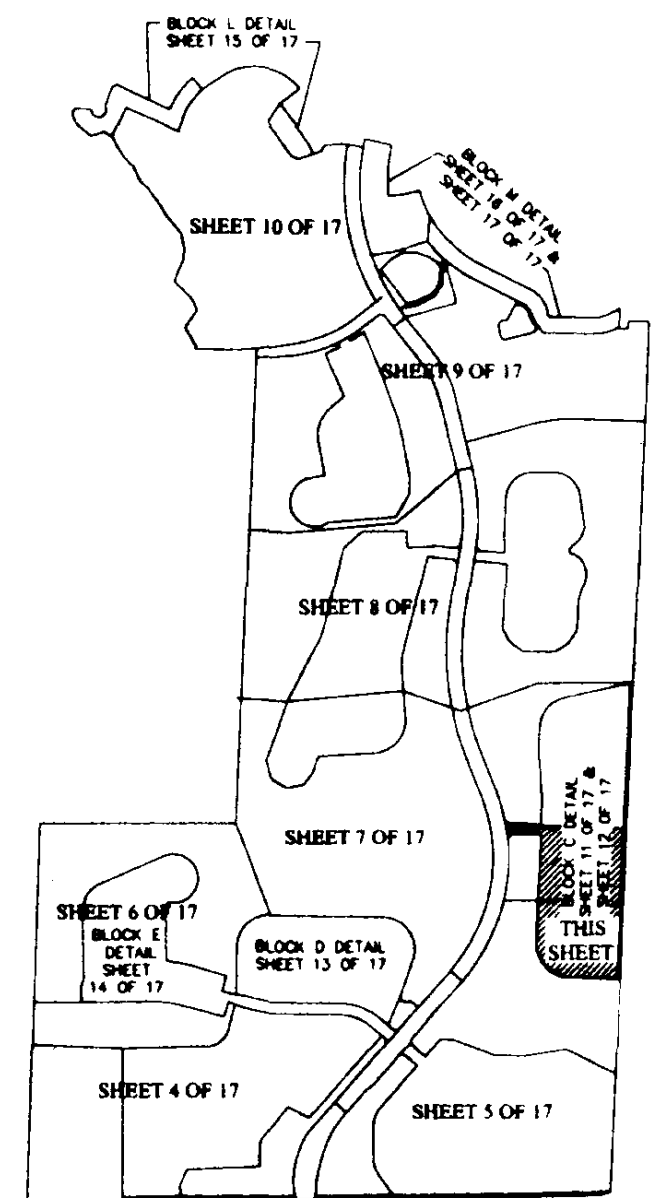
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- [P.C.P.] PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
- [R] RADIUS
- [L] ARC LENGTH
- [D] DELTA (CENTRAL ANGLE)
- [CB] CHORD BEARING
- [CD] CHORD DISTANCE
- [PSM] PROFESSIONAL SURVEYOR & MAPPER
- [P.L.S.] PROFESSIONAL LAND SURVEYOR
- [U.E.] UTILITY EASEMENT
- [D.E.] DRAINAGE EASEMENT
- [LME] LAKE MAINTENANCE EASEMENT
- [N] NORTHING (GRID)
- [E] EASTING (GRID)
- [C] CALCULATED
- [R] RADIAL
- [LAE] LIMITED ACCESS EASEMENT
- [P.B.] PLAT BOOK
- [P.C.] PAGE
- [M.R.E.] MAINTENANCE AND ROOF EYE EASEMENT
- [C.M.E.] CANAL MAINTENANCE EASEMENT
- [I.D.E.] INTERIOR DRAINAGE EASEMENT
- [L.E.] LANDSCAPE EASEMENT

MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
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VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 11 OF 17



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**MADISON GREEN - PLAT No.1**

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Surveying & Mapping Consultants  
SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

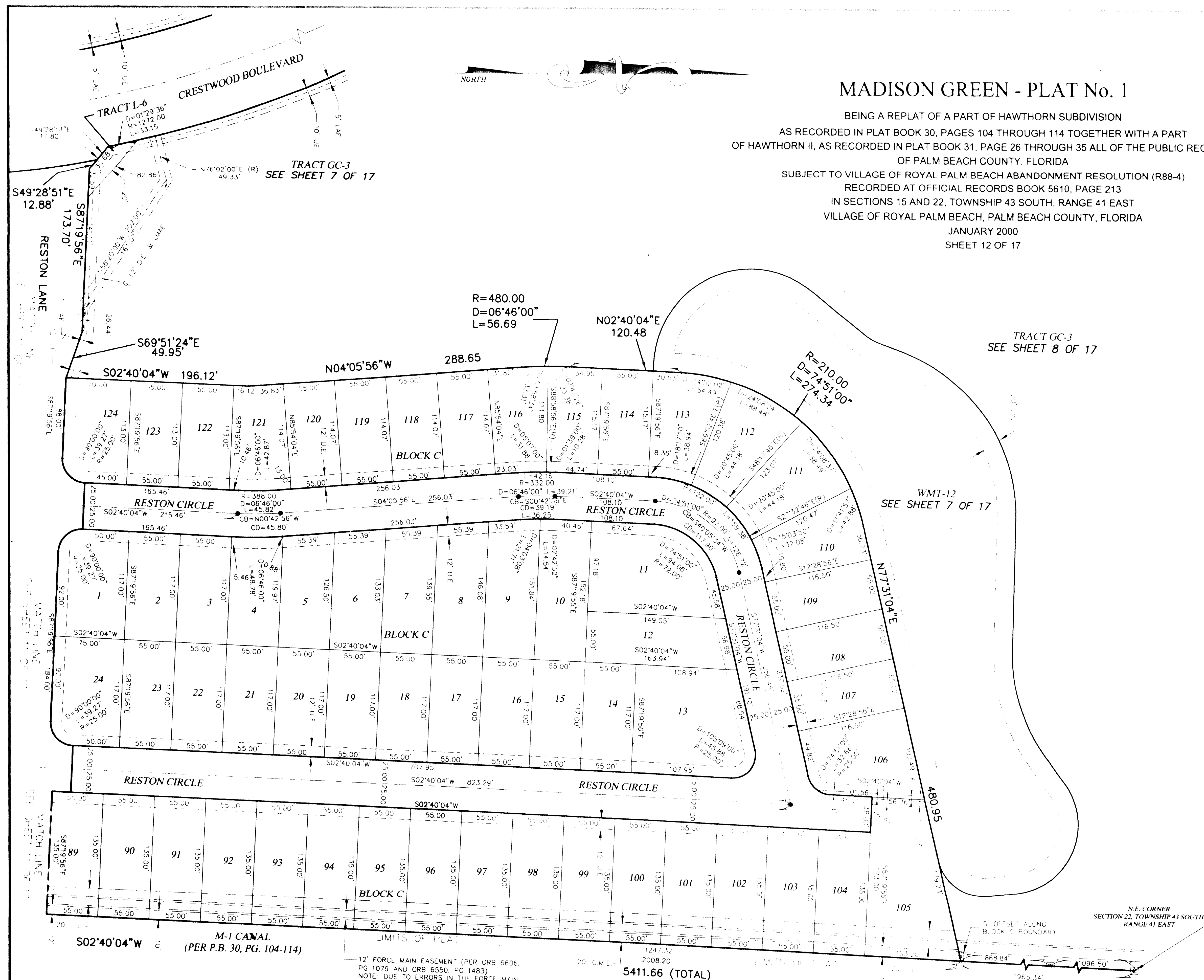
SHEET NO. **11**

SCALE: 1" = 50'  
DATE: JANUARY 2000  
JOB NO. 99043A  
FILE: SHEET\_11

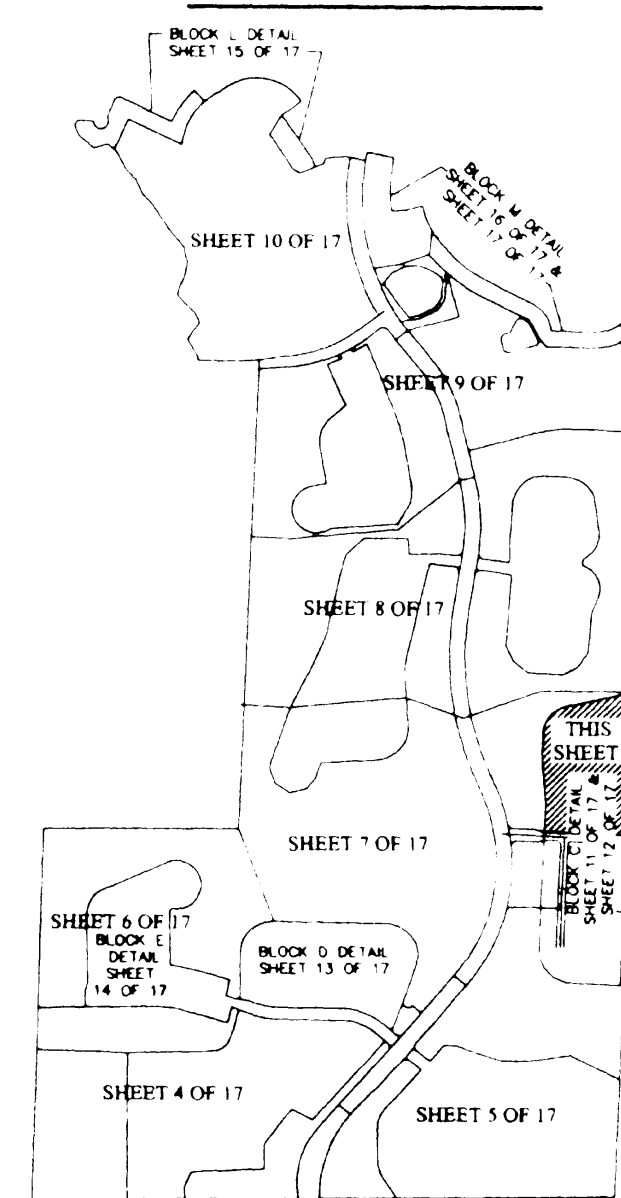


# MADISON GREEN - PLAT No. 1

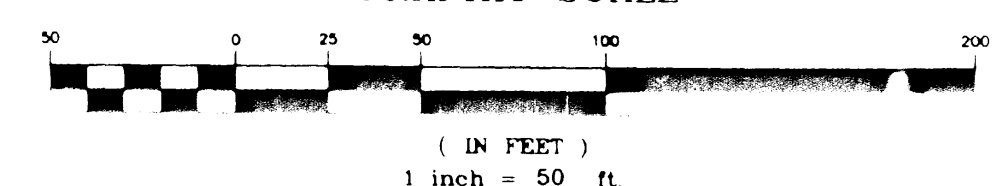
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VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 12 OF 17



## SHEET INDEX



## GRAPHIC SCALE



## LEGEND:

- = PERMANENT REFERENCE MONUMENT "P.R.M." 4.318"
- = PERMANENT CONTROL POINT "P.C.P." 8.4318"
- R = RADIUS
- L = ARC LENGTH
- D = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
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- D.E. = DRAINAGE EASEMENT
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- (C) = CALCULATED
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## MADISON GREEN - PLAT No. 1

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Surveying & Mapping Consultants



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TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.

12

SCALE: 1"=50'

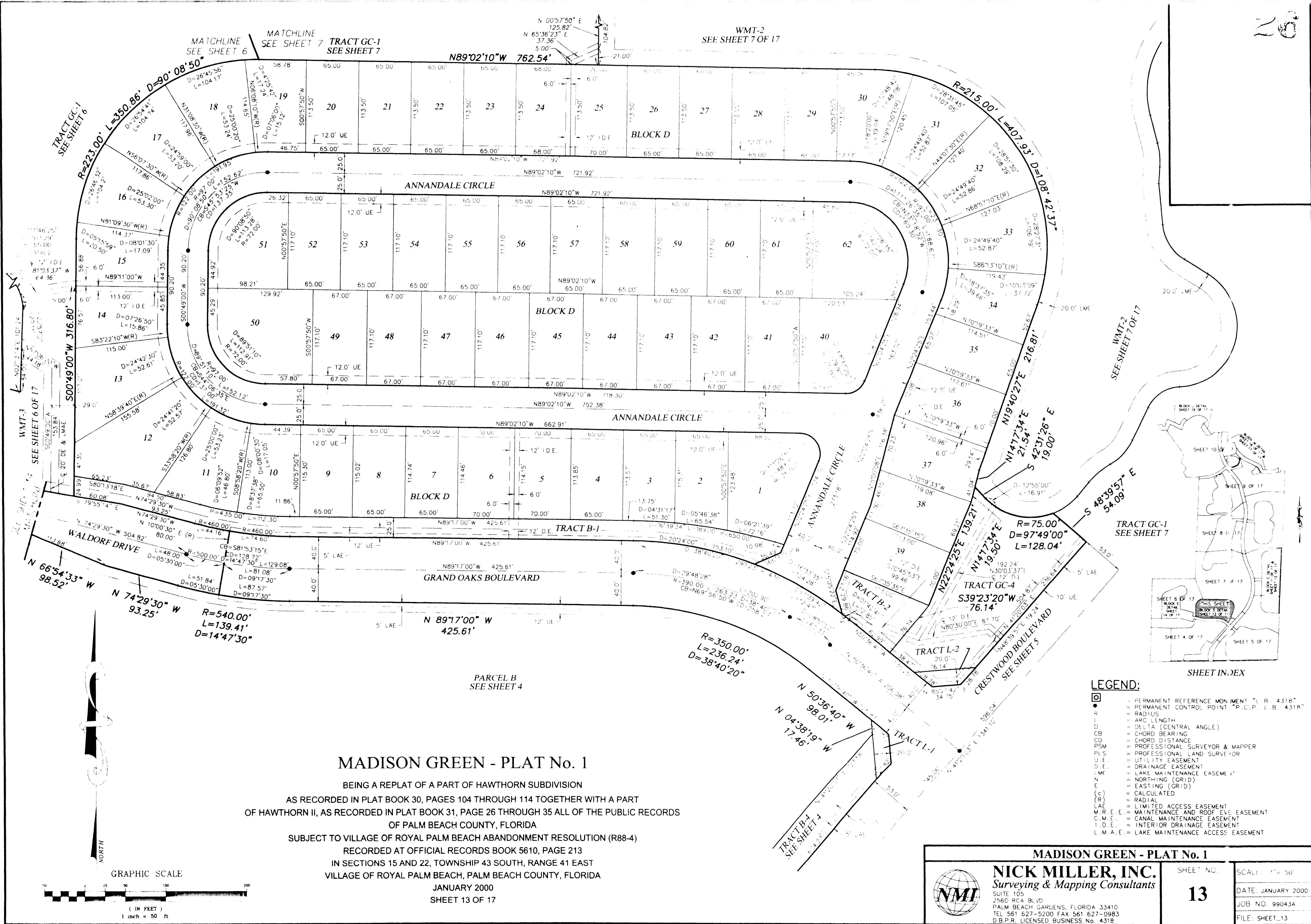
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JOB NO. 99043A

FILE: SHEET\_12

JUN 2 6 2001

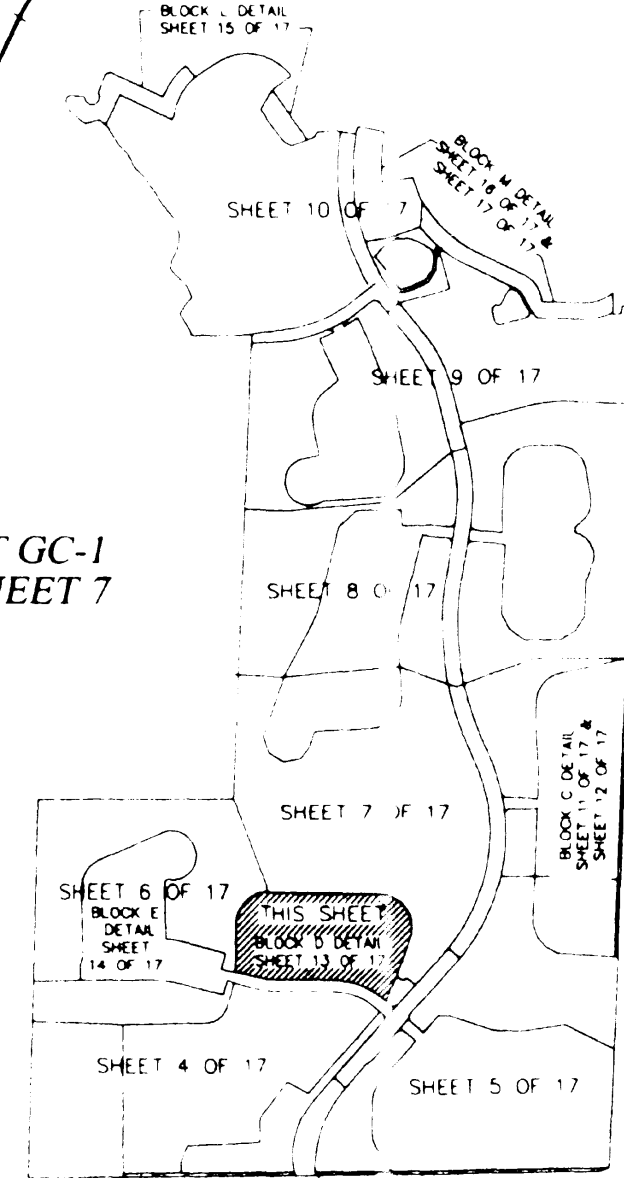




MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
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VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 13 OF 17

SHEET INDEX



- LEGEND:
- PERMANENT REFERENCE MONUMENT "L.B. 4318"
  - PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
  - RADIUS
  - ARC LENGTH
  - DELTA (CENTRAL ANGLE)
  - CHORD BEARING
  - CHORD DISTANCE
  - PROFESSIONAL SURVEYOR & MAPPER
  - PROFESSIONAL LAND SURVEYOR
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - LAKE MAINTENANCE EASEMENT
  - NORTHING (GRID)
  - EASTING (GRID)
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  - LIMITED ACCESS EASEMENT
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  - CANAL MAINTENANCE EASEMENT
  - INTERIOR DRAINAGE EASEMENT
  - LAKE MAINTENANCE ACCESS EASEMENT

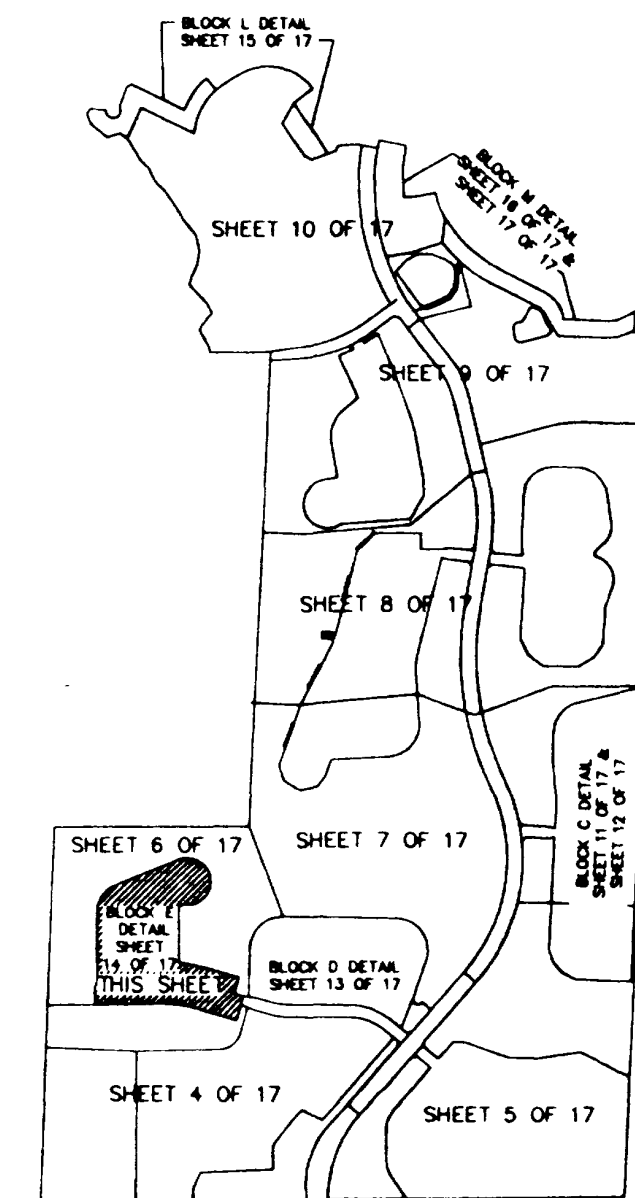
MADISON GREEN - PLAT No. 1	
 <b>NICK MILLER, INC.</b> Surveying & Mapping Consultants SUITE 105 2560 RCA BLVD PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318	SHEET NO. <b>13</b>
	SCALE: 1" = 50'
	DATE: JANUARY 2000
	JOB NO.: 99043A
FILE: SHEET 13	



# MADISON GREEN - PLAT No. 1

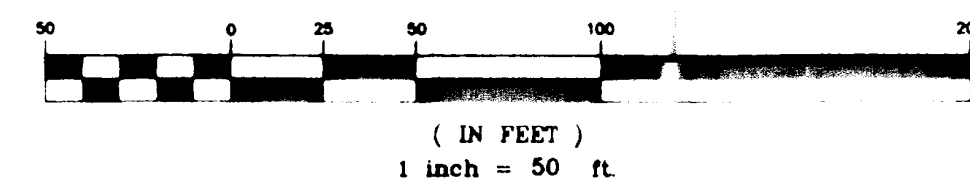
BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
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VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 14 OF 17

TRACT GC-1  
SEE SHEET 6



SHEET INDEX

GRAPHIC SCALE



## LEGEND:

- ◻ = PERMANENT REFERENCE MONUMENT "L.B. 4318"
- = PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
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## MADISON GREEN - PLAT No. 1



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D.B.P.R. LICENSED BUSINESS NO. 4318

SHEET NO.

14

SCALE: 1" = 50'

DATE: JANUARY 2000  
JOB NO. 99043A  
FILE: SHEET\_14

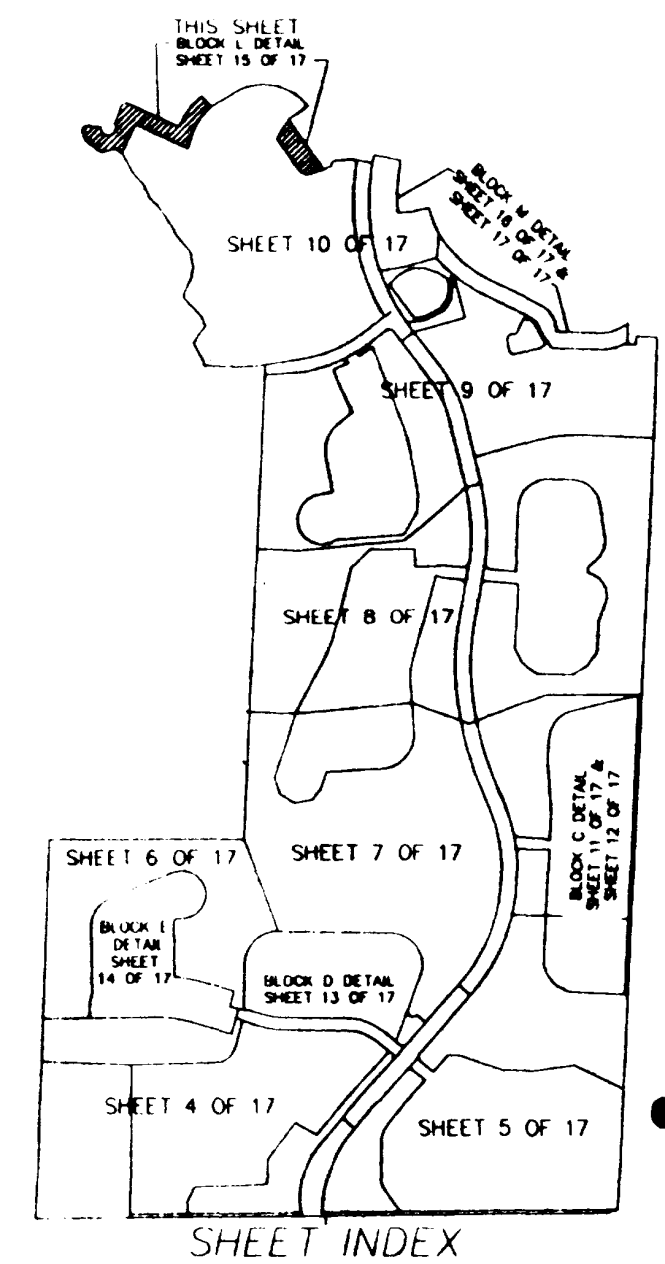
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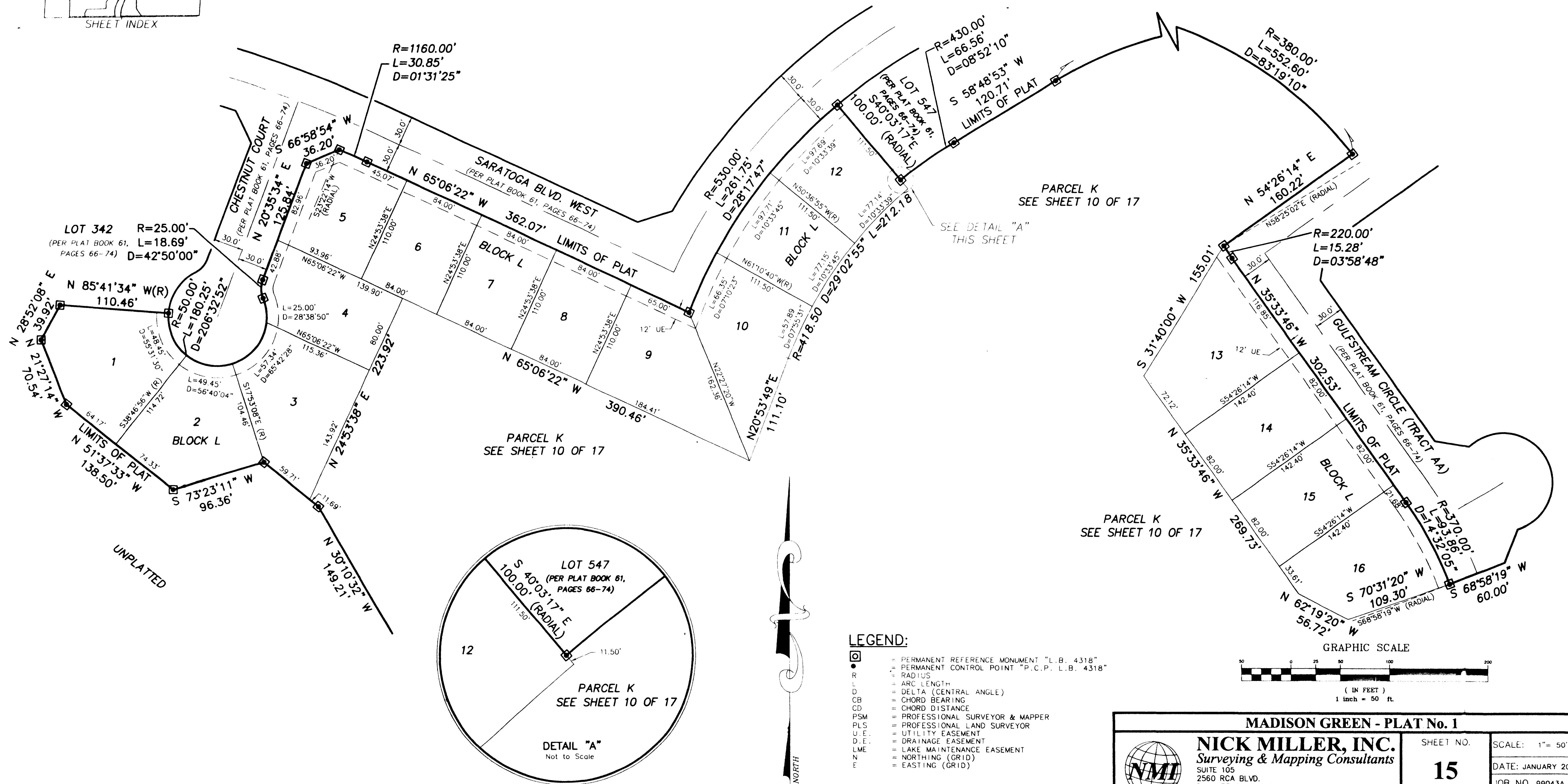


# MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART  
OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA  
SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)  
RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213  
IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 15 OF 17



SARATOGA AT ROYAL PALM PLAT I  
(PER PLAT BOOK 61, PAGES 66-74)

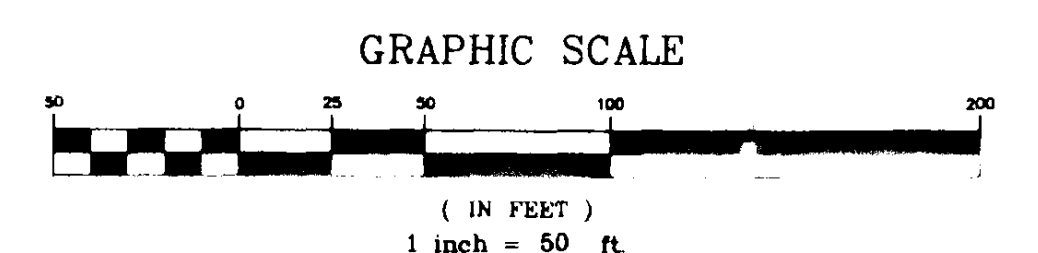
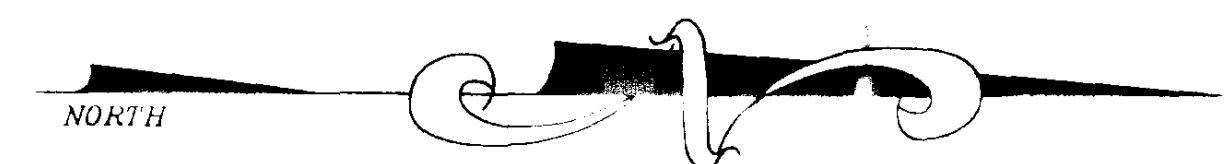
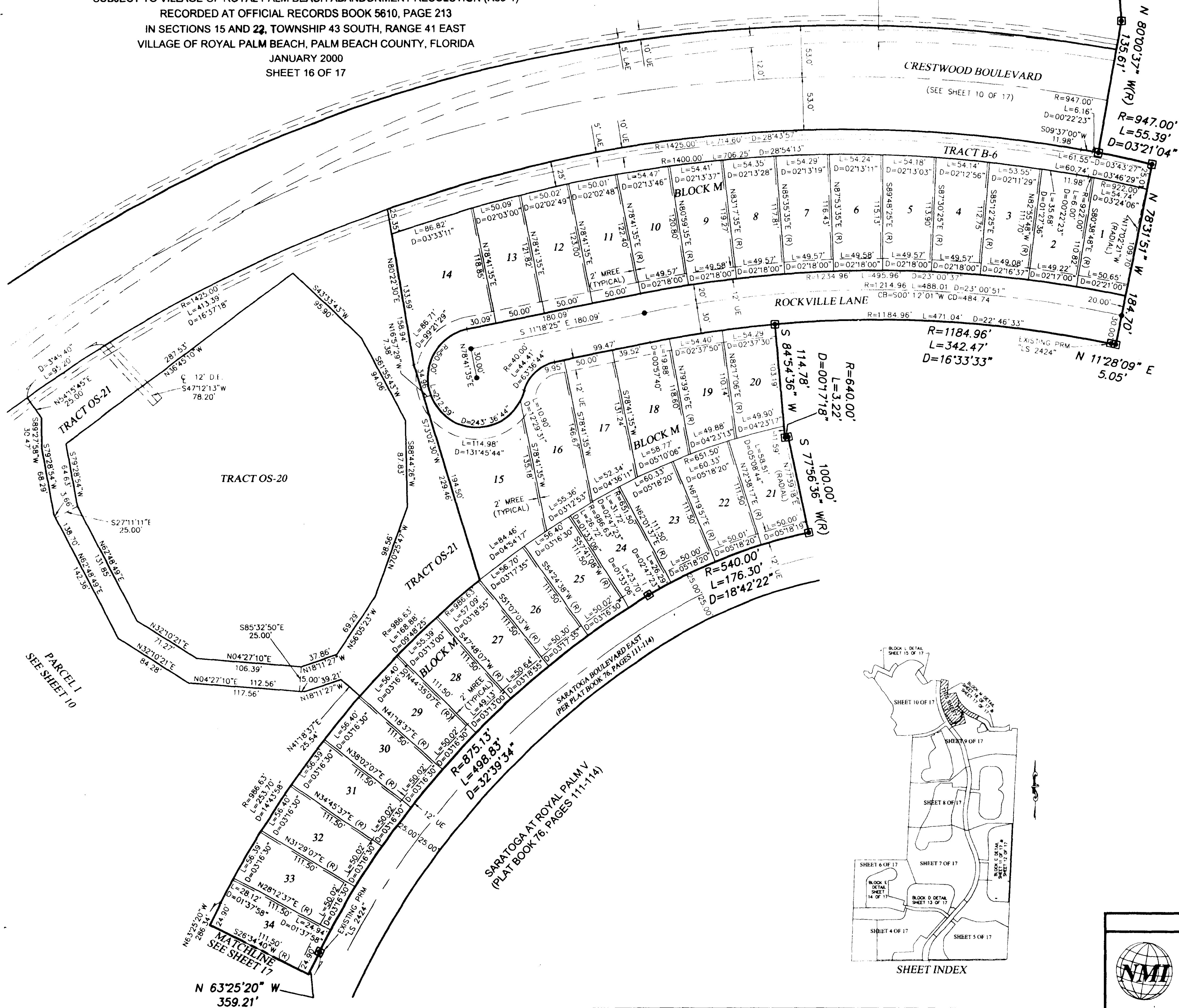




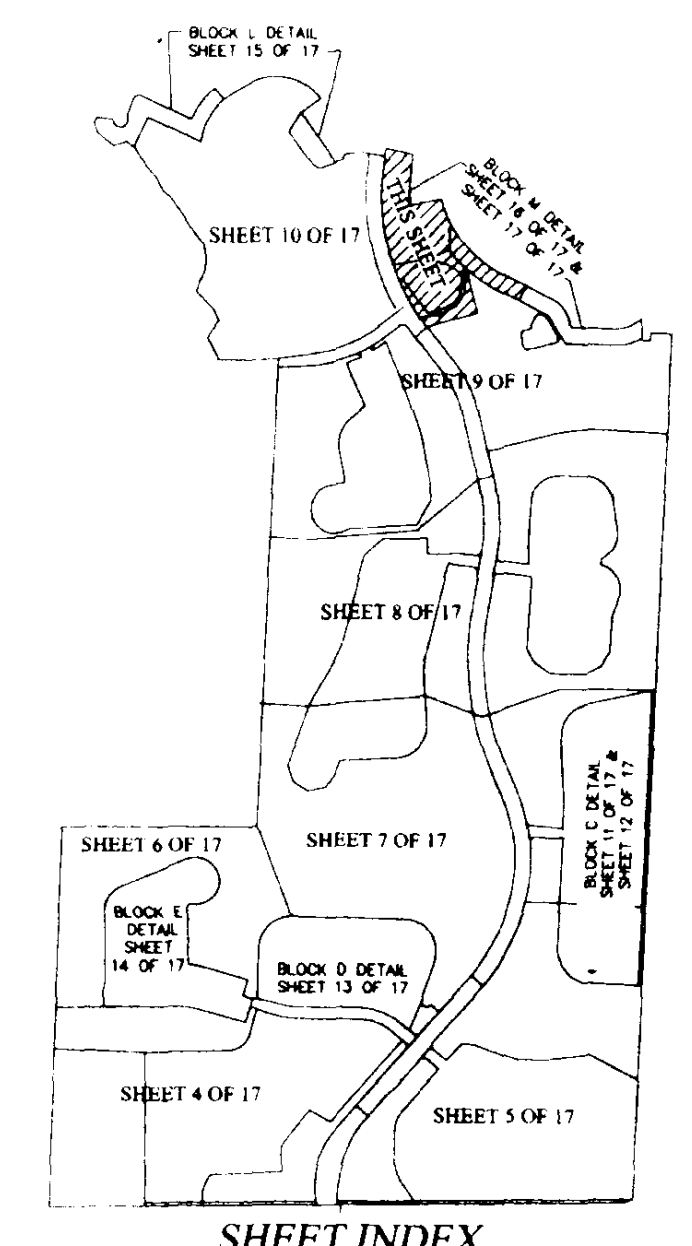
# MADISON GREEN - PLAT No. 1


BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART  
OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA  
SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)  
RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213  
IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 16 OF 17

12" FORCE MAIN EASEMENT (PER ORB 6606,  
PG 1079 AND ORB 6550, PG 1483)  
NOTE: DUE TO ERRORS IN THE FORCE MAIN  
EASEMENT DESCRIPTION, THE POSITION OF THE  
EASEMENT HAS BEEN DEPICTED BASED ON  
RECORD DRAWINGS PREPARED BY ROYAL PALM  
COLONY PARTNERSHIP, DATED AUGUST 1989,  
PAGES 3 OF 9 THROUGH 7 OF 9



- LEGEND:**
- = PERMANENT REFERENCE MONUMENT "L.B. 4318"
  - = PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
  - R = RADIUS
  - L = ARC LENGTH
  - D = DELTA (CENTRAL ANGLE)
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - P.U.D. = PLANNED UNIT DEVELOPMENT
  - PSM = PROFESSIONAL SURVEYOR & MAPPER
  - PLS = PROFESSIONAL LAND SURVEYOR
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - LME = LAKE MAINTENANCE EASEMENT
  - N = NORTHING (GRID)
  - E = EASTING (GRID)
  - (c) = CALCULATED
  - (R) = RADIAL
  - LAE = LIMITED ACCESS EASEMENT



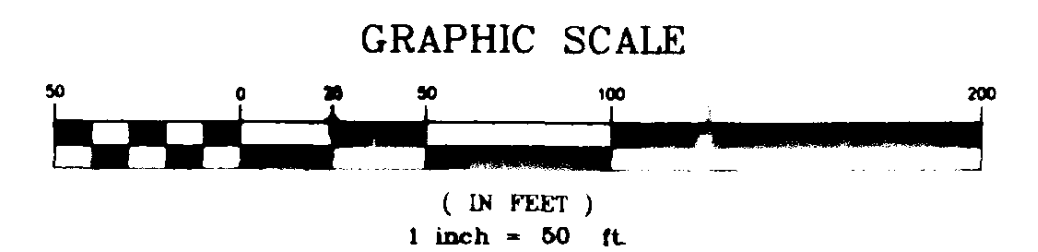
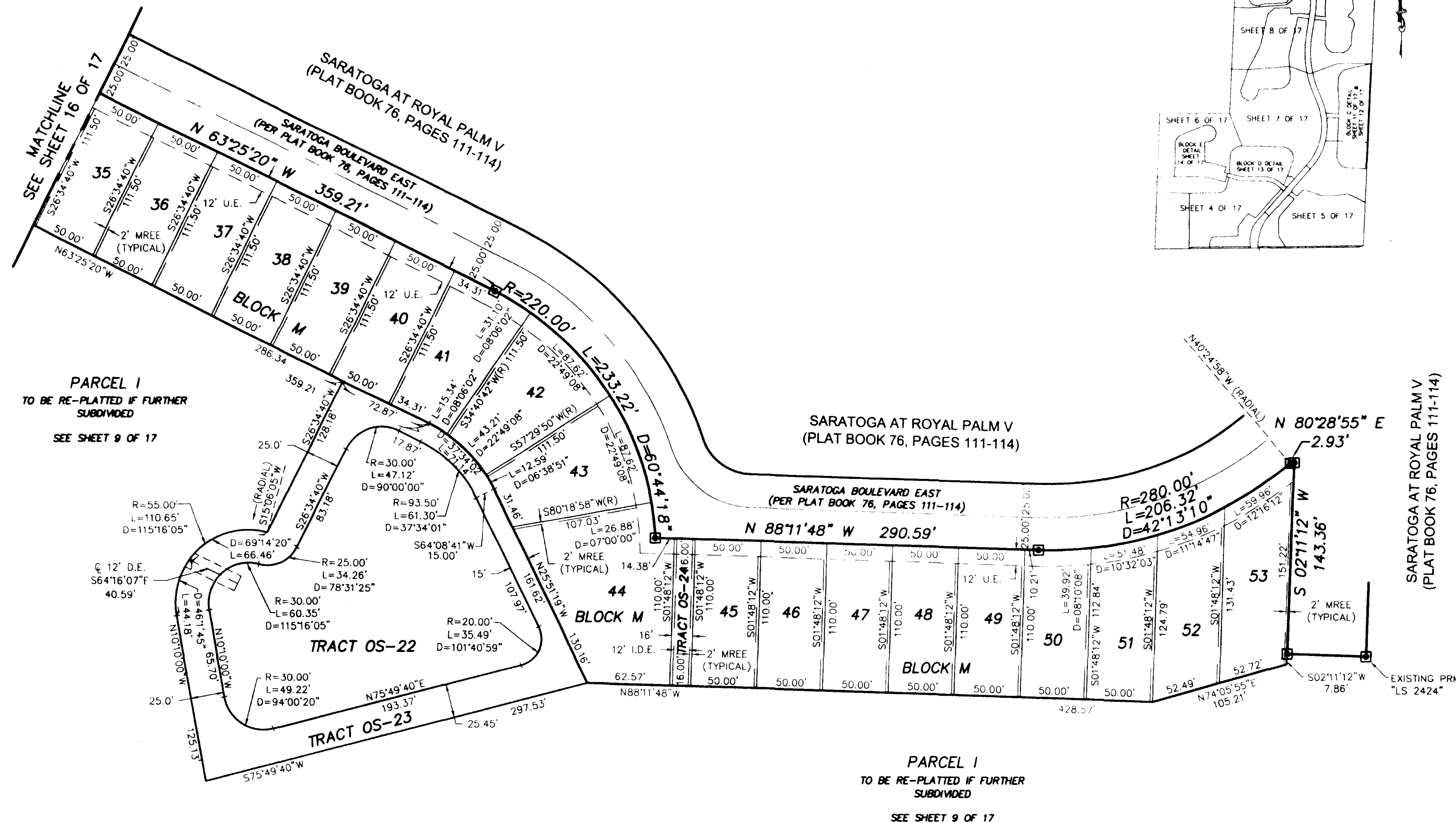
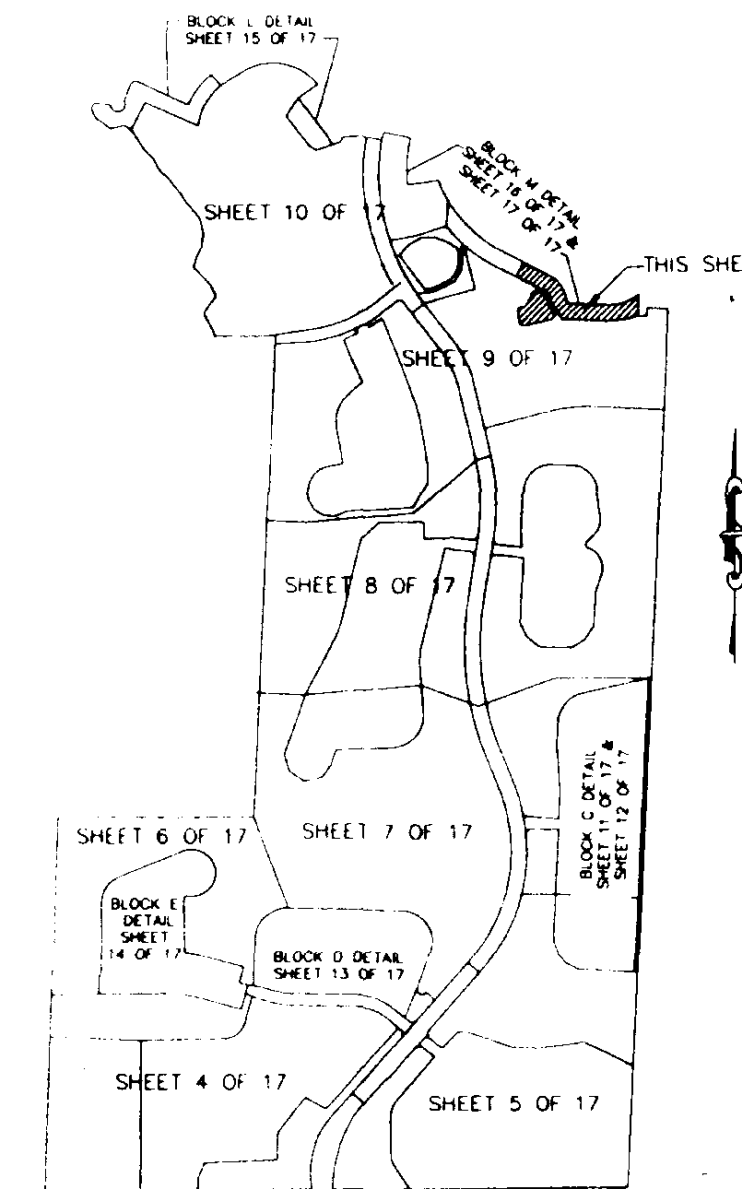
<b>MADISON GREEN - PLAT No. 1</b>	
 <b>NICK MILLER, INC.</b> Surveying & Mapping Consultants SUITE 105 2580 RCA BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318	SHEET NO. <div style="font-size: 24pt; font-weight: bold;">16</div>
	SCALE: 1" = 50' DATE: JANUARY 2000 JOB NO. 99043A FILE: SHEET_16
	JUN 2 6 20
	500 46



# MADISON GREEN - PLAT No. 1

BEING A REPLAT OF A PART OF HAWTHORN SUBDIVISION  
AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114 TOGETHER WITH A PART  
OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 THROUGH 35 ALL OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA  
SUBJECT TO VILLAGE OF ROYAL PALM BEACH ABANDONMENT RESOLUTION (R88-4)  
RECORDED AT OFFICIAL RECORDS BOOK 5610, PAGE 213  
IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY 2000  
SHEET 17 OF 17

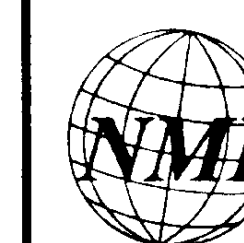
## SHEET INDEX:



## LEGEND:

- PERMANENT REFERENCE MONUMENT "L.B. 4318"
- PERMANENT CONTROL POINT "P.C.P. L.B. 4318"
- RADIUS
- ARC LENGTH
- DELTA (CENTRAL ANGLE)
- CHORD BEARING
- CHORD DISTANCE
- PROFESSIONAL SURVEYOR & MAPPER
- PROFESSIONAL LAND SURVEYOR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- LAKE MAINTENANCE EASEMENT
- NORTHING (GRID)
- EASTING (GRID)
- CALCULATED
- RADIAL
- LIMITED ACCESS EASEMENT
- MAINTENANCE AND ROOF EAVE EASEMENT
- CANAL MAINTENANCE EASEMENT
- INTERIOR DRAINAGE EASEMENT

## MADISON GREEN - PLAT NO. 1



**NICK MILLER, INC.**  
Surveying & Mapping Consultants

SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.

17

SCALE: 1" = 50'

DATE: JANUARY 2000

JOB NO. 99043A

FILE: SHEET\_17

JUN 26

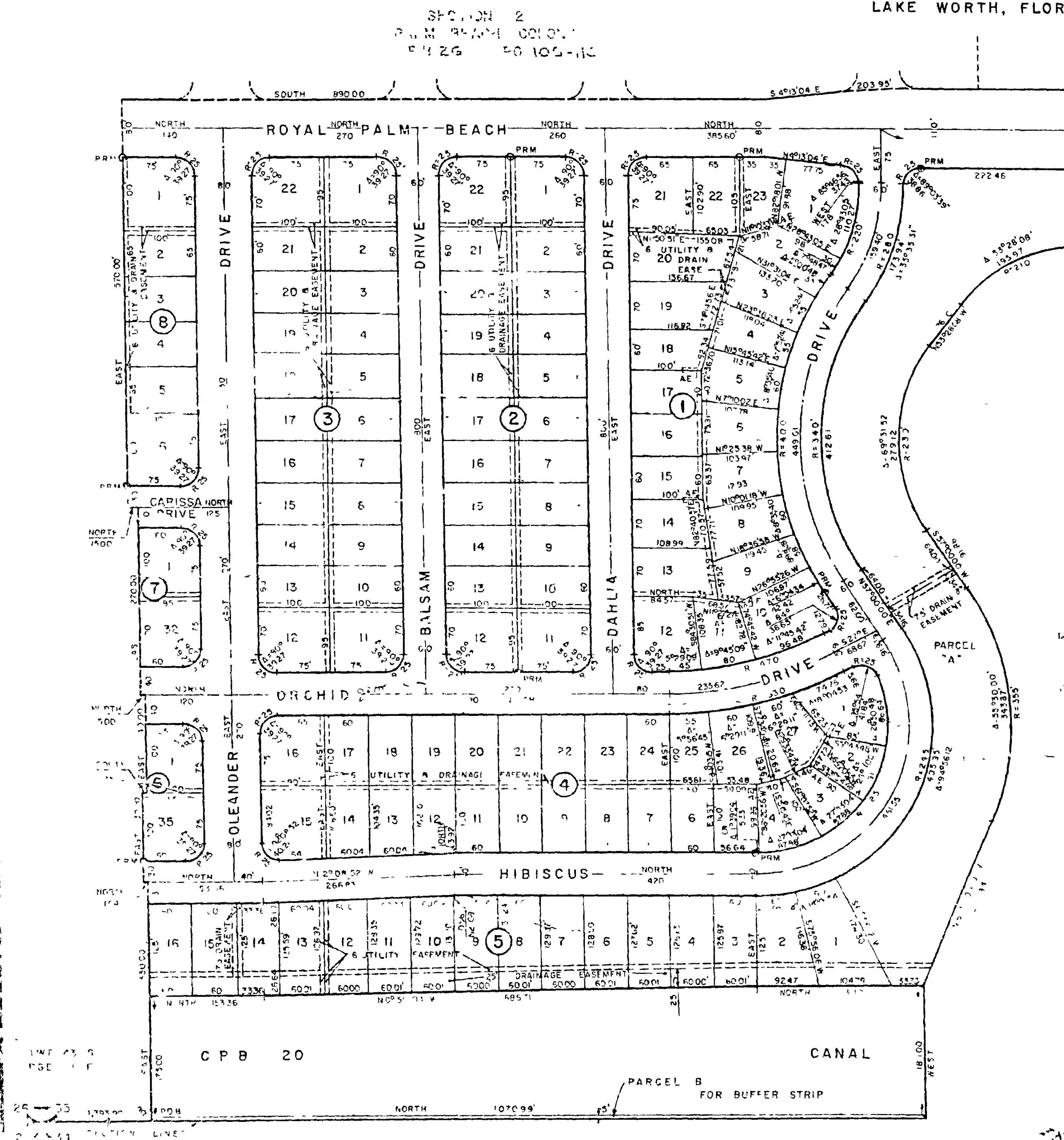


SECTION 1  
**PALM BEACH COLONY**  
VILLAGE OF ROYAL PALM BEACH, FLORIDA  
IN THE WEST 1/2 OF SECTION 35, TWP. 43 S, RGE. 41 E  
PALM BEACH COUNTY, FLORIDA

SCALE : 1" = 100'

JULY, 1959

K. C. MOCK & ASSOCIATES  
ENGINEERS SURVEYORS  
LAKE WORTH, FLORIDA



NOTES  
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCE OF VILLAGE OF ROYAL PALM BEACH  
AT INDICATES A X 20' ANCHOR EASEMENTS

STATE OF FLORIDA ss  
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS, THAT PALM BEACH COLONY, INC., A FLORIDA CORPORATION, THE OWNER OF A PARCEL OF LAND LYING AND BEING IN THE WEST HALF (W 1/2) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 35, (THE WEST LINE OF SAID SECTION 35 IS ASSUMED TO BEAR DUE NORTH AND SOUTH AND ALL OTHER BEARINGS ARE RELATED HERETO) A DISTANCE OF 1,393.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL THENCE EAST, A DISTANCE OF 1,300.00 FEET TO A POINT, THENCE NORTH A DISTANCE OF 116.64 FEET TO A POINT, THENCE EAST 13,000 FEET, THENCE SOUTH 0 FEET, THENCE EAST 4,000 FEET THENCE NORTH 500 FEET, THENCE EAST 27,000 FEET, THENCE NORTH 15,000 FEET, THENCE EAST 57,000 FEET TO A POINT, SAID POINT ALSO BEING IN A LINE WHICH IS 14,400 FEET EAST OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 35, THENCE SOUTH, 890.00 FEET TO A POINT, THENCE S 4° 13' 04" E, A DISTANCE OF 203.95 FEET TO A POINT, THENCE SOUTH 1,247.04 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SR 80; THENCE N 89° 23' 35" W A DISTANCE OF 78.02 FEET TO A POINT, THENCE N 89° 37' 15" W A DISTANCE OF 319.8 FEET TO A POINT, THENCE NORTH, 1,006.39 FEET TO A POINT, THENCE WEST, 106.00 FEET TO A POINT OF CURVATURE, THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE, WHOSE TANGENT IS PERPENDICULAR TO THE PRECEDING COURSE, HAVING A CENTRAL ANGLE OF 53° 28' 08" AND A RADIUS OF 21,000 FEET, A DISTANCE OF 1,959.7 FEET TO THE END OF SAID CURVE, THENCE N 53° 28' 08" W ALONG THE EXTENSION OF THE TANGENT OF THE PRECEDING CURVE, A DISTANCE OF 76.10 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE, HAVING A CENTRAL ANGLE OF 69° 31' 52" AND A RADIUS OF 23,000 FEET, A DISTANCE OF 2,791.2 FEET TO THE END OF SAID CURVE, THENCE S 57° 00' 00" W ALONG THE EXTENSION OF THE TANGENT OF THE PRECEDING CURVE, A DISTANCE OF 981.6 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE, HAVING A CENTRAL ANGLE OF 55° 30' 00" AND A RADIUS OF 35,500 FEET, A DISTANCE OF 3,438.7 FEET TO THE END OF SAID CURVE, THENCE N 67° 30' 00" W ALONG THE EXTENSION OF THE TANGENT OF THE PRECEDING CURVE, A DISTANCE OF 253.44 FEET TO A POINT, THENCE WEST 1,850.00 FEET TO A POINT IN THE WEST LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1,070.99 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED THE BOULEVARD, DRIVES AND CANAL ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, AND THE USE OF EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS FIFTH DAY OF JULY, A.D. 1959.

ATTEST  
BERNARD SIDERMAN  
SECRETARY

PALM BEACH COLONY, INC.  
BY Norman A. Cortese  
VICE PRESIDENT

STATE OF FLORIDA ss  
COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, NORMAN A. CORTESE AND BERNARD SIDERMAN, VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PALM BEACH COLONY, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSE THEREIN EXPRESSED, AND THAT THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL AT  
Miami, COUNTY OF Dade, STATE OF FLORIDA, THIS 5th DAY OF July, A.D. 1959.

Jackie T. Malone  
NOTARY PUBLIC  
JACKIE T. MALONE

MY COMMISSION EXPIRES June 29, 1962

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE FOREGOING DESCRIBED PROPERTY AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN SET AS REQUIRED BY LAW.

K.C. Mock  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 10,217

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF July, A.D. 1959.

James A. Steidlman  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Nov 5, 1961

APPROVED OCT 26th 1959

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY FLORIDA

BY Ray Lytle  
CHAIRMAN

BY Stephen M. Washburn  
COUNTY ENGINEER

APPROVED AUGUST 7 1959

VILLAGE OF ROYAL PALM BEACH

BY Erwin L. Jones  
MAYOR



SECTION 2  
PALM BEACH COLONY  
VILLAGE OF ROYAL PALM BEACH, FLORIDA  
IN THE WEST 1/2 OF SECS 26 & 35, TWP 43 S, RGE. 41 E  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3 SHEETS

SCALE 1" = 100'

K C MOCK & ASSOCIATES  
ENGINEERS SURVEYORS  
LAKE WORTH FLORIDA

OCTOBER, 1959

106

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 11:11 AM  
this 27 day of October  
1959 and duly recorded in Plat Book No  
26 on page 108-109-110  
J. ALAN ARNETTE, Clerk Circuit Court  
by J. M. [Signature]



STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS NORMAN A. CORTESE AND BERNARD SIDERMAN VICE PRESIDENT AND SECRETARY RESPECTIVELY OF PALM BEACH COLONY INC., A FLORIDA CORPORATION TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS FOR THE PURPOSE THEREIN EXPRESSED AND THAT THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL AT Miami COUNTY OF Dade STATE OF FLORIDA  
THIS 16th DAY OF October A.D. 1959

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 29, 1962

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE FOREGOING DESCRIBED PROPERTY AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENT (P.R.M.) HAVE BEEN SET AS REQUIRED BY LAW

[Signature]  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 929

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF OCTOBER A.D. 1959

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES NOVEMBER 5, 1961

APPROVED OCT 26th, 1959  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY FLORIDA

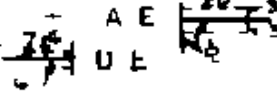
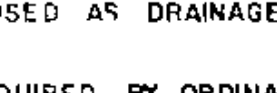
BY [Signature]  
CHAIRMAN

BY [Signature]  
COUNTY ENGINEER

APPROVED OCTOBER 16, 1959  
VILLAGE OF ROYAL PALM BEACH

BY [Signature]  
MAYOR  
ERWIN L. JONES

SURVEYOR'S NOTES

ALL RADIUS AT STREET INTERSECTIONS ARE 25 FEET UNLESS OTHERWISE SHOWN  
6 X 20 ANCHOR EASEMENTS SHOWN THUS   
6 UTILITY EASEMENTS SHOWN THUS   
ALL UTILITY EASEMENTS ARE ALSO TO BE USED AS DRAINAGE EASEMENTS UNLESS OTHERWISE SHOWN  
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCE OF VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COLONY, INC. A FLORIDA CORPORATION, THE OWNER OF A PARCEL OF LAND LYING AND BEING IN THE WEST HALF (W1/2) OF SECTIONS 26 AND 35 TOWNSHIP 43 SOUTH, RANGE 41 EAST PALM BEACH COUNTY FLORIDA SHOWN HEREON AS SECTION 2 PALM BEACH COLONY AND MORE PARTICULARLY DESCRIBED TO WIT

FROM THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND AT THE NORTHWEST CORNER OF SECTION 35 TOWNSHIP 43 SOUTH RANGE 41 EAST PALM BEACH COUNTY FLORIDA RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 35 (THE WEST LINE OF SAID SECTION 35 IS ASSUMED TO BEAR DUE NORTH AND SOUTH AND ALL OTHER BEARINGS ARE RELATED THERETO) A DISTANCE OF 1393.90 TO A POINT THENCE EAST A DISTANCE OF 330.00 FEET TO A POINT, THENCE NORTH A DISTANCE OF 1164 FEET TO A POINT, THENCE EAST 130.00 FEET TO A POINT THENCE SOUTH A DISTANCE OF 800 FEET TO A POINT, THENCE EAST A DISTANCE OF 140.00 FEET TO A POINT, THENCE NORTH A DISTANCE OF 500 FEET TO A POINT, THENCE EAST 270.00 FEET TO A POINT, THENCE NORTH A DISTANCE OF 1800 FEET TO A POINT, THENCE EAST A DISTANCE OF 570.00 FEET TO A POINT SAID POINT ALSO BEING IN A LINE WHICH IS 1440.00 FEET EAST OF MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID SECTION 35, THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 880.00 FEET TO A POINT THENCE S.04 13.04'E A DISTANCE OF 203.95 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 102.20 FEET TO A POINT, THENCE EAST A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS 390.00 FEET AND A CENTRAL ANGLE OF 37.0656 THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 252.64 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 37.0656, THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.89 FEET TO THE END OF SAID CURVE, THENCE EAST ALONG THE EASTERLY EXTENSION OF THE TANGENT OF THE PRECEDING CURVE A DISTANCE OF 802.69 FEET TO A POINT IN THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 35 TOWNSHIP 43 SOUTH, RANGE 41 EAST PALM BEACH COUNTY FLORIDA, THENCE N.00 11.48 E ALONG THE SAID QUARTER SECTION LINE OF SECTION 35 A DISTANCE OF 2481.25 FEET TO THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 35 THENCE N.00 54.36 W IN SECTION 26 TWP 43 S RGE 41 E 6500 FEET TO A LINE WHICH IS 6500 FEET NORTH OF MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SOUTH LINE OF SAID SECTION 26 THENCE S.88 03.09 W ALONG SAID PARALLEL LINE A DISTANCE OF 2688.34 FEET MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 26 THENCE S.01 10.00 W, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 6504 FEET TO THE POINT OF BEGINNING

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED THE BOULEVARD DRIVES AND CANAL ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES AND THE USE OF EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF OCTOBER A.D. 1959

PALM BEACH COLONY INC

ATTEST [Signature]  
SECRETARY  
BERNARD SIDERMAN

BY [Signature]  
VICE PRESIDENT  
NORMAN A. CORTESE



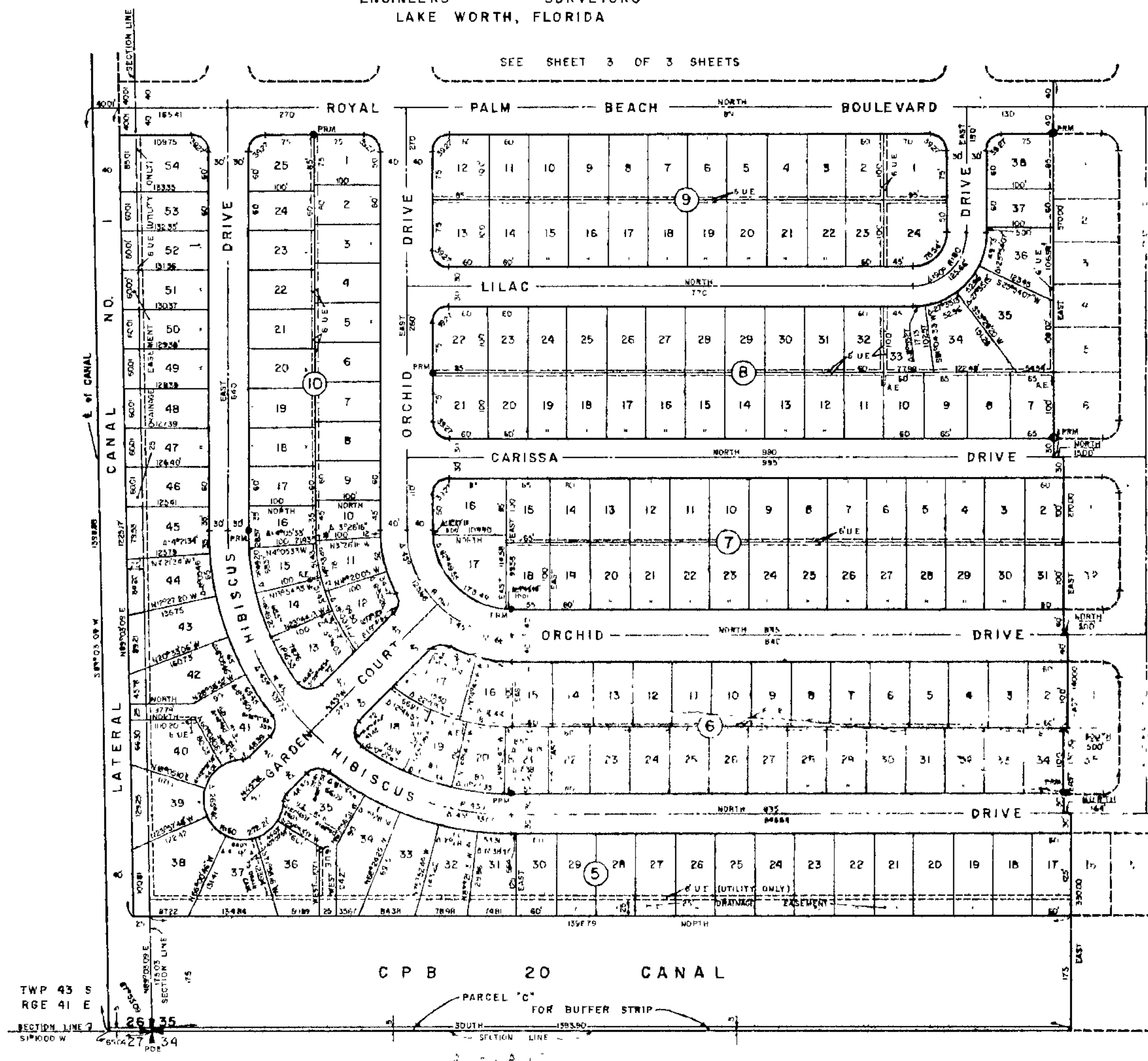
**SECTION 2**  
**PALM BEACH COLONY**  
 VILLAGE OF ROYAL PALM BEACH, FLORIDA  
 IN THE WEST 1/2 OF SECS. 26 & 35, TWP. 43 S, RGE. 41 E  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 2 OF 3 SHEETS

SCALE : 1" = 100'

OCTOBER, 1959

K. C. MOCK & ASSOCIATES  
 ENGINEERS SURVEYORS  
 LAKE WORTH, FLORIDA

SEE SHEET 3 OF 3 SHEETS



SECTION 2  
PALM BEACH COLONY  
P. 107  
P. 108



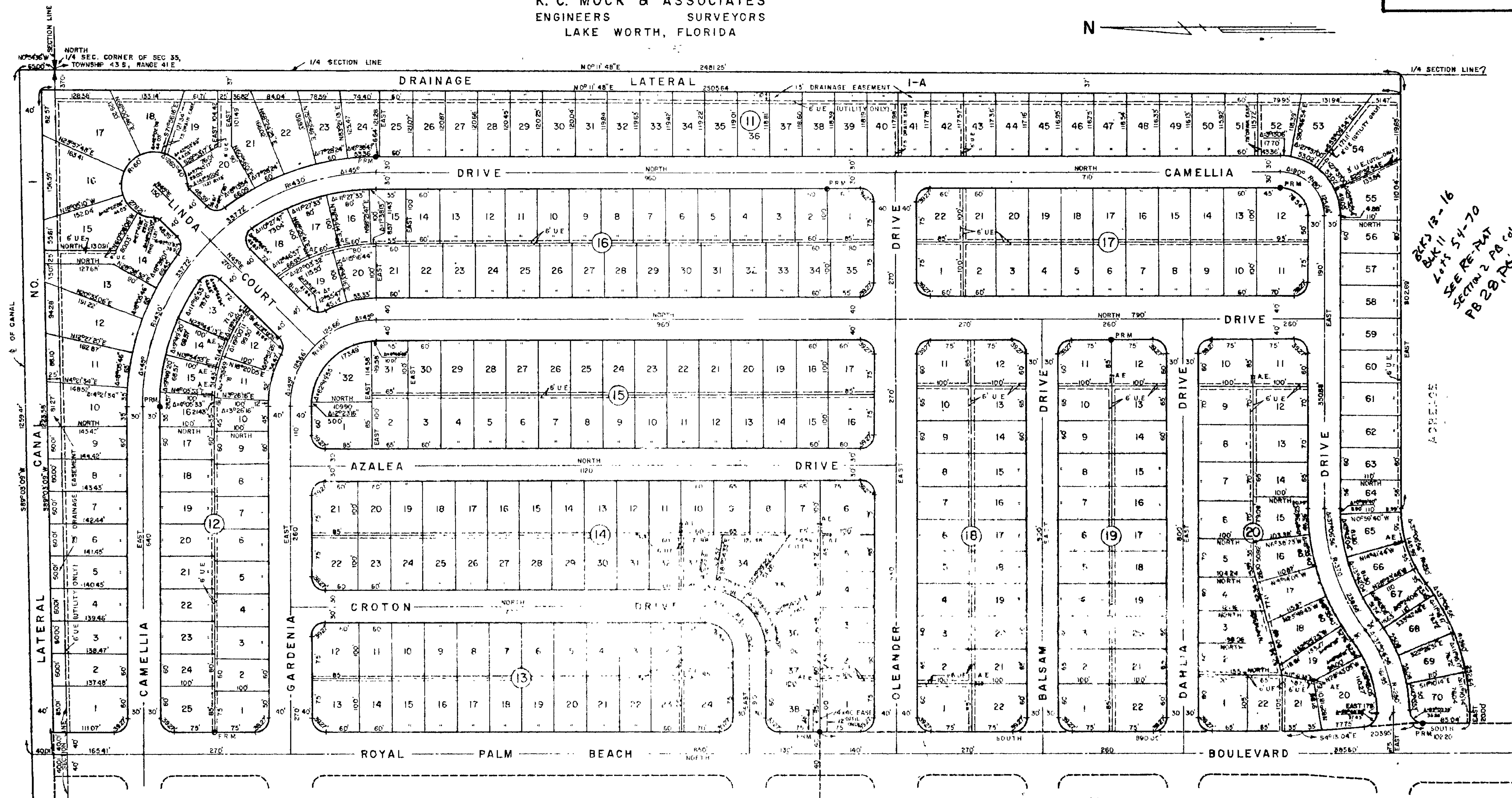
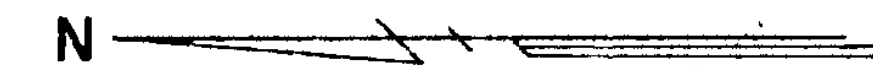
# SECTION 2 PALM BEACH COLONY

VILLAGE OF ROYAL PALM BEACH, FLORIDA  
IN THE WEST 1/2 OF SECS. 26 & 35, TWP. 43 S, RGE. 41 E  
PALM BEACH COUNTY, FLORIDA

SCALE : 1" = 100'

OCTOBER, 1959

K. C. MOCK & ASSOCIATES  
ENGINEERS SURVEYORS  
LAKE WORTH, FLORIDA



SEE SHEET 2 OF 3 SHEETS  
PG 107



A RE-PLAT OF  
BLOCK 1, LOTS 11-23 OF  
SECTION-1  
PALM BEACH COLONY  
VILLAGE OF ROYAL PALM BEACH, FLORIDA  
IN THE WEST 1/2 OF SECTION 35, TWP 43 S, RGE 41 E  
PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS, SHEET 1 OF 2  
AS RECORDED IN PLATBOOK 26 PAGE 107  
STATE OF FLORIDA, COUNTY OF PALM BEACH

200  
FEB 28 1969  
12094021  
Bertie M. Kline

STATE OF FLORIDA  
COUNTY OF DADE ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARTIN SAMUELS AND BEN KLINE, VICE PRESIDENT AND SECRETARY RESPECTIVELY, OF ROYAL PALM BEACH COLONY, INC A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSE THEREIN EXPRESSED, AND THAT THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL AT MIAMI, COUNTY OF DADE,  
STATE OF FLORIDA, THIS 20th DAY OF DECEMBER, A.D. 1968.

Gene Koss  
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPTEMBER 12, 1971

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE FOREGOING DESCRIBED PROPERTY AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (PR.M) HAVE BEEN SET AS REQUIRED BY LAW

R. R. Whittington  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1059

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF February, A.D. 1969

Newest M. Jernigan  
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 21, 1973

APPROVED FEBRUARY 26, 1969  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

BY E. K. Kline  
CHAIRMAN

BY Mark E. Kline  
COUNTY ENGINEER

APPROVED: FEBRUARY 13, 1969  
VILLAGE OF ROYAL PALM BEACH

BY Samuel Kline

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PALM BEACH COLONY, INC., A FLORIDA CORPORATION, THE OWNER OF A PARCEL OF LAND LYING AND BEING IN THE WEST HALF (W 1/2) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING A RE-PLAT OF BLOCK 1, LOTS 11-23, SECTION 1, PALM BEACH COLONY, AS RECORDED IN PB 26 PG 107 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 35, (THE WEST LINE OF SAID SECTION 35 IS ASSUMED TO BEAR DUE NORTH AND SOUTH AND ALL OTHER BEARINGS ARE RELATED THERETO) A DISTANCE OF 1393.90'; THENCE EAST A DISTANCE OF 330.00' TO A POINT; THENCE NORTH A DISTANCE OF 11.64' TO A POINT; THENCE EAST 130.00'; THENCE SOUTH 5.00'; THENCE EAST 140.00'; THENCE SOUTH 73.00'; THENCE EAST 30.00' TO THE POINT OF BEGINNING; THENCE PROCEED SOUTHEASTERLY 125.00' ON A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 47000' AND A CENTRAL ANGLE OF 15° 14' 18"; THENCE PROCEED EASTERLY ON A BEARING OF N 74° 45' 42" E A DISTANCE OF 82.78' TO A POINT; THENCE PROCEED NORTHERLY ON A BEARING N 11° 27' 27" E A DISTANCE OF 33.57' TO A POINT; THENCE PROCEED EASTERLY 148.16' ON A BEARING OF N 82° 40' 57" E TO A POINT; THENCE PROCEED EAST 180.00' TO A POINT; THENCE PROCEED EASTERLY 202.61' ON A BEARING OF S 74° 14' 56" E TO A POINT; THENCE PROCEED SOUTHERLY 58.11' ON A BEARING OF S 11° 10' 33" E TO A POINT; THENCE PROCEED EASTERLY 91.88' ON A BEARING OF S 82° 18' 01" E TO A POINT; THEN PROCEED NORTHERLY 35.00' ON A BEARING OF N 4° 13' 04" E TO A POINT; THENCE PROCEED NORTH 165.00' TO A POINT; THENCE PROCEED 39.27' ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°; THENCE PROCEED WEST 680.00' TO A POINT; THENCE PROCEED 39.27' ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°; THENCE PROCEED SOUTH 25.00' TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED. THE USE OF EASEMENTS FOR CONSTRUCTION AND MAINTANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF DECEMBER, A.D. 1968.

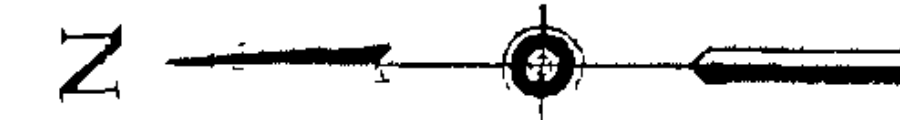
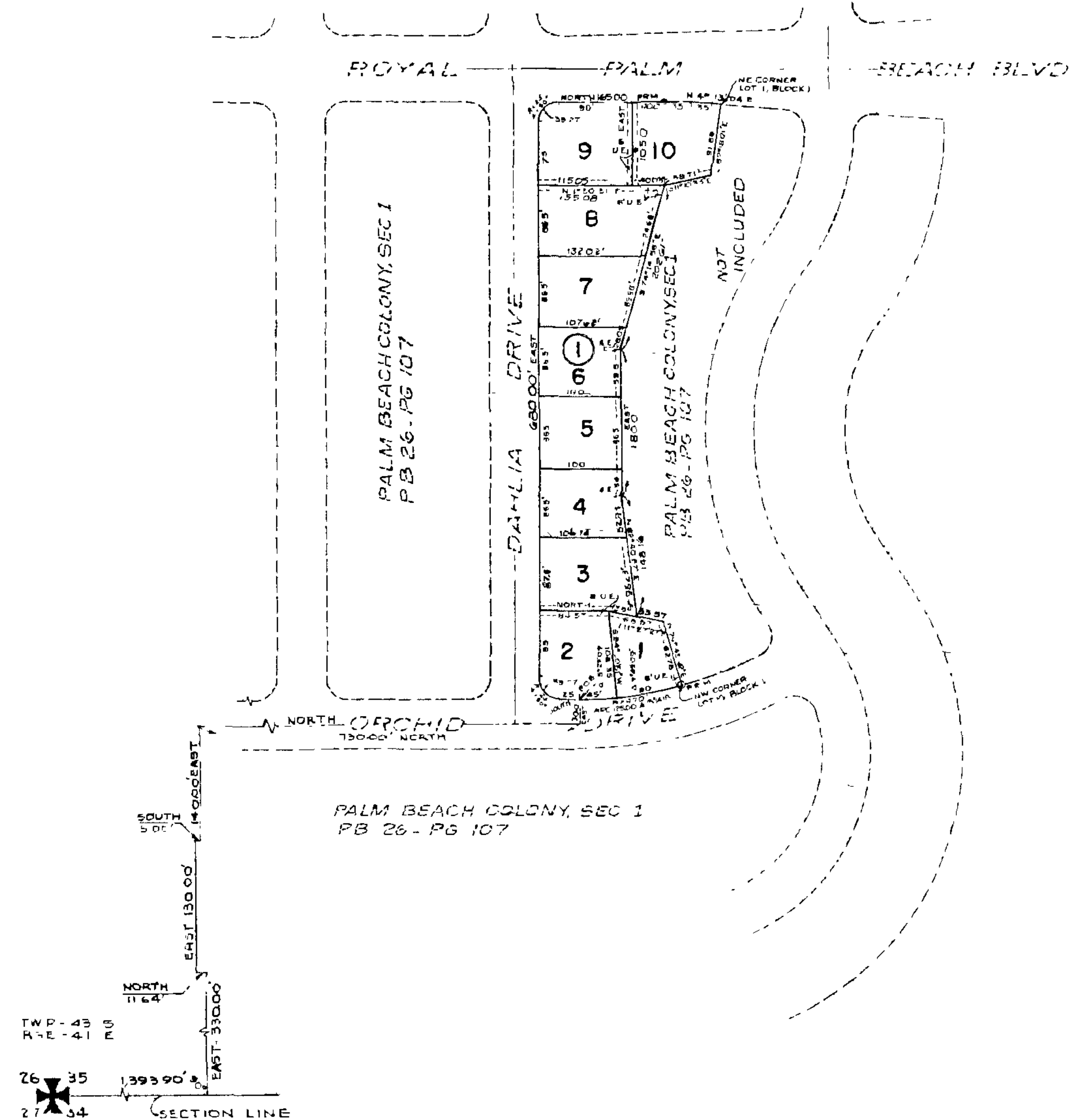
ATTEST: Bertie M. Kline  
SECRETARY

ROYAL PALM BEACH COLONY, INC  
BY: Martin Samuels  
VICE PRESIDENT

THIS INSTRUMENT PREPARED BY  
WOOD AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
FORT PIERCE, FLORIDA



PALM BEACH COLONY, SEC 1  
PB 26 - PG 107



SCALE: 1" = 80'

DATE OF SURVEY FEBRUARY 1969

A RE-PLAT OF  
BLOCK 1, LOTS 11-23 OF  
SECTION 1  
PALM BEACH COLONY

VILLAGE OF ROYAL PALM BEACH, FLORIDA

IN THE WEST 1/2 OF SECTION 35, TWP 43 S., RGE 41 E  
PALM BEACH COUNTY, FLORIDA

AS RECORDED IN PLATBOOK 26, PAGE 107, STATE OF FLORIDA  
COUNTY OF PALM BEACH

IN 2 SHEETS SHEET 2 OF 2

NOTES

- 1 BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCE OF VILLAGE OF ROYAL PALM BEACH.
- 2 A E INDICATES 6' X 20' ANCHOR EASEMENTS
- 3 U E INDICATES UTILITY EASEMENTS

THIS INSTRUMENT PREPARED BY  
WOOD AND ASSOCIATES, INC  
CONSULTING ENGINEERS  
FT PIERCE, FLORIDA



## 211


28  
 FEBRUARY  
 28  
 5.211 74-219  
 Bertha M. Gideon

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM BEACH COLONY, INC., A FLORIDA CORPORATION, THE OWNER OF A PARCEL OF LAND LYING AND BEING IN THE WEST HALF (W 1/2) OF SECTIONS 26 AND 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS A PARTIAL REPLAT OF SECTION 2 PALM BEACH COLONY AND MORE PARTICULARLY DESCRIBED, TO WIT

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM BEACH COLONY, INC., A CORPORATION, THE OWNER OF A PARCEL OF LAND LYING AND BEING IN THE WEST HALF (W 1/2) OF SECTIONS 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS A PARTIAL REFERENCE SECTION 2 PALM BEACH COLONY AND MORE PARTICULARLY DESCRIBED, TO WIT FROM THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 35, (THE WEST LINE OF SAID SECTION 35 IS ASSUMED TO BEAR DUE NORTH AND SOUTH AND ALL OTHER BEARINGS ARE RELATED THERETO) A DISTANCE OF 1,393.90' TO A POINT; THENCE EAST A DISTANCE OF 330.00' TO A POINT, THENCE NORTH A DISTANCE OF 116.4' TO A POINT, THENCE EAST 130.00' TO A POINT, THENCE SOUTH A DISTANCE OF 500' TO A POINT, THENCE EAST A DISTANCE OF 140.00' TO A POINT, THENCE NORTH A DISTANCE OF 500' TO A POINT, THENCE EAST 270.00' TO A POINT; THENCE NORTH A DISTANCE OF 1500' TO A POINT, THENCE EAST A DISTANCE OF 57000' TO A POINT, SAID POINT ALSO BEING IN A LINE WHICH IS 1440.00' EAST OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 35, THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 89000' TO A POINT; THENCE S 04°13'04" E A DISTANCE OF 203.95' TO A POINT; THENCE SOUTH A DISTANCE OF 102.20' TO A POINT, THENCE EAST A DISTANCE OF 2000' TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS 390.00' AND A CENTRAL ANGLE OF 37°06'56", THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE 252.64' TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 23000' AND A CENTRAL ANGLE OF 37°06'56", THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.99' TO THE END OF SAID CURVE; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE TANGENT LINE OF THE PRECEDING CURVE A DISTANCE OF 802.69' TO A POINT IN THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE N 00°11'48" E ALONG THE SAID QUARTER SECTION LINE OF SECTION 35, A DISTANCE 2481.25' TO THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 35; THENCE N 00°54'36" W IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, 6500' TO A LINE WHICH IS 6500' NORTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SOUTH LINE OF SAID SECTION 26; THENCE S 89°03'09" W ALONG SAID PARALLEL LINE A DISTANCE OF 2658.34' MORE OR LESS TO A POINT IN THE WEST LINE OF SAID SECTION 26, THENCE S 01°10'00" W, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 65.04' TO THE POINT OF BEGINNING. LESS PARCELS MARKED "NOT INCLUDED"

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED THE BOULEVARD, DRIVES & CANAL ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, AND THE USE OF EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE


  
 \_\_\_\_\_  
 NOTARY PUBLIC


IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20<sup>th</sup> DAY OF DECEMBER, A.D. 1968

W. P. Mathurson  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1859

Kawant M. Jagan  
NOTARY PUBLIC

SURVEYOR'S NOTES.

ALL RADI AT STREET INTERSECTIONS ARE 25' UNLESS OTHERWISE SHOWN  
6' X 20' ANCHOR EASEMENT SHOWN THUS  Δ E R = 20' Δ A

6' UTILITY EASEMENTS SHOWN THUS  R = 6' Δ A U E

ALL UTILITY EASEMENTS ARE ALSO TO BE USED AS TRAILER EASEMENTS  
UNLESS OTHERWISE SHOWN

SEE SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCE OF  
CITY OF ROYAL OAK MICH

ATTEST: [Signature]  
SECRETARY

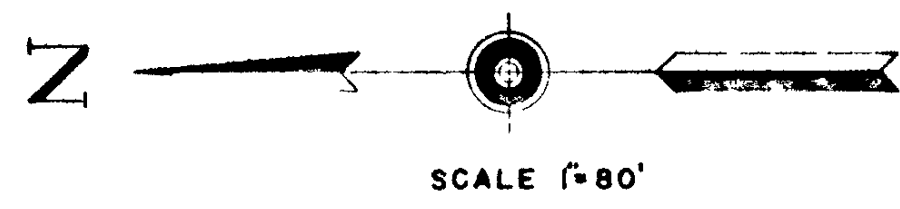
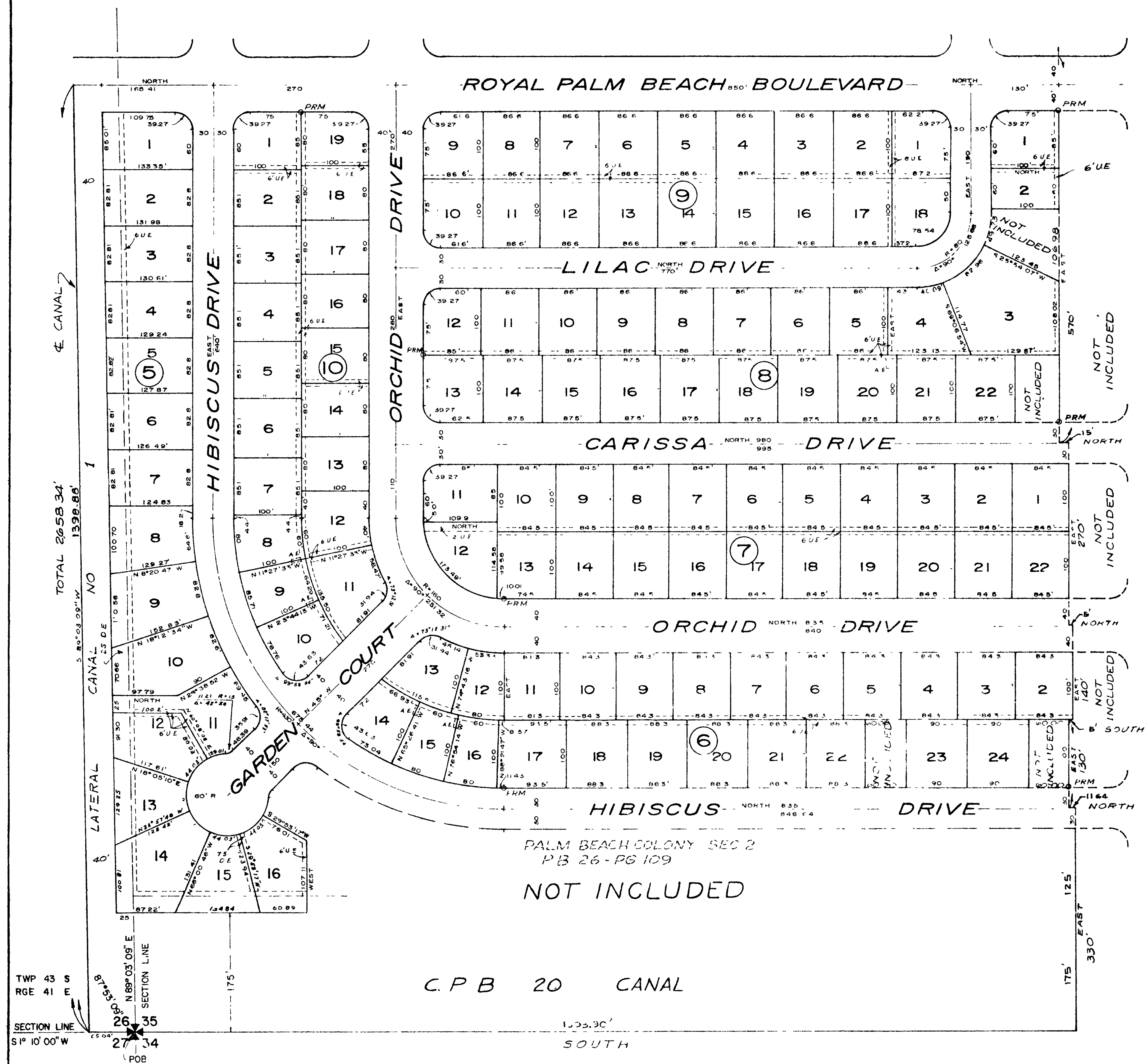
ROYAL PALM BEACH COLONY, INC.

BY Walter Samuels  
VICE PRESIDENT

THIS INSTRUMENT PREPARED BY  
WOOD & ASSOCIATES INC  
CONSULTING ENGINEERS  
FORT PIERCE, FLA

BY Don W. Winkler  
MAYOR





A PARTIAL RE-PLAT OF

- BLOCK 5, LOTS 36 THRU 54
- BLOCK 6, LOTS 2 THRU 29, 31 THRU 33
- BLOCK 7, LOTS 2 THRU 31
- BLOCK 8, LOTS 8 THRU 35, 37 and 38
- BLOCK 9, LOTS 1 THRU 24
- BLOCK 10, LOTS 1 THRU 25

ALL IN

SECTION 2  
PALM BEACH COLONY

VILLAGE OF ROYAL PALM BEACH, FLORIDA  
IN THE WEST 1/2 OF SECS 26 & 35, TWP 43 S, RGE 41 E  
PALM BEACH COUNTY, FLORIDA  
SHEET - 2 OF 3

AS RECORDED IN PLATBOOK 26 PAGE 109, STATE OF FLORIDA  
COUNTY OF PALM BEACH




THIS INSTRUMENT PREPARED BY  
WOOD AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
FT. PIERCE, FLORIDA



BLOCK 11, LOTS 3 THRU 11, 13 THRU 40, and 54 THRU 68  
BLOCK 12, LOTS 1 THRU 25  
BLOCK 13, LOTS 1 THRU 24  
BLOCK 14, LOTS 8 THRU 35  
BLOCK 15, LOTS 1 THRU 15, 18 THRU 32  
BLOCK 16, LOTS 2 THRU 34

VILLAGE OF ROYAL PALM BEACH, FLORIDA  
IN THE WEST 1/2 OF SECS 26 & 35, TWP 43 S., RGE. 41 E.  
PALM BEACH COUNTY, FLORIDA  
SHEET-3 of 3

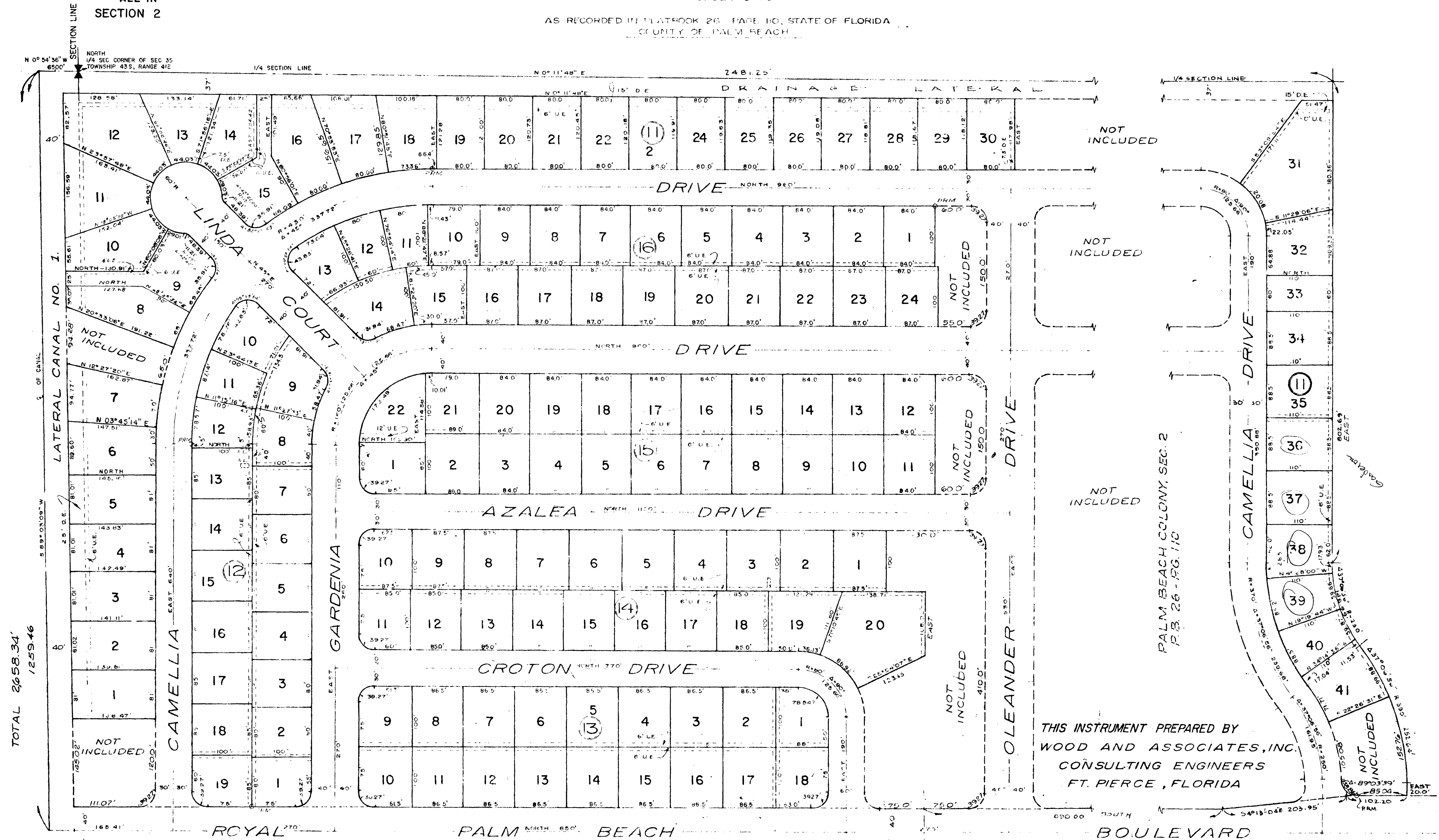
AS RECORDED IN PLATBOOK 26 PAGE 110, STATE OF FLORIDA  
COUNTY OF PALM BEACH

**N**   

**SCALE: 1"=80'**

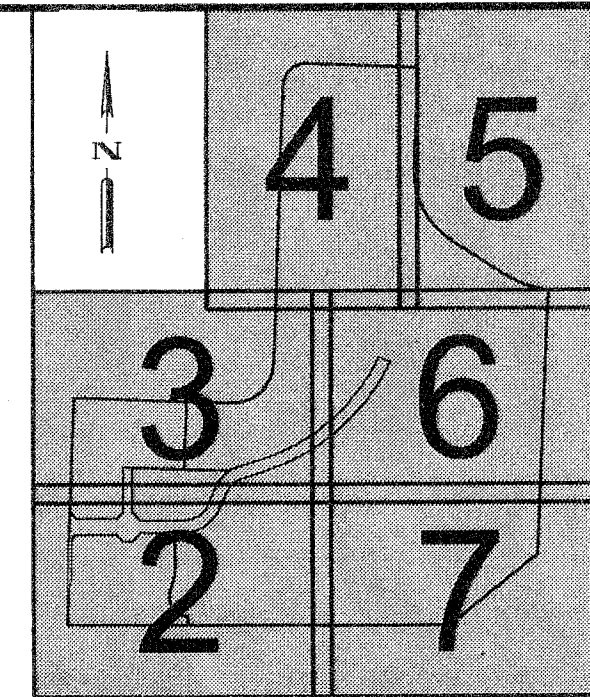
213

ALL IN  
SECTION 2





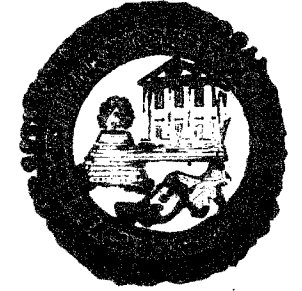
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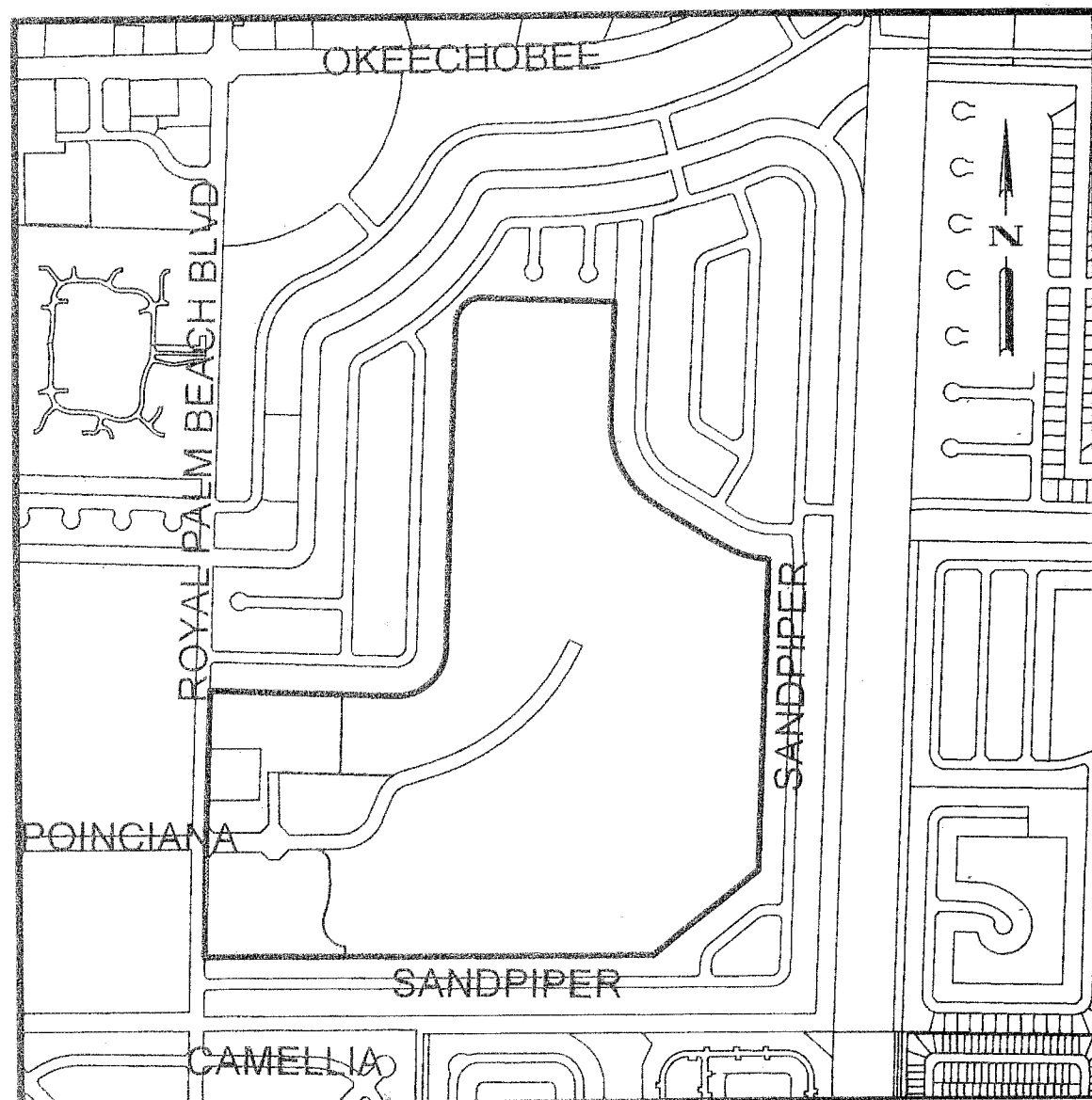
93

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 10:47 AM  
THIS 21<sup>st</sup> DAY OF July  
A.D. 2014 AND DULY RECORDED  
IN PLAT BOOK 18  
PAGE(S) 93-99

SHEET MAP  
NOT TO SCALE

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

LOCATION MAP  
SCALE: 1" = 1000'

## LEGAL DESCRIPTION FROM TITLE:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ROYAL PALM BEACH COMMONS, LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE, 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTH 1/4 CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE, 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH 89°08'37" WEST ON THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1221.35 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD, THENCE RUN NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 431.15 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN NORTH 89°08'37" EAST A DISTANCE OF 2494.90 FEET TO A POINT; THENCE RUN NORTH 50°41'15" EAST A DISTANCE OF 744.80 FEET TO A POINT; THENCE RUN NORTH 01°13'51" EAST A DISTANCE OF 1720.28 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 554.66 FEET, ITS TANGENT LYING ON A BEARING OF NORTH 87°44'10" WEST AND CENTRAL ANGLE OF 28°58'01"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 280.42 FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 58°48'09" WEST, A DISTANCE OF 441.86 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 60°00'00" THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 554.54\* FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 01°13'51" EAST A DISTANCE OF 657.46 FEET TO A POINT; THENCE RUN NORTH 88°48'09" WEST A DISTANCE OF 729.32 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 90°19'25" THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 236.47 FEET TO THE P.T. OF SAID CURVE; THENCE RUN SOUTH 0°54'26" WEST, A DISTANCE OF 1795.52 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 90°00'00" THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 424.11 FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 89°05'34" WEST, A DISTANCE OF 1030.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE RUN SOUTH 0°54'26" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 317.76 FEET TO A POINT; THENCE RUN SOUTH 89°05'34" EAST A DISTANCE OF 290.00 FEET TO A POINT; THENCE RUN SOUTH 0°54'26" WEST, A DISTANCE OF 285.00 FEET TO A POINT; THENCE RUN NORTH 89°05'34" WEST, A DISTANCE OF 290.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE RUN SOUTH 0°54'26" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 290.00 FEET TO A POINT; THENCE RUN SOUTH 0°54'26" WEST, ALONG THE RIGHT-OF-WAY LINE, SOUTH 634.83 FEET TO THE POINT OF BEGINNING.

\*THIS IS DEEMED SURVEYOR'S ERROR IN THE ORIGINAL LEGAL DESCRIPTION.

\*\*THE GRID BEARINGS SHOWN HEREON FOLLOWING MAP OF SURVEY ARE ROTATED 01°07'29" CLOCKWISE FROM THE DEED DESCRIPTION BEARINGS.

## DEDICATIONS:

AND DO HEREBY DEDICATE AS FOLLOWS:

- LOT 5 "ROAD TRACT"

LOT 5 "ROAD TRACT" AS SHOWN HEREON IS DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR PUBLIC STREET PROPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, THEIR SUCCESSORS AND/OR ASSIGNS.

- PARCEL "ROAD DEDICATION" - RIGHT OF WAY (R/W) DEDICATION TO ROYAL PALM BEACH BOULEVARD

PARCEL "ROAD DEDICATION" AS SHOWN HEREON IS DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR PUBLIC STREET PROPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, THEIR SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, VILLAGE OF ROYAL PALM BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS VILLAGE SEAL TO BE AFFIXED HERETO THIS 17<sup>th</sup> DAY OF July, 2014.

VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*  
PRINT NAME: MATTY MATTIOLI  
TITLE: MAYOR

WITNESS: *[Signature]*  
PRINT NAME: DIANE DISANTO

WITNESS: *[Signature]*  
PRINT NAME: PATRICIA STENSON

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MATTY MATTIOLI WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION, AND DIANE DISANTO WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF July, 2014.

MY COMMISSION EXPIRES: May 18, 2018



NOTARY PUBLIC  
PRINT NAME:  
COMMISSION NO:

## DESCRIPTION OF BOUNDARY SURVEY:

LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 89°46'54" WEST, 1222.37 FEET ALONG THE SOUTH LINE OF SAID SECTION 26 TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE NORTH 01°07'29" EAST, 431.11 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD TO A 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" SET FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE WILLOWS (PLAT BOOK 29, PAGE 102 P.B.C.O.R.);

THENCE NORTH 01°07'29" EAST, 634.70 FEET CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD TO A SET NAIL W/WASHER STAMPED "PRM LB7334";

THENCE NORTH 02°01'53" EAST, 840.01 FEET CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD TO A FOUND IRON ROD W/CAP "LB4431" FOR THE SOUTHWEST CORNER OF BLOCK "A" OF THE WILLOWS SECOND ADDITION (PLAT BOOK 29, PAGE 194 P.B.C.O.R.);

THENCE SOUTH 87°58'05" EAST, 1030.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK "A" TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, 424.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING NORTH 47°01'53" EAST, 381.84 FEET TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF TANGENCY;

THENCE NORTH 02°01'55" EAST, 1795.52 FEET ALONG THE EAST LINE OF SAID BLOCK "A" TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

THENCE IN A NORTHEASTERLY DIRECTION, 236.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 90°19'25", AND A CHORD BEARING NORTH 47°11'58" EAST, 212.73 FEET TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF TANGENCY;

THENCE SOUTH 87°38'40" EAST, 729.32 FEET ALONG THE SOUTH LINE OF SAID BLOCK "A" AND BLOCK "C" OF SAID THE WILLOWS TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE SOUTHEAST CORNER OF SAID BLOCK "C";

THENCE SOUTH 02°21'20" WEST, 657.46 FEET ALONG THE WEST LINE OF BLOCK "B" OF SAID THE WILLOWS TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION, 544.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 60°00'00", AND A CHORD BEARING SOUTH 27°38'40" EAST, 520.00 FEET TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF TANGENCY;

THENCE SOUTH 57°38'40" EAST, 441.86 FEET ALONG THE WEST LINE OF SAID BLOCK "B" TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION, 280.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 554.66 FEET, A CENTRAL ANGLE OF 28°58'01", AND A CHORD BEARING SOUTH 72°07'40" EAST, 277.44 FEET TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE SOUTHEAST CORNER OF LOT 65 OF SAID BLOCK "B";

THENCE SOUTH 02°21'20" WEST, 1720.28 FEET ALONG THE WEST LINE OF SAID BLOCK "B" TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE SOUTHWEST CORNER OF LOT 42 OF SAID BLOCK "B";

THENCE SOUTH 51°48'44" WEST, 744.80 FEET ALONG THE NORTHWEST LINE OF SAID BLOCK "B" TO A SET 5/8 INCH IRON ROD W/CAP STAMPED "PRM LB7334" FOR THE NORTHWEST CORNER OF LOT 32 OF SAID BLOCK "B";

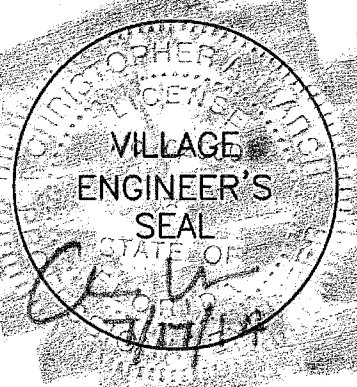
THENCE NORTH 89°43'54" WEST, 2494.90 FEET ALONG THE NORTH LINE OF SAID BLOCK "B" TO THE POINT OF BEGINNING AND CONTAINING 163.47 ACRES (7,120,799 SQUARE FEET) MORE OR LESS.

## SURVEYOR'S CERTIFICATION:

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS AS REQUIRED BY SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH A REPLAY OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCE OF THE VILLAGE OF ROYAL PALM BEACH.

DATED THIS 17<sup>th</sup> DAY OF July, 2014.

BY: *[Signature]*  
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 6889  
LICENSED BUSINESS NO. 7334  
STATE OF FLORIDA



## VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS, THE DEDICATIONS TO SAID VILLAGE OF ROYAL PALM BEACH AS STATED AND SHOWN HEREON, DATED THIS 17<sup>th</sup> DAY OF July, 2014.

VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*  
MATTY MATTIOLI  
MAYOR

ATTEST: *[Signature]*  
DIANE DISANTO  
VILLAGE CLERK

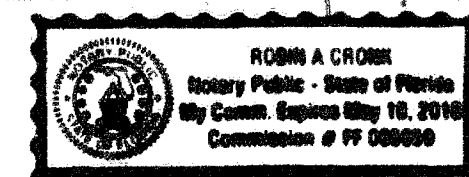
## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MATTY MATTIOLI WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION, AND DIANE DISANTO WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF July, 2014.

MY COMMISSION EXPIRES: May 18, 2018



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, AFFINITY TITLE SERVICES, INC., A TITLE INSURANCE COMPANY, 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 TO THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 14<sup>th</sup> DAY OF July, 2014.

BY: *[Signature]*  
TITLE EXAMINER  
AFFINITY TITLE SERVICES, INC.  
PRINT NAME:  
COMMISSION NO:

## VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17<sup>th</sup> DAY OF July, 2014.

BY: *[Signature]*  
MATTY MATTIOLI  
MAYOR

ATTEST: *[Signature]*  
DIANE DISANTO  
VILLAGE CLERK

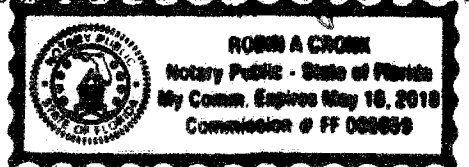
## ACKNOWLEDGMENT

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COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF July, 2014.

MY COMMISSION EXPIRES: May 18, 2018



BY: *[Signature]*  
NOTARY PUBLIC  
PRINT NAME:  
COMMISSION NO:

## VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 545, AND IN ACCORDANCE WITH SEC. 177.071(2) F.S. THIS 17<sup>th</sup> DAY OF July, 2014.

BY: *[Signature]*  
CHRISTOPHER A. MARSH, P.E., 62560  
VILLAGE ENGINEER

## SURVEYOR'S NOTES

- LINEAR UNITS ARE US SURVEY FEET.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- INTENDED DISPLAY SCALE IS 1" = 60' AS SHOWN ON THE GRAPHIC SCALE ON SHEETS 2-7.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND IS BASED ON INFORMATION SUPPLIED BY THE NATIONAL GEODETIC SURVEY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, INGRESS/EGRESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTIONS OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS FOR SUCH ENCROACHMENTS.
- 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, FLORIDA.

## SUMMARY INFORMATION

NAME OF SUBDIVISION:	ROYAL PALM BEACH COMMONS
OWNER:	VILLAGE OF ROYAL PALM BEACH 1050 ROYAL PALM BEACH BOULEVARD ROYAL PALM BEACH, FL 33411
STREET NAME:	POINCIANA BOULEVARD
SURVEYOR:	JIM SULLIVAN, PSM ERDMAN ANTHONY 1402 ROYAL PALM BEACH BOULEVARD, SUITE 500 ROYAL PALM BEACH, FL 33411
ENGINEER/AGENT:	CHRISTOPHER A. MARSH 1050 ROYAL PALM BEACH BOULEVARD ROYAL PALM BEACH, FL 33411
NUMBER OF LOTS:	5
LINEAL FEET OF STREETS:	2914.8 FEET

NAME	DESCRIPTION	APPROXIMATE DIMENSIONS	APPROXIMATE LOT SIZE
LOT 1	FUTURE USE	550.0' BY 700.0'	9.130 ACRES
LOT 2	FUTURE USE	750.0' BY 735.0'	10.039 ACRES
LOT 3	PARK	300.0' BY 600.0'	3.988 ACRES
LOT 4	PARK	3500.0' BY 2000.0'	134.678 ACRES
LOT 5	ROAD TRACT	N/A	5.558 ACRES
ROAD DEDICATION	R/W DEDICATION	12.0' BY 285.0'	0.079 ACRE
TOTAL PLAT AREA		7,120,799 SQUARE FEET OR 163.47 ACRES	

## SHEET 1 OF 7

## SHEET INDEX:

- 1 COVER SHEET  
2-7 MAPS

ERDMAN  
ANTHONY

1402 ROYAL PALM BEACH BOULEVARD  
SUITE 500  
ROYAL PALM BEACH, FL 33411  
TEL: 561-753-9723  
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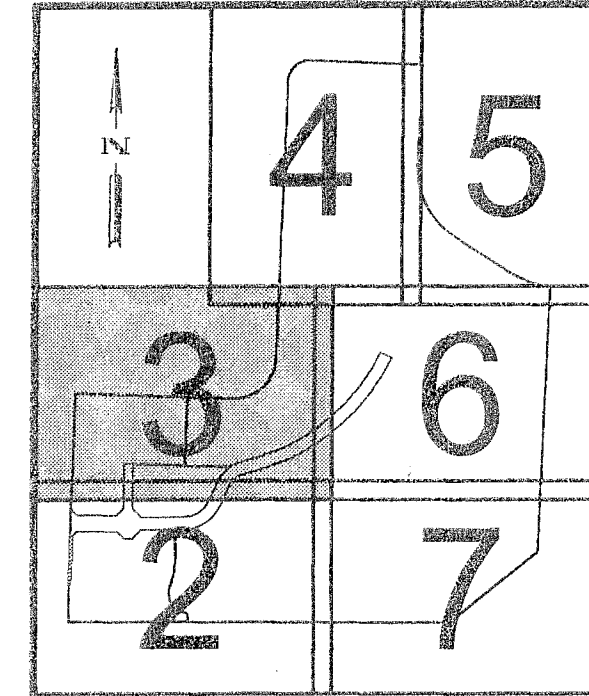


STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE(S) \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK



SHEET MAP  
NOT TO SCALE

**ABBREVIATIONS:**

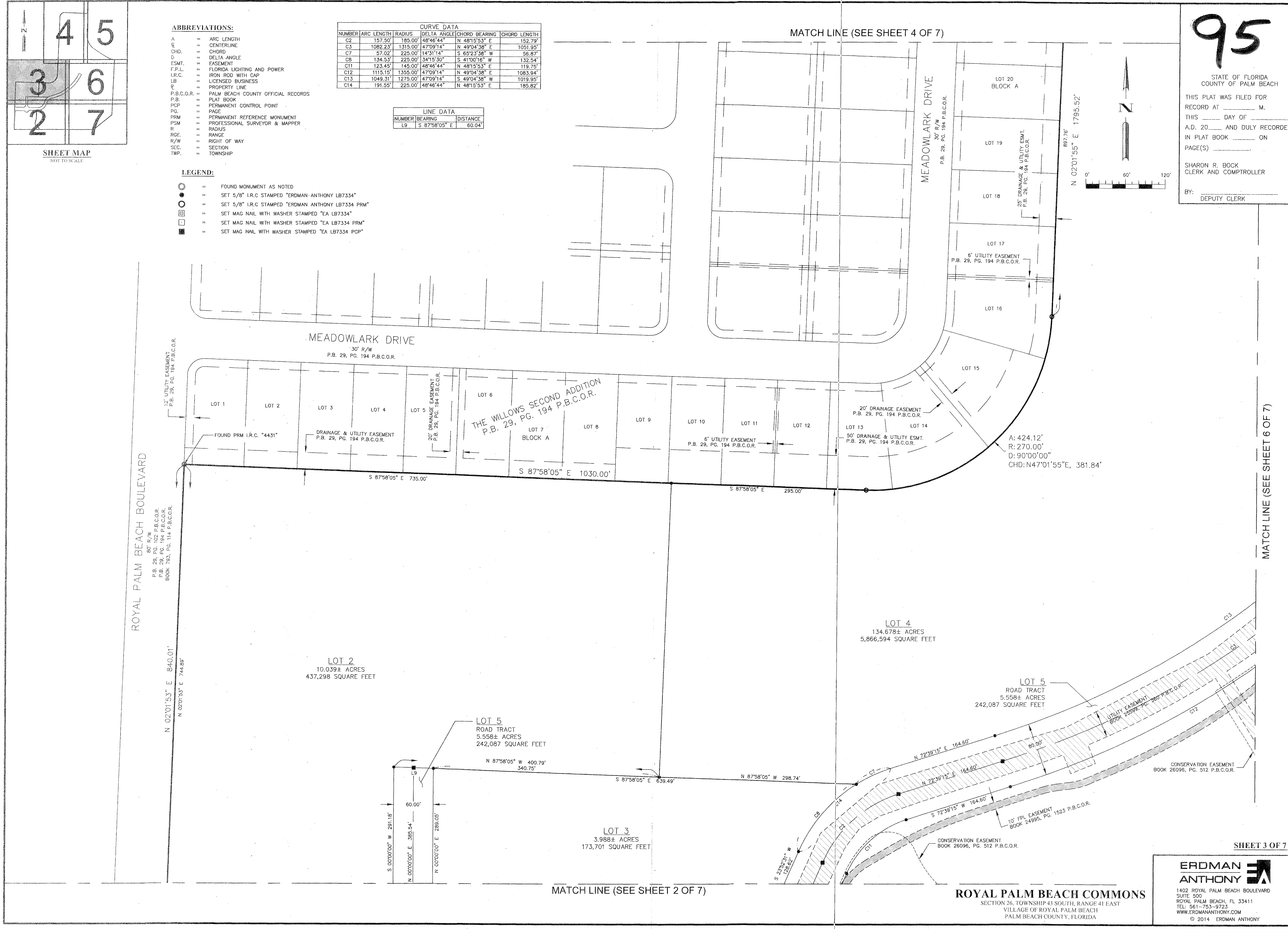
- A = ARC LENGTH
- CL = CENTERLINE
- CHD = CHORD
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- ESMT. = EASEMENT
- F.P.L. = FLORIDA LIGHTING AND POWER
- I.R.C. = IRON ROD WITH CAP
- LB = LICENSED BUSINESS
- R = PROPERTY LINE
- P.B.C.O.R. = PALM BEACH COUNTY OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R = RADIUS
- R/OE = RANGE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWP. = TOWNSHIP

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	157.50'	185.00'	48°46'44"	N 48°15'53" E	152.79'
C3	1082.23'	1315.00'	47°09'14"	N 49°04'38" E	1051.95'
C7	57.02'	225.00'	14°31'14"	S 65°23'38" W	56.87'
C8	134.53'	225.00'	34°15'30"	S 41°00'16" W	132.54'
C11	123.45'	145.00'	48°46'44"	N 48°15'53" E	119.75'
C12	1115.15'	1355.00'	47°09'14"	N 49°04'38" E	1083.94'
C13	1049.31'	1275.00'	47°09'14"	S 49°04'38" W	1019.95'
C14	191.55'	225.00'	48°46'44"	N 48°15'53" E	185.82'

NUMBER	BEARING	DISTANCE
L9	S 87°58'05" E	60.04'

**LEGEND:**

- = FOUND MONUMENT AS NOTED
- = SET 5/8" I.R.C. STAMPED "ERDMAN-ANTHONY LB7334"
- = SET 5/8" I.R.C. STAMPED "ERDMAN ANTHONY LB7334 PRM"
- ⊗ = SET MAG NAIL WITH WASHER STAMPED "EA LB7334"
- ⊗ = SET MAG NAIL WITH WASHER STAMPED "EA LB7334 PRM"
- ⊗ = SET MAG NAIL WITH WASHER STAMPED "EA LB7334 PCP"



MATCH LINE (SEE SHEET 2 OF 7)

MATCH LINE (SEE SHEET 4 OF 7)

MATCH LINE (SEE SHEET 6 OF 7)

**ROYAL PALM BEACH COMMONS**  
SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

**ERDMAN ANTHONY**

1402 ROYAL PALM BEACH BOULEVARD  
SUITE 500  
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TEL: 561-753-9723  
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MATCH LINE (SEE SHEET 5 OF 7)

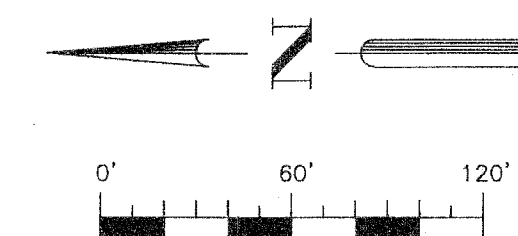
96

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGE(S) \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK



**ABBREVIATIONS:**

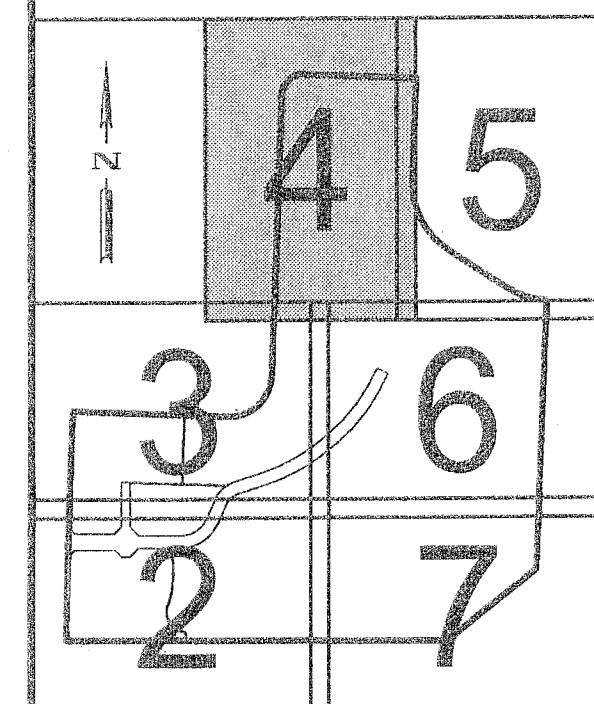
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LB	=	LICENSED BUSINESS
Q	=	PROPERTY LINE
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PSM	=	PROFESSIONAL SURVEYOR & MAPPER
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■	=	SET MAG NAIL WITH WASHER STAMPED "EA LB7334 PCP"



**SHEET MAP**  
NOT TO SCALE



MATCH LINE (SEE SHEET 3 OF 7)

SHEET 4 OF 7

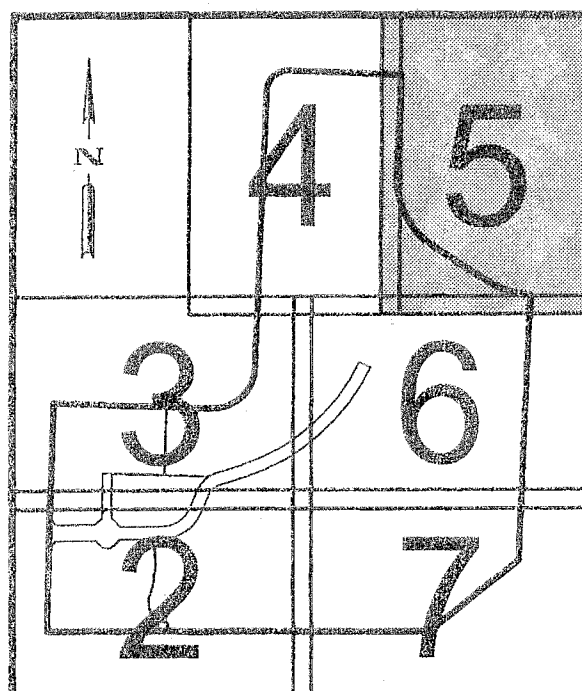
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WWW.ERDMANANTHONY.COM  
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**ROYAL PALM BEACH COMMONS**

SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA





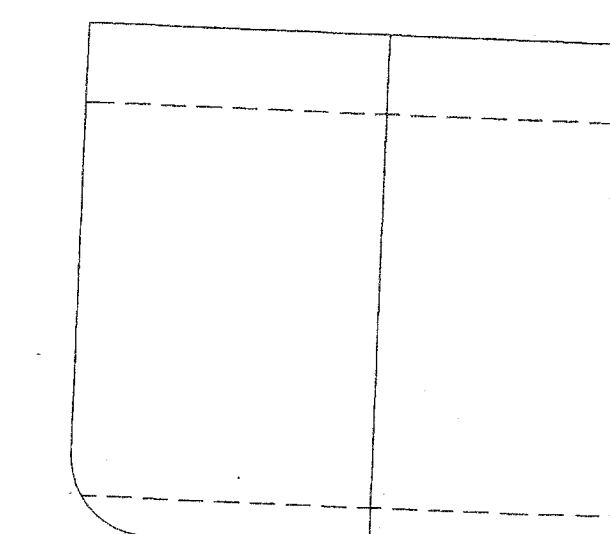
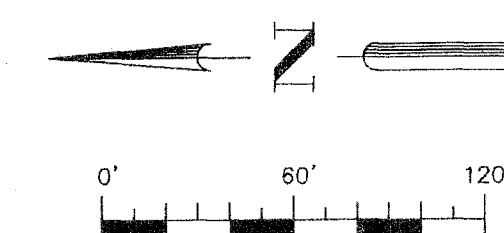
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SANDPIPER AVENUE  
30' R/W  
P.B. 29, PG. 102 P.B.C.O.R.

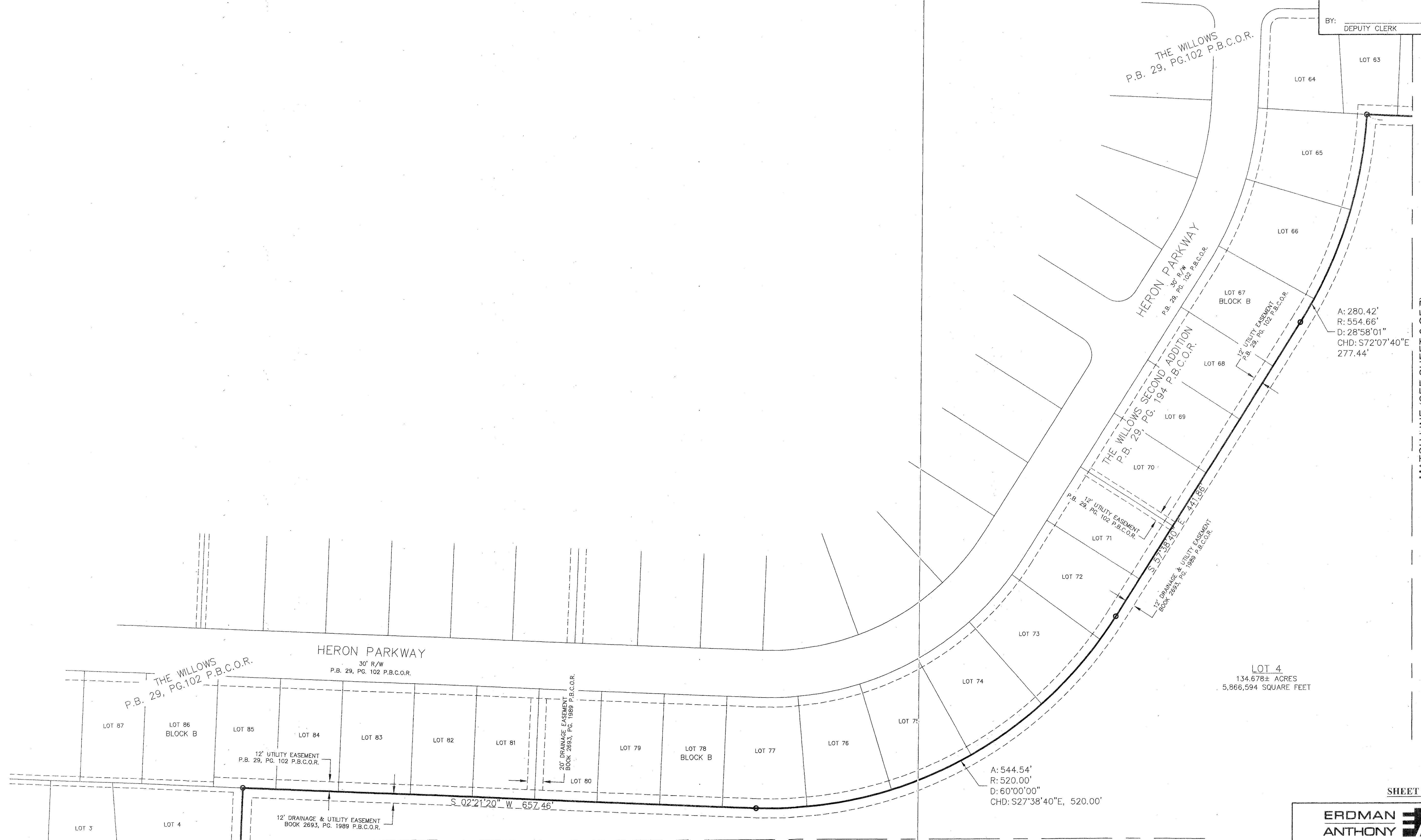
97

STATE OF FLORIDA  
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PAGE(S) \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK



MATCH LINE (SEE SHEET 6 OF 7)

MATCH LINE (SEE SHEET 4 OF 7)

SHEET 5 OF 7

ROYAL PALM BEACH COMMONS  
SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA

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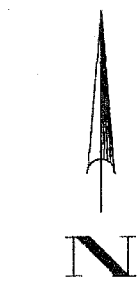
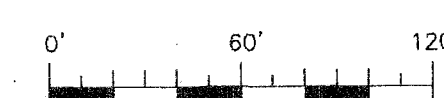
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- = SET MAG NAIL WITH WASHER STAMPED "EA LB7334 POP"



SHEET MAP  
NOT TO SCALE

MATCH LINE (SEE SHEET 3 OF 7)

LOT 5  
ROAD TRACT  
5.558± ACRES  
242,087 SQUARE FEET

CONSERVATION EASEMENT BOOK  
26096, PG. 512 P.B.C.O.R.

LOT 4  
134.678± ACRES  
5,866,594 SQUARE FEET

CONSERVATION EASEMENT  
BOOK 26096, PG. 512 P.B.C.O.R.

CONSERVATION EASEMENT  
BOOK 26096, PG. 512 P.B.C.O.R.

CURVE DATA					
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	1082.23'	1315.00'	47°09'14"	N 49°04'33" E	1051.95'
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ROYAL PALM BEACH COMMONS  
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PALM BEACH COUNTY, FLORIDA

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# SARATOGA AT ROYAL PALM PLAT I

PART OF ROYAL PALM HOMES P.U.D.

VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

SHEET 1 OF 9

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM HOMES, INC., A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREDON AS SARATOGA AT ROYAL PALM PLAT I, SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, AT PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, SAID CORNER ALSO BEING A BOUNDARY CORNER OF "HAWTHORN SUBDIVISION" AS SHOWN IN PLAT BOOK 30, AT PAGES 104 THROUGH 114 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE WEST BOUNDARY LINE OF SAID "HAWTHORN SUBDIVISION", N02°20'17"E, A DISTANCE OF 2405.35 FEET TO THE POINT OF BEGINNING

FROM THE POINT OF BEGINNING THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 15 AND SAID WEST BOUNDARY LINE OF "HAWTHORN SUBDIVISION", N02°20'17"E, A DISTANCE OF 631.64 FEET, THENCE DEPARTING FROM SAID WEST LINE OF SECTION 15 AND SAID WEST BOUNDARY LINE, S87°39'43"E, A DISTANCE OF 216.73 FEET, THENCE N69°36'33"E, A DISTANCE OF 285.81 FEET, THENCE N75°37'19"E, A DISTANCE OF 60.02 FEET, THENCE N70°04'12"E, A DISTANCE OF 194.79 FEET, THENCE S83°29'49"E, A DISTANCE OF 21.23 FEET, THENCE S29°08'50"E, A DISTANCE OF 41.39 FEET, THENCE S57°32'12"E, A DISTANCE OF 36.93 FEET, THENCE S63°42'42"E, A DISTANCE OF 64.02 FEET, THENCE S45°46'20"E, A DISTANCE OF 41.95 FEET, THENCE S45°09'44"E, A DISTANCE OF 35.32 FEET, THENCE S48°52'50"E, A DISTANCE OF 48.55 FEET, THENCE S51°45'03"E, A DISTANCE OF 42.56 FEET, THENCE S81°16'42"E, A DISTANCE OF 21.52 FEET, THENCE S49°16'49"E, A DISTANCE OF 35.83 FEET, THENCE S52°01'37"E, A DISTANCE OF 33.75 FEET, THENCE N68°46'21"E, A DISTANCE OF 16.53 FEET, THENCE N81°49'23"E, A DISTANCE OF 32.69 FEET, THENCE S87°28'28"E, A DISTANCE OF 26.71 FEET, THENCE S73°19'13"E, A DISTANCE OF 19.62 FEET, THENCE S68°30'05"E, A DISTANCE OF 95.81 FEET, THENCE N81°39'11"E, A DISTANCE OF 76.97 FEET, THENCE N87°46'12"E, A DISTANCE OF 65.55 FEET, THENCE N87°18'21"E, A DISTANCE OF 49.13 FEET, THENCE N75°32'00"E, A DISTANCE OF 88.65 FEET, THENCE N44°17'12"E, A DISTANCE OF 68.05 FEET, THENCE N50°37'34"E, A DISTANCE OF 52.93 FEET, THENCE N78°14'37"E, A DISTANCE OF 65.50 FEET, THENCE S77°26'48"E, A DISTANCE OF 40.29 FEET, THENCE N38°40'07"E, A DISTANCE OF 85.00 FEET, THENCE N19°20'28"E, A DISTANCE OF 88.00 FEET, THENCE N52°45'41"E, A DISTANCE OF 55.42 FEET, THENCE S83°34'36"E, A DISTANCE OF 49.25 FEET, THENCE S88°54'02"E, A DISTANCE OF 26.44 FEET, THENCE N40°04'12"E, A DISTANCE OF 106.47 FEET, THENCE N30°40'58"E, A DISTANCE OF 46.30 FEET, THENCE N41°12'40"E, A DISTANCE OF 183.88 FEET, THENCE S69°40'46"E, A DISTANCE OF 75.17 FEET, THENCE N81°15'24"E, A DISTANCE OF 101.88 FEET, THENCE N75°55'03"E, A DISTANCE OF 94.89 FEET, THENCE N34°07'41"E, A DISTANCE OF 27.00 FEET, THENCE N74°19'58"E, A DISTANCE OF 115.47 FEET, THENCE N65°59'18"E, A DISTANCE OF 56.07 FEET, THENCE N60°44'11"E, A DISTANCE OF 154.55 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, SAID EAST LINE ALSO BEING A BOUNDARY LINE OF THE AFOREMENTIONED "HAWTHORN SUBDIVISION", THENCE SOUTHERLY ALONG SAID EAST LINE AND SAID PLAT BOUNDARY LINE, S02°00'20"E, A DISTANCE OF 735.88 FEET TO THE CENTER OF SAID SECTION 15, SAID CENTER ALSO BEING A BOUNDARY CORNER OF SAID "HAWTHORN SUBDIVISION", THENCE EASTERLY ALONG THE NORTHERN BOUNDARY LINE OF SAID "HAWTHORN SUBDIVISION" SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, N86°43'21"E, A DISTANCE OF 2649.53 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 15, SAID LINE ALSO BEING THE WESTERN RIGHT-OF-WAY LINE OF A 190 FOOT WIDE RIGHT-OF-WAY FOR THE PALM BEACH CANAL (ALSO KNOWN AS C P B 20 CANAL, AND ALSO KNOWN AS THE M-1 CANAL), S01°49'17"W, A DISTANCE OF 519.61 FEET, THENCE DEPARTING FROM SAID EAST LINE AND SAID WESTERN RIGHT-OF-WAY LINE, N88°10'43"W, A DISTANCE OF 140.00 FEET, THENCE N01°49'17"E, A DISTANCE OF 45.00 FEET, THENCE N88°10'43"W, A DISTANCE OF 50.00 FEET, THENCE S01°49'17"W, A DISTANCE OF 45.39 FEET, THENCE N89°27'26"W, A DISTANCE OF 263.66 FEET, THENCE S37°58'07"W, A DISTANCE OF 12.34 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 395.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N71°49'24"E, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.00 FEET (THROUGH AN ANGLE OF 00°43'31"), THENCE S72°31'55"W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 295.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N72°31'55"E, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.47 FEET (THROUGH AN ANGLE OF 03°23'35"), THENCE S75°55'30"W, A DISTANCE OF 50.00 FEET, THENCE S81°07'12"W, A DISTANCE OF 125.09 TO A POINT ON A CURVE HAVING A RADIUS OF 111.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N70°04'05"E, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.05 FEET (THROUGH AN ANGLE OF 12°55'55"), THENCE S07°00'00"E, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF CURVE HAVING A RADIUS OF 404.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS S83°00'00"W, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 427.15 FEET (THROUGH AN ANGLE OF 60°34'45"),

THENCE S67°34'45"E, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 98.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N22°25'15"E, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.28 FEET (THROUGH AN ANGLE OF 69°24'02"), THENCE S01°49'17"W, A DISTANCE OF 294.50 TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 26.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS S88°10'43"E, THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.84 FEET (THROUGH AN ANGLE OF 90°00'00"), THENCE N88°10'43"W, A DISTANCE OF 238.00 FEET, THENCE N53°49'06"W, A DISTANCE OF 82.44 FEET, THENCE N67°41'17"W, A DISTANCE OF 196.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N22°18'43"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (THROUGH AN ANGLE OF 90°00'00"), THENCE S89°02'04"W, A DISTANCE OF 125.11 FEET, THENCE N34°31'12"W, A DISTANCE OF 118.43 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N55°28'48"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (THROUGH AN ANGLE OF 90°00'00") TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 31.31 FEET AND THROUGH WHICH A RADIAL LINE BEARS S34°31'12"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.18 FEET (THROUGH AN ANGLE OF 90°00'00"), THENCE N34°31'12"W, A DISTANCE OF 57.69 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N55°28'48"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (THROUGH AN ANGLE OF 90°00'00"), THENCE S55°28'48"W, A DISTANCE OF 198.00 FEET, THENCE S33°31'58"W, A DISTANCE OF 19.23 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 26.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS S56°28'04"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.40 FEET (THROUGH AN ANGLE OF 76°37'58"), THENCE S20°04'54"W, A DISTANCE OF 81.27 FEET, THENCE S26°33'57"E, A DISTANCE OF 111.10 FEET, THENCE S55°28'48"W, A DISTANCE OF 160.85 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 875.13 FEET AND THROUGH WHICH A RADIAL LINE BEARS S56°23'48"W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.66 FEET (THROUGH AN ANGLE OF 02°51'31") TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 540.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS S59°15'19"W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 176.30 FEET (THROUGH AN ANGLE OF 18°42'22"), THENCE S77°57'41"W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 840.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS S77°57'41"W, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3.22 FEET (THROUGH AN ANGLE OF 00°17'18"), THENCE S84°55'41"W, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 1184.96 FEET AND THROUGH WHICH A RADIAL LINE BEARS S84°55'41"W, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 342.47 FEET (THROUGH AN ANGLE OF 16°33'39"), THENCE N11°29'14"E, A DISTANCE OF 5.05 FEET, THENCE N78°30'46"W, A DISTANCE OF 184.70 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 947.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N78°30'46"W, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.39 FEET (THROUGH AN ANGLE OF 03°21'05"), THENCE N79°59'32"W, A DISTANCE OF 136.97 FEET, THENCE S85°59'04"W, A DISTANCE OF 124.22 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 50.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS S27°18'18"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.97 FEET (THROUGH AN ANGLE OF 10°16'52"), THENCE S21°28'33"W, A DISTANCE OF 35.87 FEET, THENCE S88°59'14"W, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 370.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N68°59'14"E, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.86 FEET (THROUGH AN ANGLE OF 14°32'05"), THENCE N35°32'51"W, A DISTANCE OF 302.53 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 220.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N54°27'09"E, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.28 FEET (THROUGH AN ANGLE OF 09°58'48"), THENCE N54°27'09"E, A DISTANCE OF 180.22 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 390.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N52°08'58"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.80 FEET (THROUGH AN ANGLE OF 89°19'10"), THENCE S58°49'48"W, A DISTANCE OF 120.71 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 430.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N31°10'12"W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.56 FEET (THROUGH AN ANGLE OF 09°52'10"), THENCE N40°02'22"W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 530.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N40°02'22"W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 281.75 FEET (THROUGH AN ANGLE OF 28°17'47"), THENCE N65°05'27"W, A DISTANCE OF 382.07 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 180.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N24°54'33"E, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.85 FEET (THROUGH AN ANGLE OF 01°31'25"), THENCE S86°59'49"W, A DISTANCE OF 36.20 FEET, THENCE S20°36'29"W, A DISTANCE OF 125.84 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS

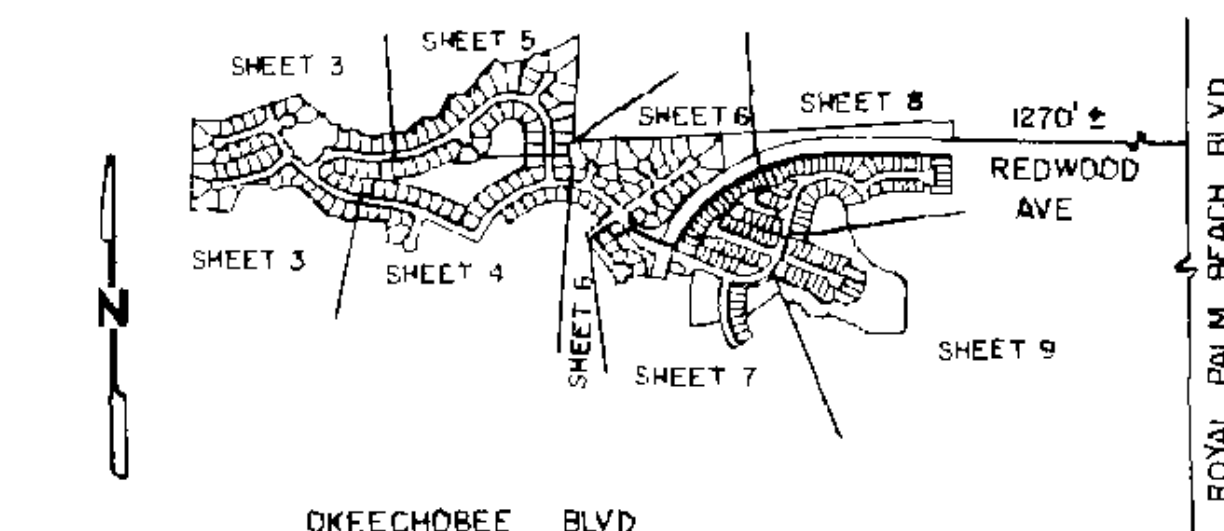
N69°23'31"W, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.69 FEET (THROUGH AN ANGLE OF 42°50'00") TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 50.00 FEET AND THROUGH WHICH A RADIAL LINE BEARS N67°46'29"E, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.25 FEET (THROUGH AN ANGLE OF 206°32'53"), THENCE N85°40'39"W, A DISTANCE OF 110.84 FEET, THENCE N28°52'08"E, A DISTANCE OF 14.03 FEET, THENCE N04°41'11"W, A DISTANCE OF 126.07 FEET, THENCE N80°40'07"W, A DISTANCE OF 148.99 FEET, THENCE S83°59'51"W, A DISTANCE OF 117.58 FEET, THENCE N65°58'38"W, A DISTANCE OF 56.80 FEET, THENCE N74°51'10"W, A DISTANCE OF 88.18 FEET, THENCE N46°48'30"W, A DISTANCE OF 48.27 FEET, THENCE N46°54'39"W, A DISTANCE OF 87.35 FEET, THENCE N38°37'27"W, A DISTANCE OF 50.75 FEET, THENCE N47°05'31"W, A DISTANCE OF 107.31 FEET, THENCE S85°38'44"W, A DISTANCE OF 108.61 FEET, THENCE S70°14'12"W, A DISTANCE OF 80.81 FEET, THENCE N65°57'07"W, A DISTANCE OF 20.82 FEET, THENCE N27°40'18"W, A DISTANCE OF 53.56 FEET, THENCE N89°29'50"W, A DISTANCE OF 143.34 FEET, THENCE S75°16'42"W, A DISTANCE OF 4.78 FEET, THENCE S34°21'58"W, A DISTANCE OF 104.61 FEET, THENCE S24°03'58"W, A DISTANCE OF 74.97 FEET, THENCE S22°00'46"W, A DISTANCE OF 65.11 FEET, THENCE N78°48'20"W, A DISTANCE OF 148.88 FEET, THENCE S89°16'16"W, A DISTANCE OF 127.74 FEET TO THE POINT OF BEGINNING

NOTE: ALL REFERENCES TO SECTION DATA ARE PER THE AFOREMENTIONED PLAT OF "HAWTHORN SUBDIVISION"

THE ABOVE DESCRIBED PARCEL CONTAINS 110.874 ACRES MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREDON AND DO HEREBY DEDICATE AS FOLLOWS

- TRACT AA THE RIGHT-OF-WAY TRACT, AS SHOWN HEREDON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS, EGRESS, UTILITY DRAINAGE AND OTHER PROPER PURPOSES
- TRACT D THE FIRE STATION TRACT AS SHOWN HEREDON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR USE AS A FIRE SUBSTATION SITE
- TRACTS BB, CC, DD, EE, FF AND GG THE ACCESS TRACTS AS SHOWN HEREDON, ARE HEREBY DEDICATED TO SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH
- THE UTILITY EASEMENTS AS SHOWN HEREDON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION SYSTEMS
- THE DRAINAGE EASEMENTS, AS SHOWN HEREDON, ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH
- TRACT V AND TRACT W, THE WATER MANAGEMENT TRACTS AS SHOWN HEREDON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH
- THE MAINTENANCE AND MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREDON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR MAINTENANCE OF AND ACCESS TO, RESPECTIVELY THE WATER MANAGEMENT TRACTS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH
- THE LIMITED ACCESS EASEMENTS (L A E'S), AS SHOWN HEREDON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS
- THE LIFT STATION EASEMENT AS SHOWN HEREDON IS DEDICATED IN PERPETUITY TO THE VILLAGE OF ROYAL PALM BEACH ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES



STANLEY/WANTMAN, INC			
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444			
DRAWN	STK	DATE	JAN 1988
CHECKED	WBH	SCALE	N/A
DRAWING NO	09507PL1		

# 66

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD  
THIS 1st DAY OF Nov  
AD 1988 AND DUPLY RECORDED  
IN PLAT BOOK 61 ON PAGES  
66 AND 67, 68, 69, 70, 71  
72, 73, 74

JOHN B. DUNKLE, CLERK  
By Stanley/Wantman, Inc., D.C.

CIRCUIT COURT SEAL

61-66



# SARATOGA AT ROYAL PALM PLAT I

A PART OF ROYAL PALM HOMES P.U.D.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH  
COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION,  
AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

SHEET 2 OF 9

IN WITNESS WHEREOF ROYAL PALM HOMES, INC., A FLORIDA CORPORATION HAS  
CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS  
VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE  
AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30<sup>th</sup> DAY OF SEPTEMBER  
1988

ROYAL PALM HOMES, INC  
A FLORIDA CORPORATION

ATTEST Claudia A. Sweeney  
CLAUDIA A. SWEENEY  
VICE PRESIDENT

BY Mark Shevory  
MARK SHEVORY  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARK SHEVORY AND CLAUDIA A. SWEENEY TO ME  
WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO  
EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF ROYAL  
PALM HOMES INC A FLORIDA CORPORATION AND SEVERALLY 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 30<sup>th</sup> DAY OF SEPTEMBER 1988

MY COMMISSION EXPIRES 3/18/92 Edmund Schmecke  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

CENVILL INVESTORS, INC., (F K A) CENVILL COMMUNITIES INC., A DELAWARE  
CORPORATION HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE  
PROPERTY HEREON 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 3567  
AT PAGE 956 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE  
SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF CENVILL INVESTORS, INC. HAS CAUSED THESE PRESENTS TO  
BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS  
CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD  
OF DIRECTORS THIS 30<sup>th</sup> DAY OF SEPTEMBER 1988

ATTEST Alyce Drakulich  
ALYCE DRAKULICH  
SECRETARY

BY Alvin Wilensky  
ALVIN WILENSKY  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ALVIN WILENSKY AND ALYCE DRAKULICH 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 CENVILL  
INVESTORS, INC. 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 30<sup>th</sup> DAY OF SEPTEMBER 1988

MY COMMISSION EXPIRES April 17, 1990 Marlene Helman  
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 HEREON  
DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO  
ROYAL PALM HOMES, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE  
PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE, AND THAT THERE ARE NO OTHER  
ENCUMBRANCES OF RECORD

DATE September 30, 1988 BY Edmund Schmecke  
FLAMINGO TITLE INC  
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 2144-6 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 13<sup>th</sup> DAY OF OCTOBER 1988

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

## CERTIFICATE OF APPROVAL VILLAGE OF ROYAL PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE  
VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH FLORIDA THIS  
26<sup>th</sup> DAY OF August A D 1988

APPROVED, Sam Lantieri  
MAYOR

ATTEST James J. Bell  
VILLAGE CLERK

## CERTIFICATE OF APPROVAL PLANNING AND ZONING COMMISSION

IT IS HEREBY CERTIFIED THAT ON August 26, 1988 1988 THE VILLAGE  
OF ROYAL PALM BEACH PLANNING AND ZONING COMMISSION APPROVED THE ATTACHED  
PLAT

BY David Berdick  
CHAIRMAN

## CERTIFICATE OF APPROVAL VILLAGE ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE  
PROVISIONS OF "THE MAP FILING LAW" AND THE VILLAGE ORDINANCES AND  
REQUIREMENTS APPLICABLE THERETO

BY Frank R. Kasper  
VILLAGE ENGINEER

## P U D TABLE

TOTAL AREA	110 874 AC
NUMBER OF UNITS	275 DU
DENSITY	2 48 DU/AC
BUILDING COVERAGE	19 456 AC. (MAXIMUM)
ROADS	27 805 AC
WATER BODIES	19 431 AC
OPEN SPACE	50 182 AC. (MINIMUM)

## SURVEYOR'S NOTES

1 ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF  
N86°30'12"E ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 43 SOUTH,  
RANGE 41 EAST PALM BEACH COUNTY, FLORIDA ALSO BEING EQUAL TO THE  
FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), AS BASED ON  
INFORMATION FURNISHED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.

U E DENOTES UTILITY EASEMENT.  
D E DENOTES DRAINAGE EASEMENT.  
P R M DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS  
P C P DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS

2 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 ALL BUILDING  
AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

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

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

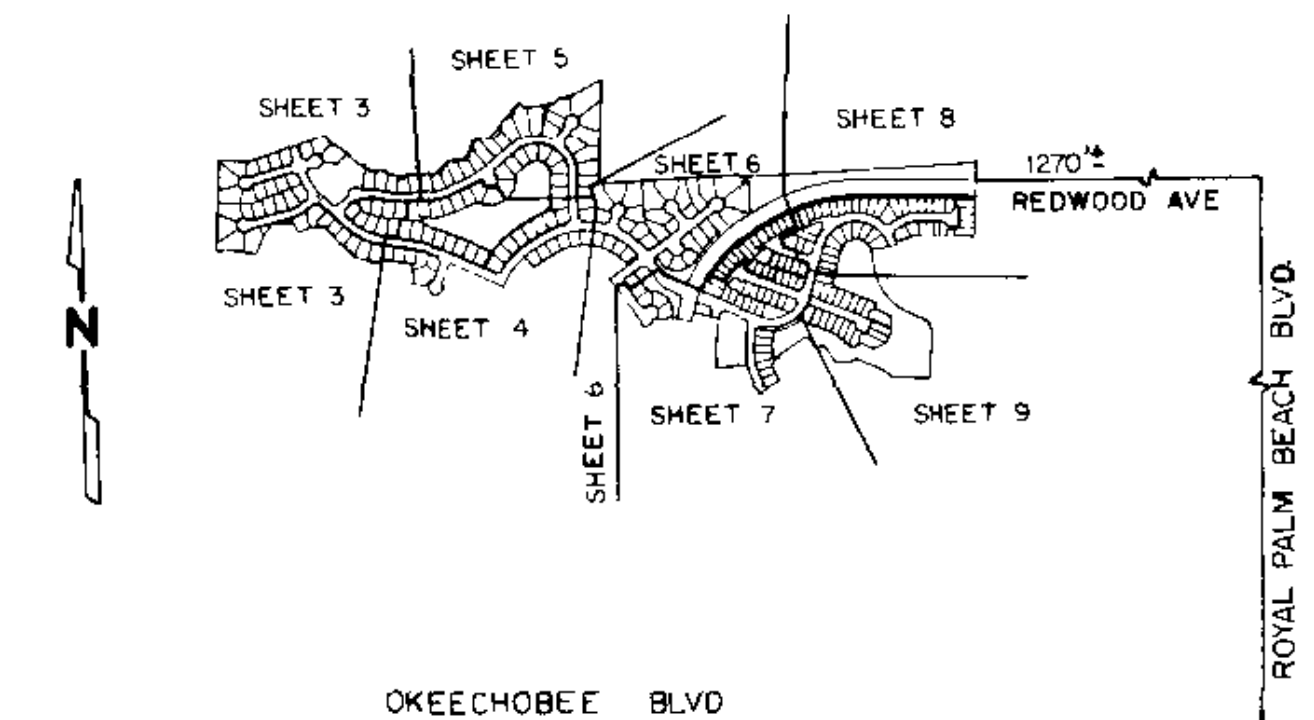
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE  
EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE  
SECOND PRIORITY ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL  
OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES  
BEING DETERMINED BY THE USE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

3 ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS  
OTHERWISE NOTED (N R DENOTES NON-RADIAL)

4 THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY VILLAGE OF ROYAL  
PALM BEACH REGULATION

5 NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON  
THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

THIS INSTRUMENT WAS PREPARED BY STEVEN T. KRUGER IN THE OFFICES OF  
STANLEY/WANTMAN INC 2000 LOMBARD STREET, WEST PALM BEACH FLORIDA  
33407



SEAL  
ROYAL PALM HOMES, INC

SEAL  
NOTARY PUBLIC

SEAL  
CENVILL INVESTORS, INC

SEAL  
NOTARY PUBLIC

SEAL  
VILLAGE ENGINEER

SEAL  
PROFESSIONAL  
SURVEYOR

SEAL  
VILLAGE OF ROYAL  
PALM BEACH

STANLEY/WANTMAN, INC			
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444			
DRAWN	STK	DATE	JAN 1988
CHECKED	RBP	SCALE	N/A
DRAWING NO	09507PL1A		
SARATOGA AT ROYAL PALM PLAT I A PART OF ROYAL PALM HOMES P U D			

61-67



# SARATOGA AT ROYAL PALM PLAT I

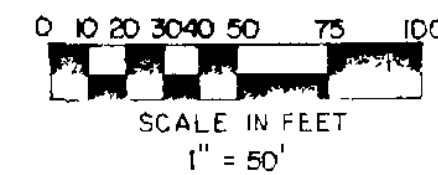
A PART OF ROYAL PALM HOMES P.U.D.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

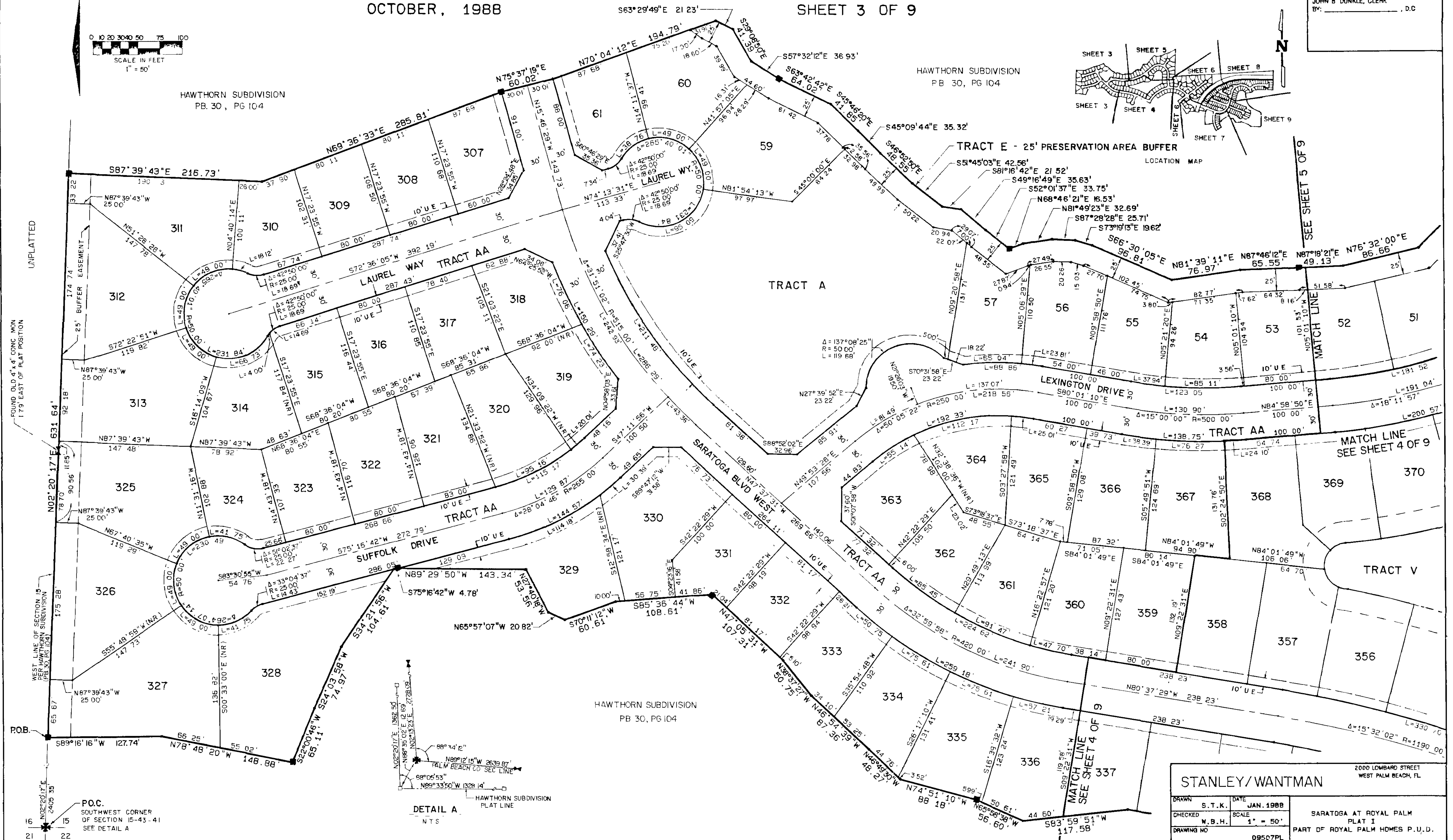
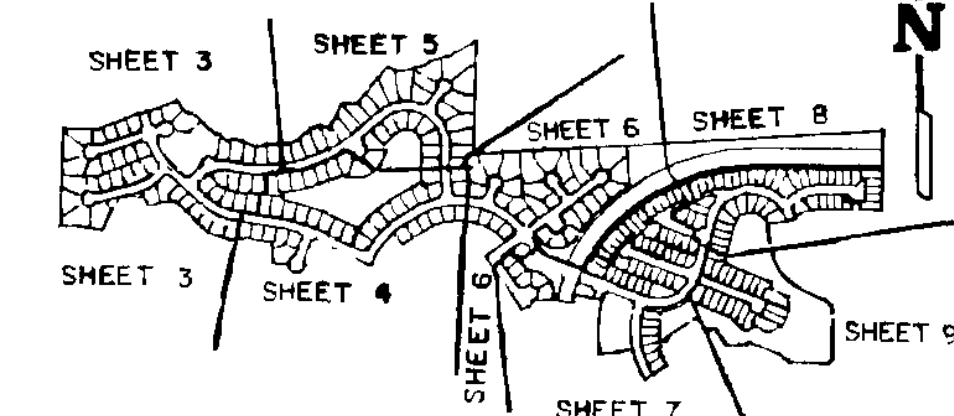
SHEET 3 OF 9

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
THIS \_\_\_\_\_ AD, 1988 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
JOHN B. DUNKLE, CLERK  
BY: \_\_\_\_\_, D.C.



HAWTHORN SUBDIVISION  
PB 30, PG 104

HAWTHORN SUBDIVISION  
PB 30, PG 104



STANLEY/WANTMAN

DRAWN	S.T.K.	DATE	JAN. 1988
CHECKED	W.B.H.	SCALE	1" = 50'
DRAWING NO.	09507PL		
SARATOGA AT ROYAL PALM PLAT I PART OF ROYAL PALM HOMES P.U.D.			

61-68



# SARATOGA AT ROYAL PALM PLAT I

A PART OF ROYAL PALM HOMES P.U.D.

VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

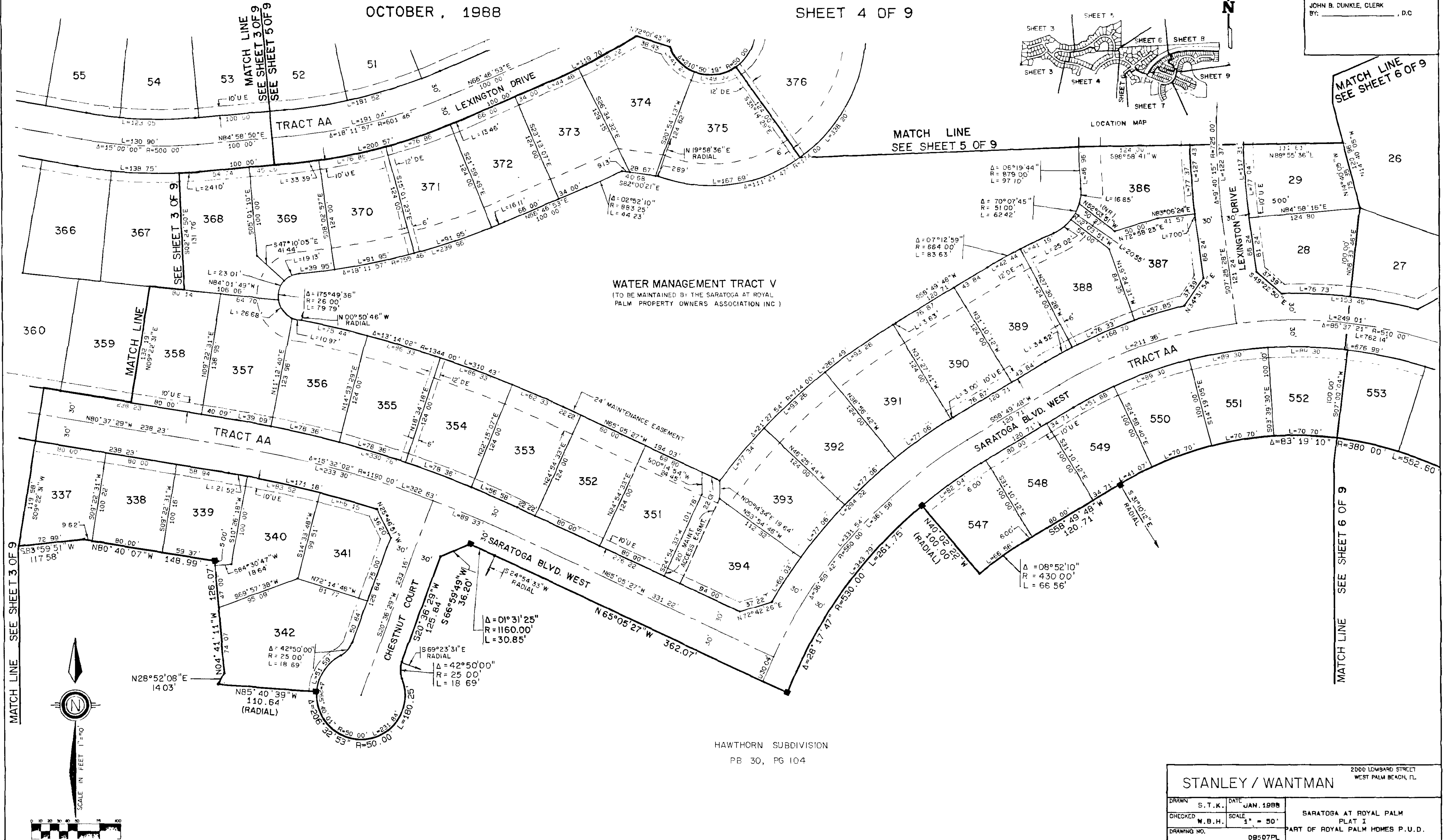
SHEET 4 OF 9

69

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
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IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_

JOHN B. DUNKLE, CLERK  
BY: \_\_\_\_\_, D.C.



61-69



# SARATOGA AT ROYAL PALM PLAT I

A PART OF ROYAL PALM HOMES P.U.D.

VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

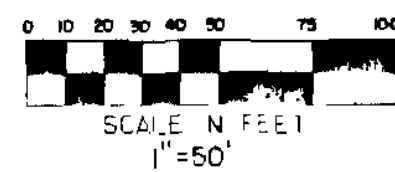
SHEET 5 OF 9

70

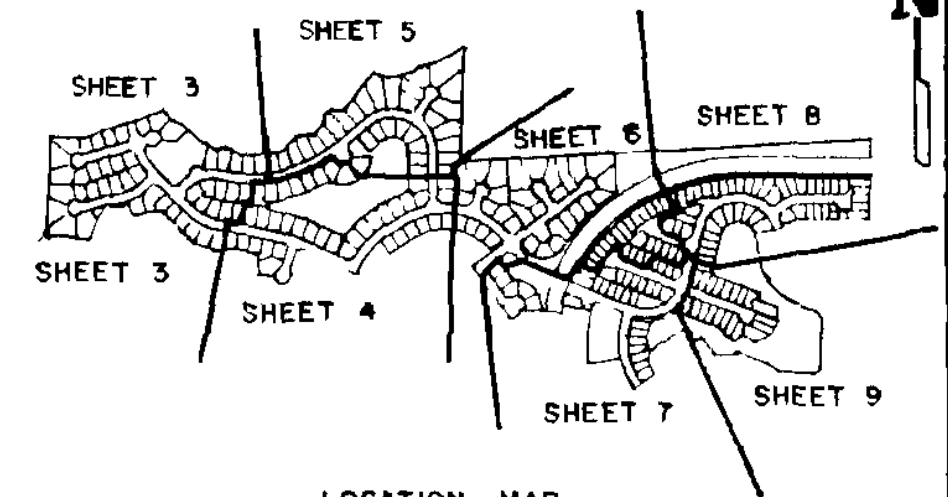
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
AND \_\_\_\_\_

JOHN B. DUNKLE, CLERK  
BY: \_\_\_\_\_, D.C.

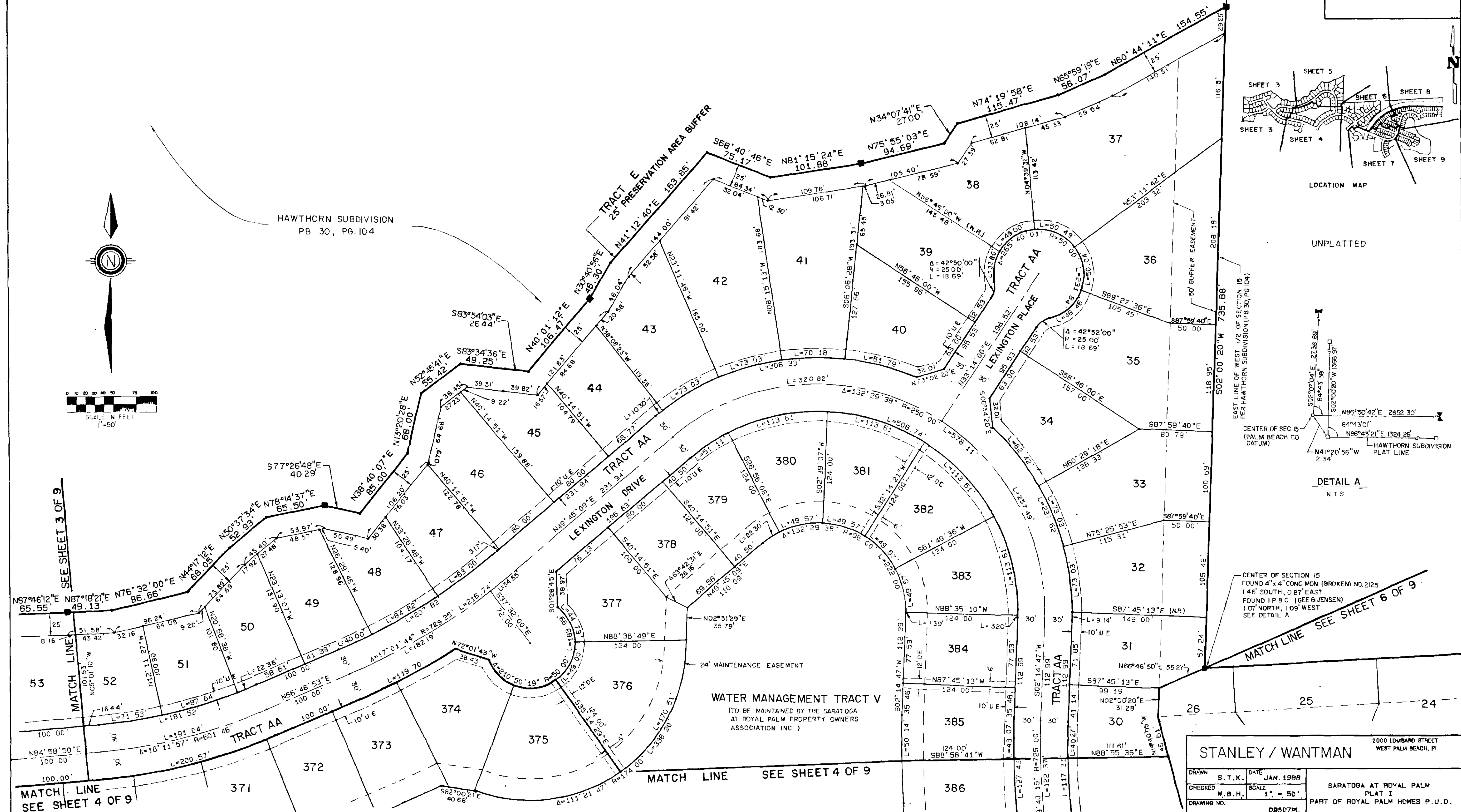
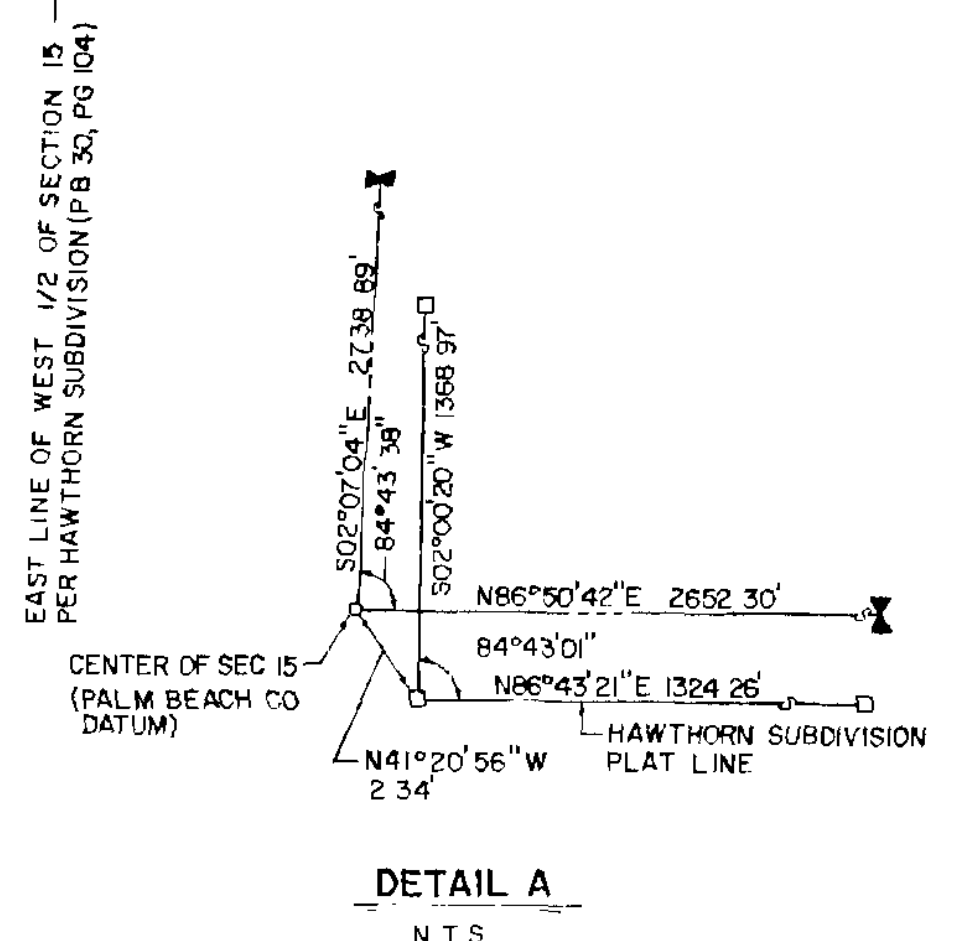


HAWTHORN SUBDIVISION  
PB 30, PG. 104



LOCATION MAP

UNPLATTED



61-70

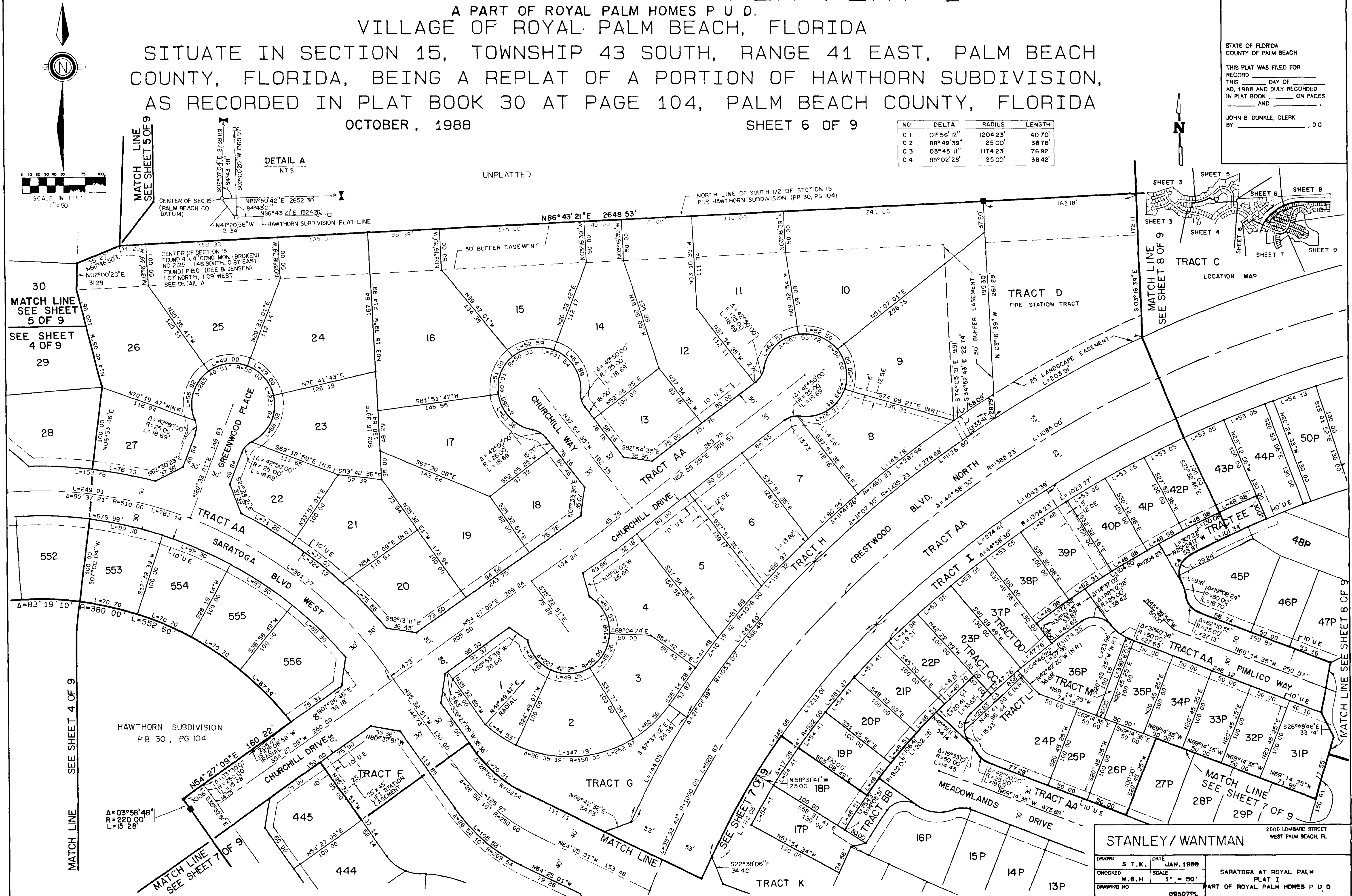
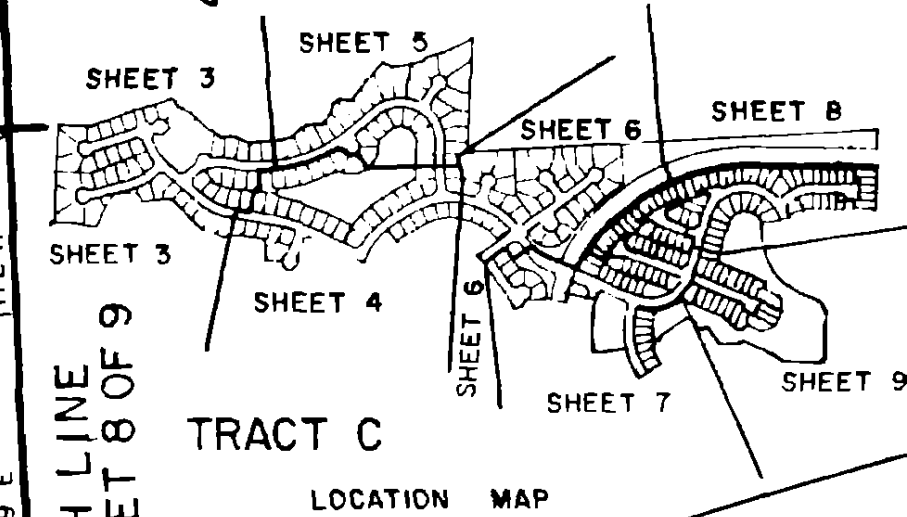


A PART OF ROYAL PALM HOMES P U D.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

OCTOBER, 1988

SHEET 6 OF 9

NO	DELTA	RADIUS	LENGTH
C 1	01° 56' 12"	1204 23'	40 70'
C 2	88° 49' 39"	25 00'	38 76'
C 3	03° 45' 11"	1174 23'	76 92'
C 4	88° 02' 28"	25 00'	38 42'



STANLEY / WANTMAN

DRAWN S T.K.	DATE JAN. 1988
CHECKED W.B.H.	SCALE 1" = 50'
DRAWING NO	

988  
60'  
SARATOGA AT ROYAL PALM  
PLAT I.  
PART OF ROYAL PALM HOMES, P U D

61-71



SARATOGA AT ROYAL PALM PLAT I

A PART OF ROYAL PALM HOMES P.U.D.

VILLAGE OF ROYAL PALM BEACH, FLORIDA

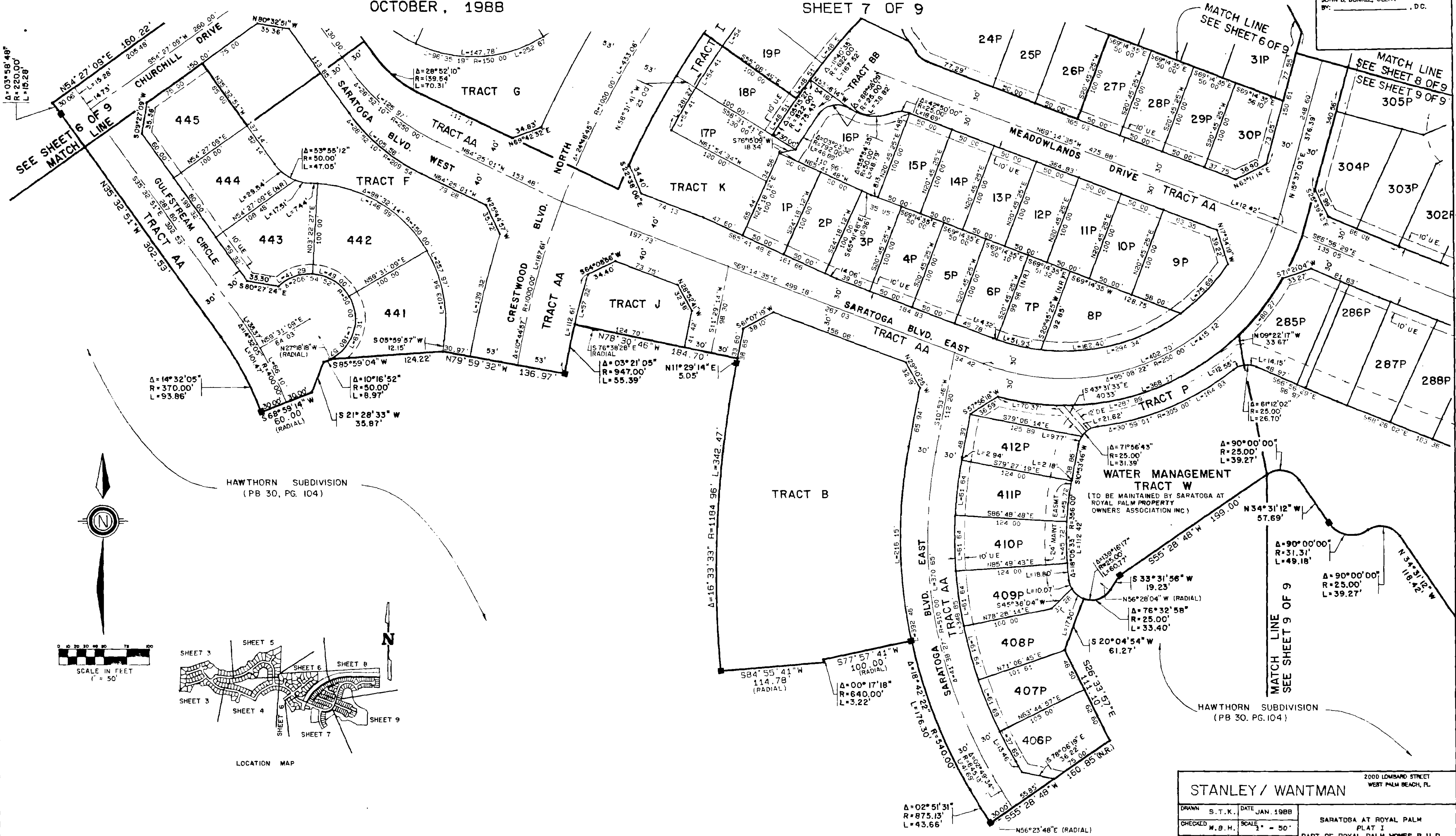
SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

SHEET 7 OF 9

72

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD THIS DAY OF  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK ON PAGES  
AND  
JOHN B. DUNKLE, CLERK  
BY: , D.C.





# SARATOGA AT ROYAL PALM PLAT I

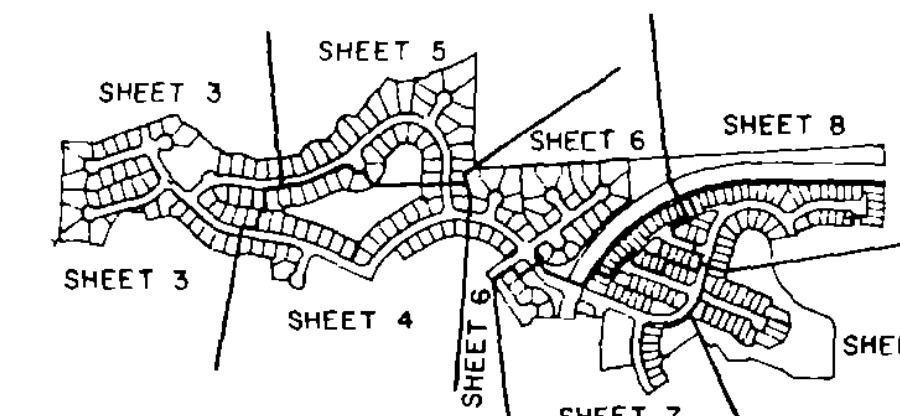
A PART OF ROYAL PALM HOMES P.U.D.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH  
COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION,  
AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

SHEET 8 OF 9

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_  
AND \_\_\_\_\_  
JOHN B. DUNKLE, CLERK  
BY \_\_\_\_\_, D.C.



EAST 1/4 CORNER, SECTION 15  
3 69' SOUTH, 2 54' EAST  
(PALM BEACH CO. DATUM)  
FOUND 4"x4" CONC. MON. NO. 2025  
3 44' SOUTH, 0 06' EAST  
FOUND P.B.C.D. STAMPED 15/14  
3 68' SOUTH, 2 47' EAST  
SEE DETAIL B

(93' R/W)  
HUNTINGTON WOODS  
(PB 48, PG III)

WEST PALM BEACH CANAL  
AKA C.P.B. 20 CANAL  
AKA M1 CANAL  
190' R/W

NO	DELTA	RADIUS	LENGTH
C 1	01°56'12"	1204 23'	40 70'
C 2	88°49'39"	25 00'	38 76'
C 3	03°45'11"	1174 23'	76 92'
C 4	88°02'28"	25 00'	38 42'

STANLEY / WANTMAN

2000 LOWBARD STREET  
WEST PALM BEACH, FL.  
DRAWN S.T.K. DATE JAN. 1988  
CHECKED W.B.H. SCALE 1" = 50'  
DRAWING NO. 09507PL  
SARATOGA AT ROYAL PALM  
PLAT I  
PART OF ROYAL PALM HOMES P.U.D.

61-73



# SARATOGA AT ROYAL PALM PLAT I

A PART OF ROYAL PALM HOMES P.U.D.

VILLAGE OF ROYAL PALM BEACH, FLORIDA

SITUATE IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGE 104, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1988

SHEET 9 OF 9

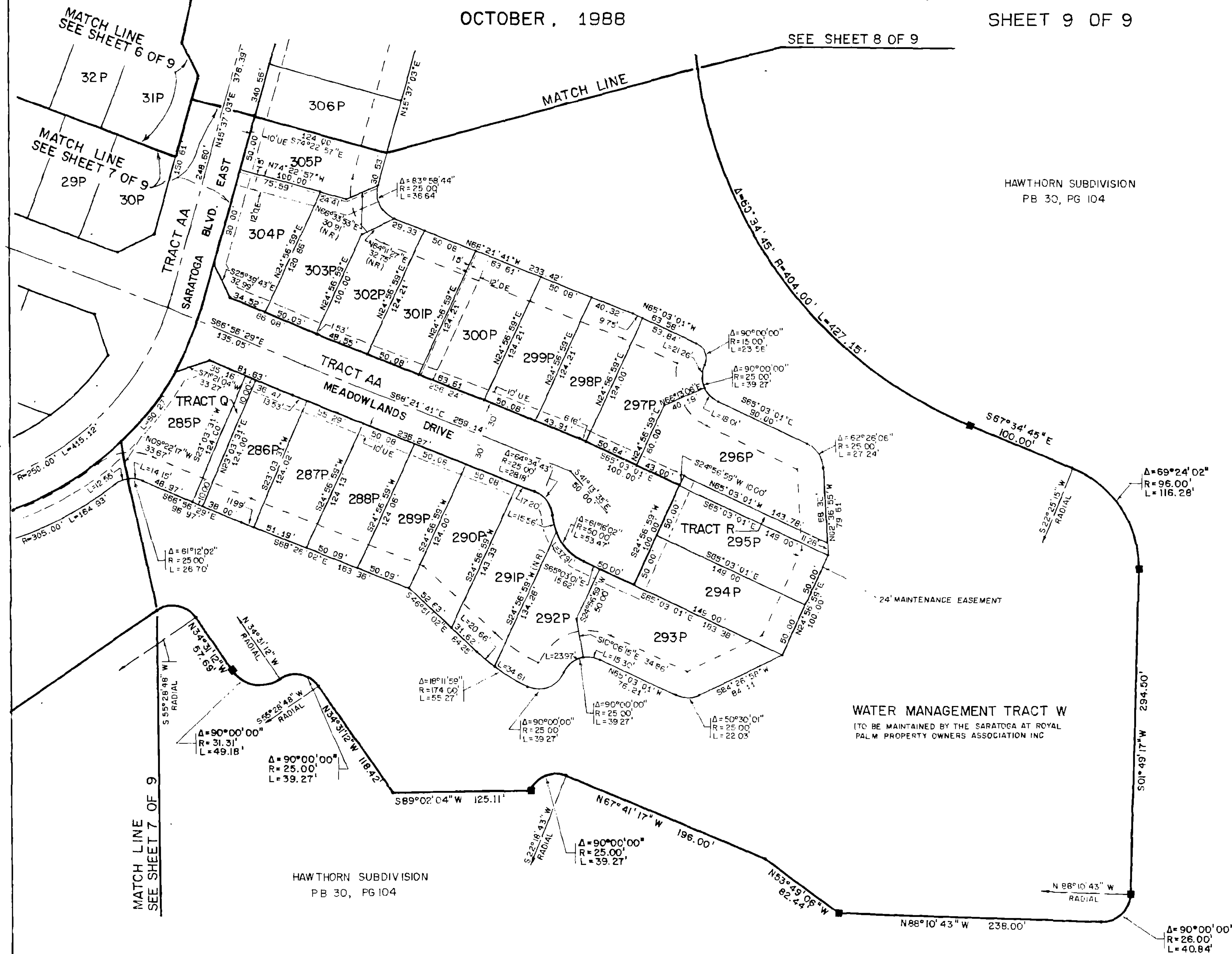
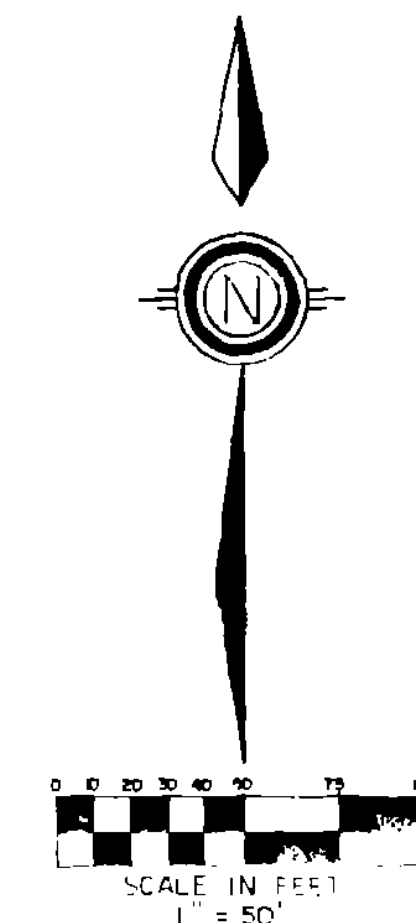
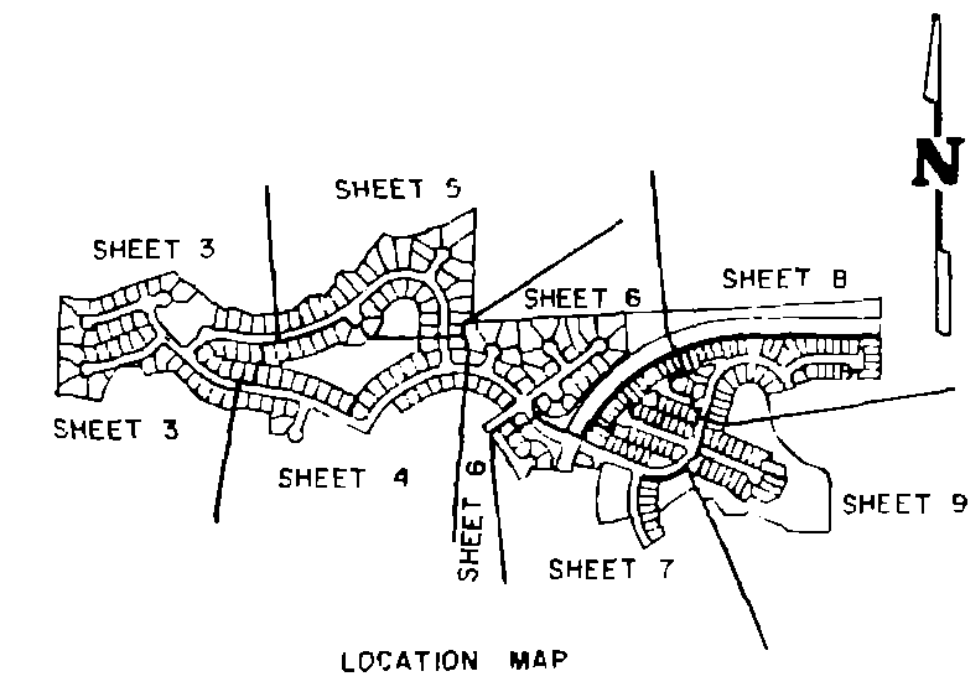
SEE SHEET 8 OF 9

74

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_  
AND \_\_\_\_\_

JOHN B. DUNKLE, CLERK  
BY \_\_\_\_\_, D.C.



WATER MANAGEMENT TRACT W  
(TO BE MAINTAINED BY THE SARATOGA AT ROYAL  
PALM PROPERTY OWNERS ASSOCIATION INC)

STANLEY/WANTMAN

2000 LOWRIE STREET  
WEST PALM BEACH, FL.

DRAWN S.T.K. DATE JAN. 1988  
CHECKED W.B.H. SCALE 1" = 50'  
DRAWING NO. 09507PL

SARATOGA AT ROYAL PALM  
PLAT I  
PART OF ROYAL PALM HOMES P.U.D.

41-74



MARCH 1995

# SARATOGA AT ROYAL PALM PLAT II

SHEET 1 of 8

147

## DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**KNOW ALL MEN BY THESE PRESENTS** THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "SARATOGA AT ROYAL PALM PLAT II," SAID PARCEL LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE WITHIN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, "VILLAGE OF ROYAL PALM BEACH", PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30 AT PAGES 104 THROUGH 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

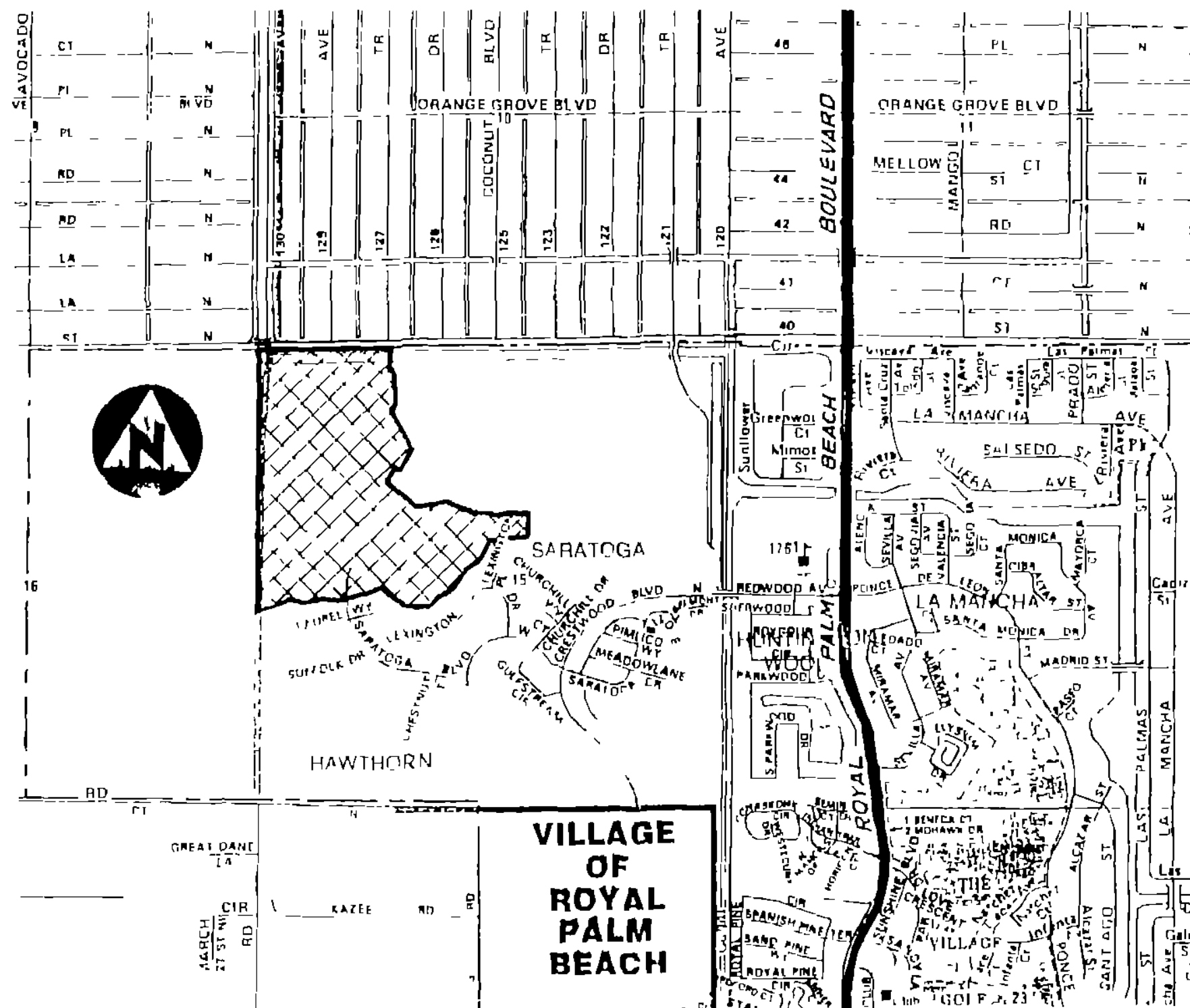
BEGINNING AT THE NORTHWEST CORNER OF LOT 311, "SARATOGA AT ROYAL PALM PLAT I", AS RECORDED IN PLAT BOOK 61, PAGES 87 THROUGH 74 OF SAID PUBLIC RECORDS, THENCE FROM THE POINT OF BEGINNING SOUTH 87°39'43" EAST, A DISTANCE OF 216.73 FEET, THENCE NORTH 69°36'33" EAST, A DISTANCE OF 285.81 FEET, THENCE NORTH 75°37'19" EAST, A DISTANCE OF 60.02 FEET, THENCE NORTH 70°04'12" EAST, A DISTANCE OF 194.79 FEET, THENCE SOUTH 83°29'49" EAST, A DISTANCE OF 21.23 FEET, THENCE SOUTH 29°06'50" EAST, A DISTANCE OF 4.39 FEET, THENCE SOUTH 57°32'12" EAST, A DISTANCE OF 41.85 FEET, THENCE SOUTH 45°09'44" EAST, A DISTANCE OF 35.32 FEET, THENCE SOUTH 46°52'50" EAST, A DISTANCE OF 48.55 FEET, THENCE SOUTH 51°45'03" EAST, A DISTANCE OF 42.56 FEET, THENCE SOUTH 81°16'42" EAST, A DISTANCE OF 21.52 FEET, THENCE SOUTH 49°16'49" EAST, A DISTANCE OF 35.63 FEET, THENCE SOUTH 52°01'37" EAST, A DISTANCE OF 33.75 FEET, THENCE NORTH 68°46'21" EAST, A DISTANCE OF 16.53 FEET, THENCE NORTH 81°49'23" EAST, A DISTANCE OF 32.89 FEET, THENCE SOUTH 87°28'28" EAST, A DISTANCE OF 25.71 FEET, THENCE SOUTH 73°19'13" EAST, A DISTANCE OF 19.62 FEET, THENCE SOUTH 66°30'05" EAST, A DISTANCE OF 96.81 FEET, THENCE NORTH 81°39'11" EAST, A DISTANCE OF 78.37 FEET, THENCE NORTH 87°48'12" EAST, A DISTANCE OF 25.55 FEET, THENCE NORTH 87°18'21" EAST, A DISTANCE OF 49.13 FEET, THENCE NORTH 76°32'00" EAST, A DISTANCE OF 66.66 FEET, THENCE NORTH 48°17'12" EAST, A DISTANCE OF 66.05 FEET, THENCE NORTH 50°37'34" EAST, A DISTANCE OF 52.93 FEET, THENCE NORTH 78°14'37" EAST, A DISTANCE OF 50.58 FEET, THENCE SOUTH 77°26'48" EAST, A DISTANCE OF 40.29 FEET, THENCE NORTH 38°40'07" EAST, A DISTANCE OF 85.00 FEET, THENCE NORTH 13°20'28" EAST, A DISTANCE OF 68.00 FEET, THENCE NORTH 52°45'41" EAST, A DISTANCE OF 55.42 FEET, THENCE SOUTH 83°34'38" EAST, A DISTANCE OF 49.25 FEET, THENCE SOUTH 83°54'03" EAST, A DISTANCE OF 26.44 FEET, THENCE NORTH 40°01'12" EAST, A DISTANCE OF 106.47 FEET, THENCE NORTH 30°40'58" EAST, A DISTANCE OF 46.30 FEET, THENCE NORTH 41°12'40" EAST, A DISTANCE OF 103.85 FEET, THENCE SOUTH 68°40'46" EAST, A DISTANCE OF 75.17 FEET, THENCE NORTH 81°15'24" EAST, A DISTANCE OF 101.88 FEET, THENCE NORTH 76°55'03" EAST, A DISTANCE OF 64.89 FEET, THENCE NORTH 35°17'12" EAST, A DISTANCE OF 27.00 FEET, THENCE NORTH 74°19'58" EAST, A DISTANCE OF 115.47 FEET, THENCE NORTH 65°59'18" EAST, A DISTANCE OF 56.07 FEET, THENCE NORTH 80°44'11" EAST, A DISTANCE OF 154.55 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, THE PREVIOUS 44 COURSES AND DISTANCES ARE ALONG THE NORTH LINE OF SAID "SARATOGA AT ROYAL PALM BEACH PLAT I," SAID EAST LINE ALSO BEING A BOUNDARY LINE OF THE AFOREMENTIONED "HAWTHORN SUBDIVISION," THENCE NORTH 02°06'56" EAST ALONG SAID EAST LINE OF SECTION 15, AS SHOWN ON SAID "HAWTHORN SUBDIVISION," A DISTANCE OF 245.81 FEET, THENCE NORTH 83°00'00" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 162.30 FEET, THENCE NORTH 70°50'04" WEST, A DISTANCE OF 68.13 FEET, THENCE NORTH 54°54'54" WEST, A DISTANCE OF 58.49 FEET, THENCE SOUTH 70°29'08" WEST, A DISTANCE OF 53.77 FEET, THENCE SOUTH 58°40'52" WEST, A DISTANCE OF 62.02 FEET, THENCE SOUTH 70°44'31" WEST, A DISTANCE OF 50.58 FEET, THENCE NORTH 88°56'55" WEST, A DISTANCE OF 52.09 FEET, THENCE SOUTH 52°48'01" WEST, A DISTANCE OF 79.69 FEET, THENCE NORTH 87°34'36" WEST, A DISTANCE OF 48.45 FEET, THENCE NORTH 62°41'50" WEST, A DISTANCE OF 111.21 FEET, THENCE NORTH 46°16'37" WEST, A DISTANCE OF 71.55 FEET, THENCE NORTH 58°45'58" WEST, A DISTANCE OF 105.37 FEET, THENCE NORTH 81°18'27" WEST, A DISTANCE OF 93.51 FEET, THENCE NORTH 58°46'36" WEST, A DISTANCE OF 126.13 FEET, THENCE NORTH 57°37'26" WEST, A DISTANCE OF 78.91 FEET, THENCE NORTH 85°01'44" WEST, A DISTANCE OF 102.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'55", A DISTANCE OF 123.38 FEET TO THE END OF SAID CURVE, THENCE NORTH 36°45'11" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 495.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 36°45'11" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°25'52", A DISTANCE OF 21.00 FEET TO THE END OF SAID CURVE, THENCE NORTH 34°19'18" EAST, A DISTANCE OF 50.00 FEET, THENCE NORTH 49°57'57" EAST, A DISTANCE OF 100.15 FEET, THENCE NORTH 40°02'03" WEST, A DISTANCE OF 90.00 FEET, THENCE NORTH 49°57'57" EAST, A DISTANCE OF 11.63 FEET, THENCE NORTH 40°02'03" WEST, A DISTANCE OF 153.61 FEET, THENCE NORTH 17°32'12" EAST, A DISTANCE OF 103.30 FEET, THENCE NORTH 03°29'48" WEST, A DISTANCE OF 34.04 FEET, THENCE NORTH 59°22'43" WEST, A DISTANCE OF 59.19 FEET, THENCE NORTH 03°29'48" WEST, A DISTANCE OF 150.00 FEET, THENCE SOUTH 86°30'12" WEST, A DISTANCE OF 5.03 FEET, THENCE NORTH 03°29'48" WEST, A DISTANCE OF 329.69 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID SECTION 15 OF SAID PLAT OF HAWTHORN SUBDIVISION, THENCE SOUTH 86°34'18" WEST ALONG SAID NORTH LINE, A DISTANCE OF 123.11 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15 OF SAID PLAT OF HAWTHORN SUBDIVISION, THENCE SOUTH 02°25'19" WEST, ALONG THE WEST LINE OF SAID SECTION 15 OF SAID PLAT OF HAWTHORN SUBDIVISION AND THE BOUNDARY LINE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1936, PAGES 620 THROUGH 632 OF SAID PUBLIC RECORDS, A DISTANCE OF 2414.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 95.46 ACRES MORE OR LESS

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

**HAS CAUSED THE SAME** TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A": THE ROAD RIGHT OF WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES.
- TRACTS "B 1" AND "B 2": THE PRESERVATION AREA BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREA BUFFERS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- TRACTS "P 1" AND "P 2": THE PRESERVATION AREAS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVATION PURPOSES AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. NO ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- TRACT "W 1": THE WATERWAY, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE WATERWAY MAINTENANCE EASEMENTS IN W 1 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORMWATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES.
- 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 SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR LIFT STATION AND RELATED PURPOSES.
- THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE SARATOGA PINES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE BUFFER/LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE SARATOGA PINES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.



LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WALLACE D. SANGER AS PRESIDENT, AND JESS R. SANTAMARIA AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF FEB. A.D. 1995.

BY ROYAL PROFESSIONAL BUILDERS, INC.  
A FLORIDA CORPORATION

ATTEST: *Jess R. Santamaria* BY *Wallace D. Sanger*  
JESS R. SANTAMARIA, SECRETARY WALLACE D. SANGER, PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND JESS R. SANTAMARIA OF ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24 DAY OF FEB. 1995

MY COMMISSION EXPIRES 10-10-97 *C. J. G. Notary Public*

## TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, ROBERT D. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY FUCHS, JONES AND MORRIS, P.A.  
ATTORNEYS AT LAW

DATE 2-28-95 *Robert D. Jones*  
ROBERT D. JONES, ATTORNEY AT LAW

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IF R.M.S. PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT IF C.P.S. PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING &amp; MAPPING, INC.

DATE 2-22-95 BY *Wm. R. Van Campen*  
WM. R. VAN CAMPEN, P.L.S. 2244

## SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 02°25'19" WEST, ALONG THE WEST LINE OF HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- ▲ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404, TELEPHONE (407) 868-2102.

## GENERAL EASEMENT NOTES &amp; RESTRICTIVE COVENANTS

- BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE-GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## APPROVALS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

## PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH A.D. 1995

*John Waskatis*  
JOHN WASKATIS, CHAIRPERSON

## VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF MARCH A.D. 1995  
BY *Anthony R. Maffiotti*  
ANTHONY R. MAFFIOTTI, MAYOR

## VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF MARCH A.D. 1995

BY *Douglas Winter*  
DOUGLAS WINTER, P.E. VILLAGE ENGINEER

## ATTEST

BY *Mary Jane Gould*  
MARY JANE GOULD, VILLAGE CLERK

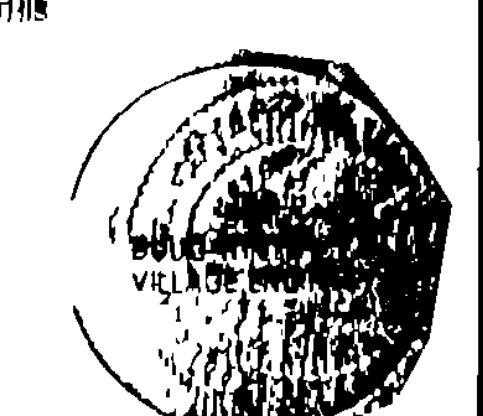
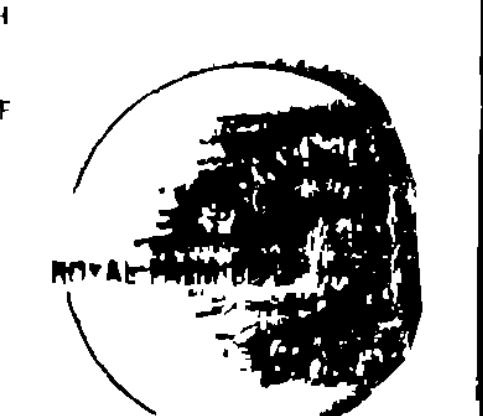
## AREA TABULATION:

TRACT "A"	8.89 ACRES
TRACT "B 1"	1.10 ACRES
TRACT "B 2"	1.83 ACRES
TRACT "P 1"	10.50 ACRES
TRACT "P 2"	30.48 ACRES
TRACT "W 1"	3.59 ACRES
M 1 CANAL	5.71 ACRES
LOTS	32.28 ACRES
TOTAL	95.46 ACRES

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THIS 20<sup>th</sup> DAY OF MARCH, 1995.

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY *Louise A. Adams*  
LOUISE A. ADAMS, DEPUTY



This instrument was prepared by Wm. R. Van Campen, and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404, Telephone (407) 868-2102.

**BENCH MARK**  
Land Surveying and Mapping  
4152 West Blue Heron Blvd Suite 121, Riviera Beach, FL 33404  
Tel: (407) 868-2102

**RECORDS DEPT**  
SARATOGA AT ROYAL PALM PLAT II

OWN	DB	FB	DATE	APPROV	NOT
CRD			FILE 113-1-1-95	SCALE	RTS



MARCH 1995

# SARATOGA AT ROYAL PALM PLAT II

SHEET 2 of 8

148

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA      SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
THIS      DAY OF  
A.D. 1995  
RECORDED IN PLAT BOOK  
PAGES      THROUGH  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY      DEPUTY CLERK

## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA      I      SS  
COUNTY OF PALM BEACH      I

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF FEB. 1995

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST James M. Furr BY William A. Long  
SECRETARY      PRESIDENT

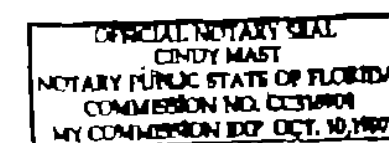
## ACKNOWLEDGEMENT:

STATE OF FLORIDA      I      SS  
COUNTY OF PALM BEACH      I

BEFORE ME PERSONALLY APPEARED LARRY FUCHS AND WALLY SALKER, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE SARATOGA AT ROYAL PALM PROPERTY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24th DAY OF FEB. 1995

MY COMMISSION EXPIRES 10-10-97 Craig Mast  
NOTARY PUBLIC



## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA      I      SS  
COUNTY OF PALM BEACH      I

THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF FEB. 1995

THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST James M. Furr BY William A. Long  
SECRETARY      PRESIDENT

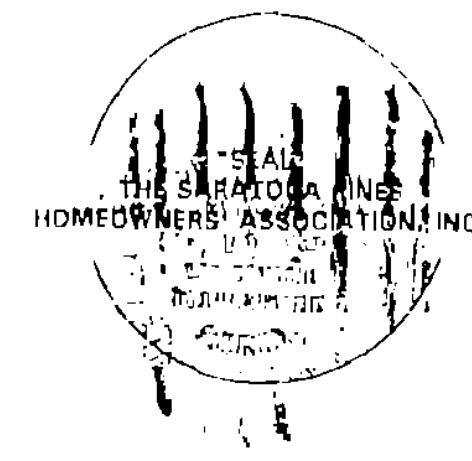
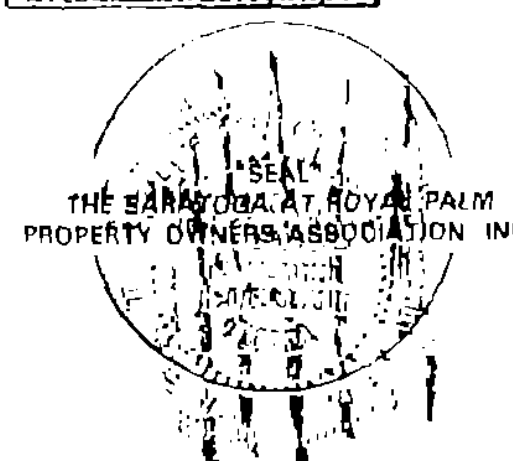
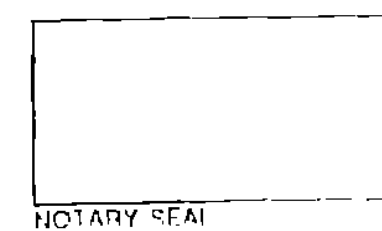
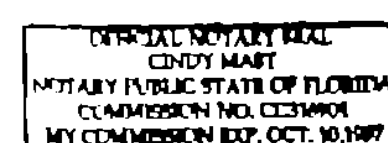
## ACKNOWLEDGEMENT:

STATE OF FLORIDA      I      SS  
COUNTY OF PALM BEACH      I

BEFORE ME PERSONALLY APPEARED LARRY FUCHS AND WALLY SALKER, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24th DAY OF FEB. 1995

MY COMMISSION EXPIRES 10-10-97 Craig Mast  
NOTARY PUBLIC



## MORTGAGEE'S CONSENT:

STATE OF FLORIDA      I      SS  
COUNTY OF PALM BEACH      I

ONE MORTGAGE CORPORATION, AN INDIANA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8380 AT PAGE 1916, AND OFFICIAL RECORDS BOOK 8380 AT PAGE 1963 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, ONE MORTGAGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHANIE B. TEASLAY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF MARCH 1995

ONE MORTGAGE CORPORATION  
A FLORIDA CORPORATION

BY Stephanie B. Teasley BY Don Taki  
STEPHANIE B. TEASLAY, ASST. SECRETARY      WITNESS  
WITNESS Mic Aig

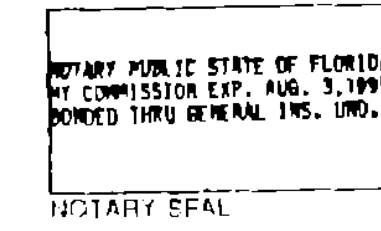
## ACKNOWLEDGMENT:

STATE OF FLORIDA      I      SS  
COUNTY OF PALM BEACH      I

BEFORE ME PERSONALLY APPEARED STEPHANIE B. TEASLAY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS ASSISTANT SECRETARY OF ONE MORTGAGE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 3rd DAY OF MARCH 1995

MY COMMISSION EXPIRES AUG 3 1995 Angie P. Kluken  
NOTARY PUBLIC



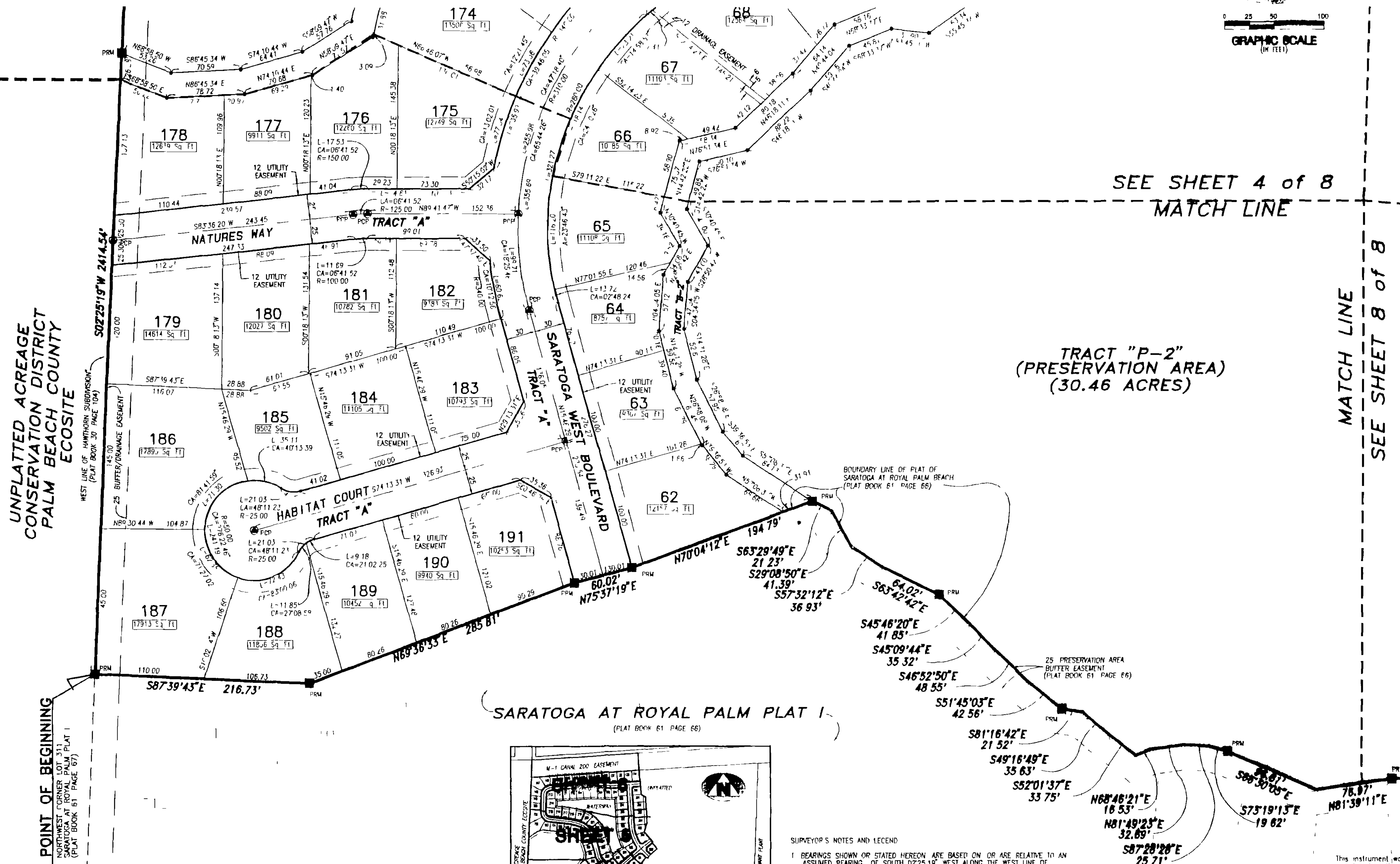
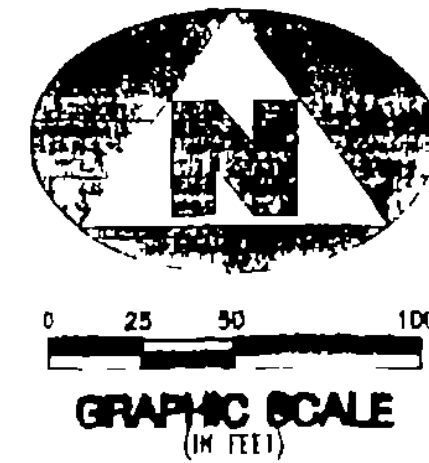
This instrument was prepared by Wm. R. Van Campen, R.L.S., Jr. and for the offices of Bench Mark Land Surveying & Mapping, Inc. 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

		<b>BENCH MARK</b>	
Land Surveying and Mapping, Inc.		4152 West Blue Heron Blvd. Suite 121, Riviera Beach, Florida 33404 Tel: (407) 844-8859 Fax: (407) 844-8859	
<b>RECORD PLAT</b>			
<b>SARATOGA AT ROYAL PALM PLAT II</b>			
DWN	DW	FB	DATE 01/01/95
CKD	FILE 913-2-4-000	SCALE N.T.S.	SHEET 2 OF 2



# SARATOGA AT ROYAL PALM PLAT II

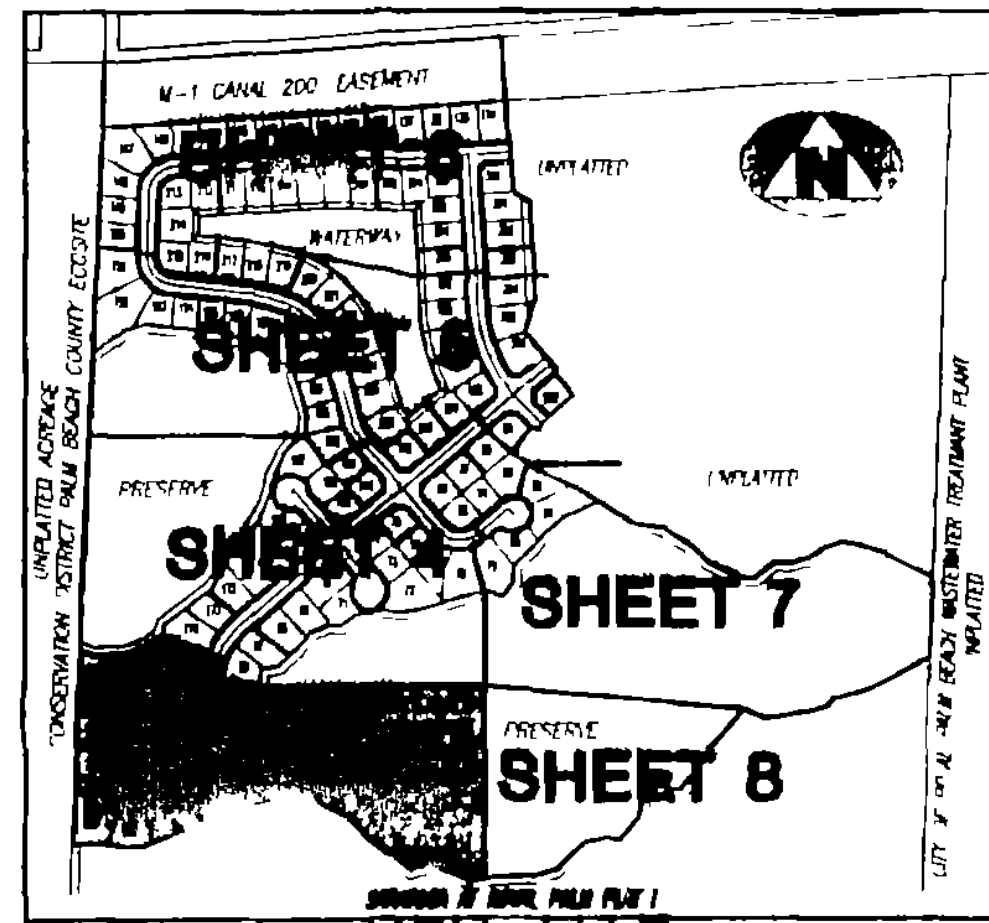
(A PART OF ROYAL PALM HOMES P.U.D.)  
 LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
 BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



UNPLATTED ACREAGE  
 CONSERVATION DISTRICT  
 PALM BEACH COUNTY  
 ECOSITE

POINT OF BEGINNING  
 NORTHWEST CORNER LOT 311  
 SARATOGA AT ROYAL PALM PLAT I  
 (PLAT BOOK 61 PAGE 67)

SARATOGA AT ROYAL PALM PLAT I  
 (PLAT BOOK 61 PAGE 66)



- SURVEYOR'S NOTES AND LEGEND
1. BEARINGS SHOWN OR STATED HEREON ARE BASED ON OR ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°25'19" WEST ALONG THE WEST LINE OF HAWTHORN SUBDIVISION PLAT BOOK 30 PAGE 104.
  2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
  3. LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.
  4. SQ. FT. DENOTES SQUARE FEET.
  5. C/L DENOTES CENTERLINE.
  6. W.M.E. DENOTES WATERWAY MAINTENANCE EASEMENT.
  7. PRM DENOTES A SET 1/2" DIA PERMANENT REFERENCE MONUMENT (P.R.M.).
  8. P.C.P. DENOTES A SET 1/2" DIA PERMANENT CONTROL POINT (P.C.P.).

TRACT "P-2"  
 (PRESERVATION AREA)  
 (30.46 ACRES)

SURVEYOR'S NOTE  
 A WAIVER OF THE 80 FOOT LOT WIDTH REQUIREMENT AT THE 25 FOOT FRONT SETBACK LINE HAS BEEN APPROVED BY THE VILLAGE OF ROYAL PALM BEACH FOR THE FOLLOWING LOTS SHOWN ON THIS RECORD PLAT

LOT NUMBER	LOT WIDTH AT 25 FOOT SETBACK
77	82.10'
78	70.55'
82	80.81'
89	88.88'
146	70.48'
147	70.58'
152	70.58'
177	71.00'
178	88.54'
179	88.70'

This instrument was prepared by Wm. R. Van Campen, R.L.S., Inc. and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404. Phone (407) 844-1100.

**BENCH MARK**  
 Land Surveying and Mapping, Inc.  
 4152 West Blue Heron Blvd. Suite 121, Riviera Beach, FL 33404  
 Tel: (407) 844-1100

**RECORD PLAT**  
 SARATOGA AT ROYAL PALM  
 PLAT II

DWN	DM	FB	DATE 03/01/95	WD 8	PSB
CKD	FILE P15 4-4-95	SCALE 1" = 50'	SHEET 3 OF 8		



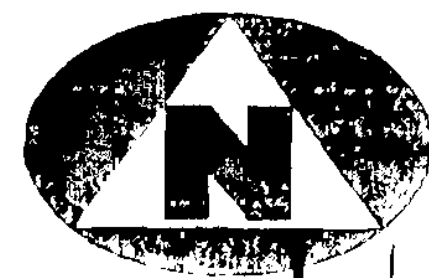
MARCH

1995

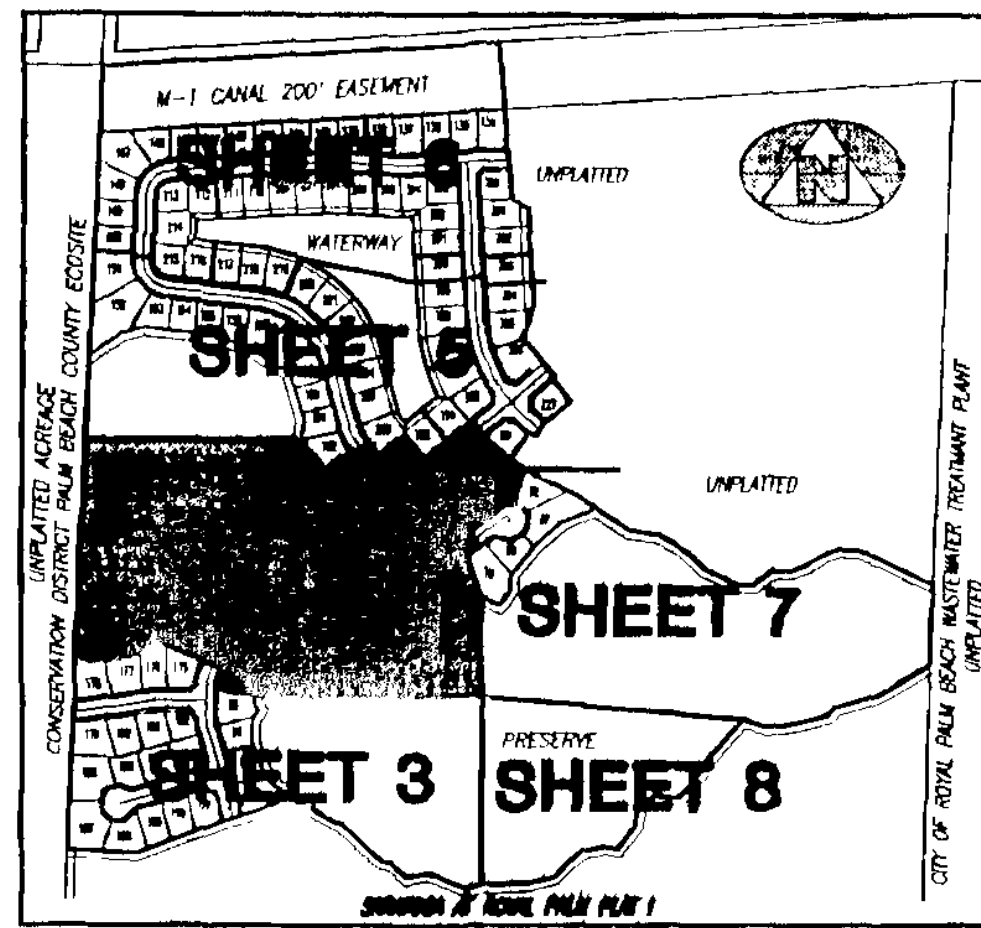
## SARATOGA AT ROYAL PALM PLAT II

SHEET 4 of 8

150

GRAPHIC SCALE  
(IN FEET)

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

SEE SHEET 5 of 8  
MATCH LINETRACT "P-1"  
(PRESERVE)  
(10.50 ACRES)TRACT "P-2"  
(PRESERVATION AREA)  
(30.46 ACRES)

## SURVEYOR'S NOTES AND LEGEND:

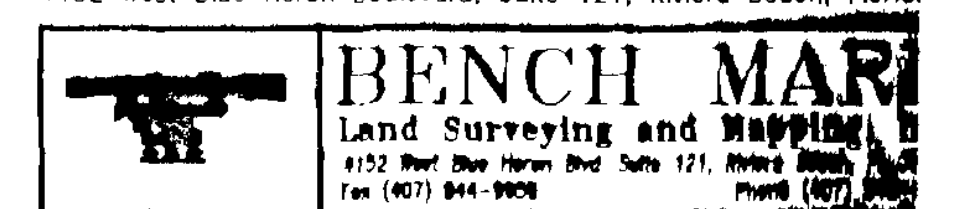
1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°25'19" WEST ALONG THE WEST LINE OF "HAWTHORN SUBDIVISION", PLAT BOOK 30, PAGE 104.
2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
3. LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.
4. SQ. FT. DENOTES SQUARE FEET.
5. C/L DENOTES A CENTERLINE.
6. W.M.E. DENOTES WATERWAY MAINTENANCE EASEMENT.
7. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
8. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

## SURVEYOR'S NOTE

A WAIVER OF THE 80 FOOT LOT WIDTH REQUIREMENT AT THE 25 FOOT FRONT SETBACK LINE HAS BEEN APPROVED BY THE VILLAGE OF ROYAL PALM BEACH FOR THE FOLLOWING LOTS SHOWN ON THIS RECORD PLAT

LOT NUMBER	LOT WIDTH AT 25 FOOT SETBACK
77	82.10'
78	70.55'
82	80.07'
83	88.88'
148	70.58'
147	70.55'
152	70.55'
177	71.80'
178	89.54'
179	85.70'

This instrument was prepared by Wm. R. Van Cambin, R.L.S., and for the offices of Bench Mark Land Surveying & Mapping, Inc. 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404-1211. Phone (407) 844-9900.

RECORD PLAT  
SARATOGA AT ROYAL PALM  
PLAT II

DWN	RAW	FB	DATE 03/01/95	NO. 8	PS
CKD	FILE P15-A-40g	SCALE 1" = 50'	SHEET 4 of 8		



MARCH

1995

# SARATOGA AT ROYAL PALM PLAT II

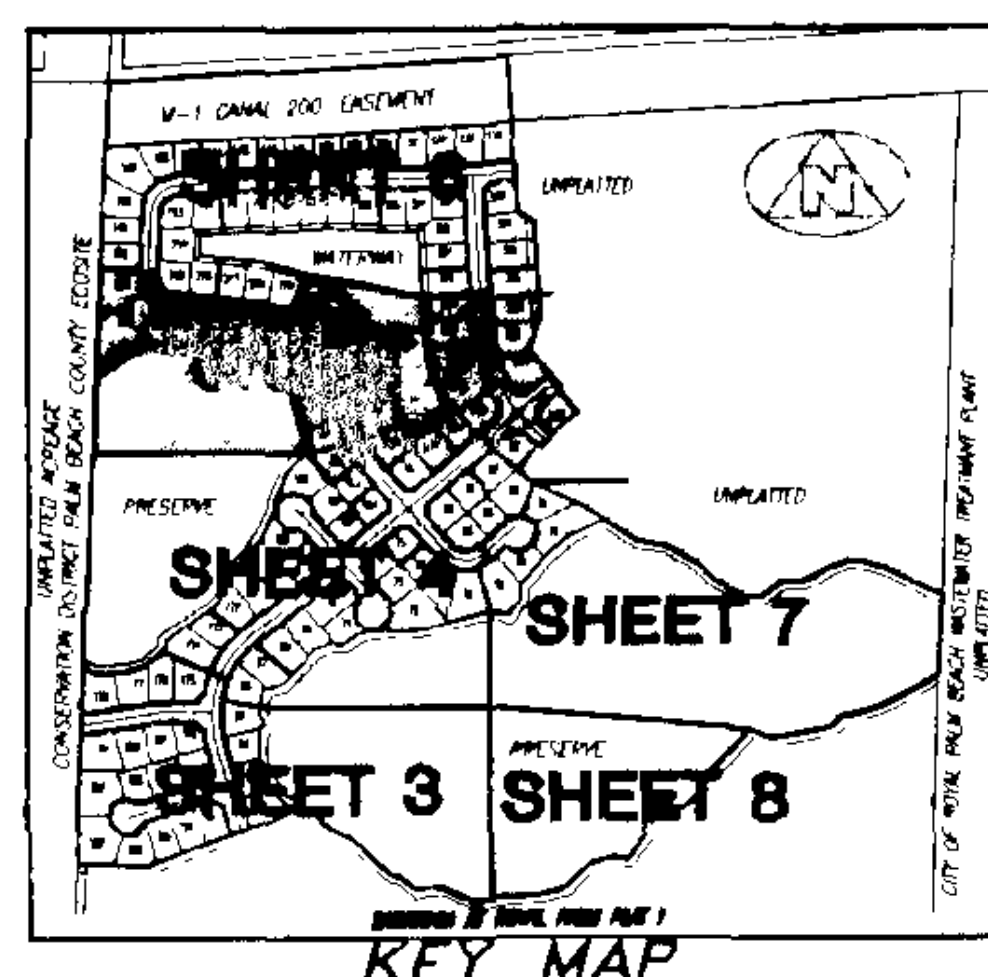
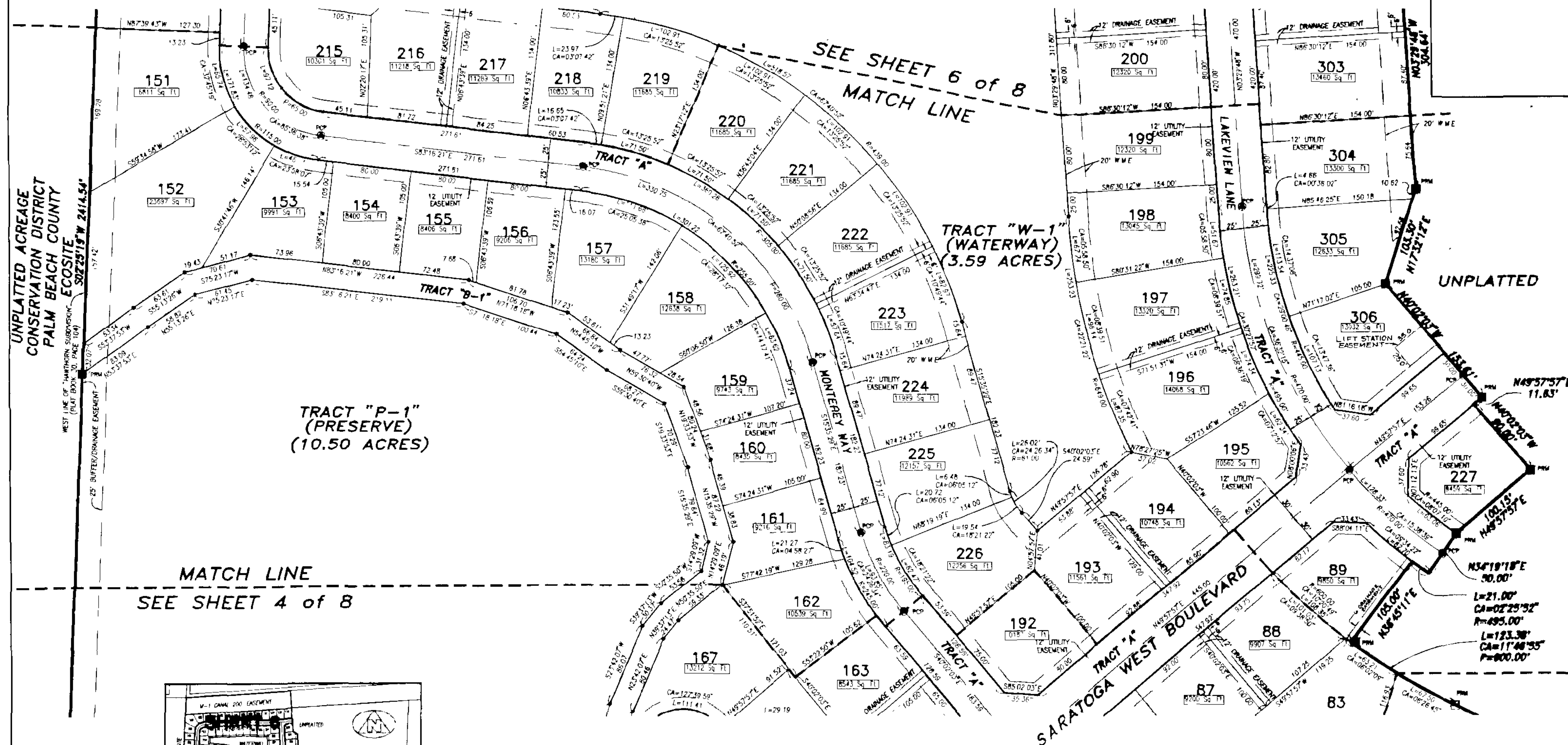
SHEET 5 of 8

151

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



0 25 50 100  
GRAPHIC SCALE  
(IN FEET)



## SURVEYOR'S NOTE

A WAIVER OF THE 80 FOOT LOT WIDTH REQUIREMENT AT THE 25 FOOT FRONT SETBACK LINE HAS BEEN APPROVED BY THE VILLAGE OF ROYAL PALM BEACH FOR THE FOLLOWING LOTS SHOWN ON THIS RECORD PLAT

LOT NUMBER	LOT WIDTH AT 25 FOOT SETBACK
77	82.10
78	70.58
82	80.67
83	88.80
146	70.58
147	70.58
152	70.58
177	71.80
178	88.24
179	85.70

## SURVEYOR'S NOTES AND LEGEND

- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°25'19" WEST ALONG THE WEST LINE OF "HAWTHORN SUBDIVISION", PLAT BOOK 30, PAGE 104
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION STRADDLES MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION
- UNITS INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED
- SQ. FT. DENOTES SQUARE FEET
- C/L DENOTES A CENTERLINE
- W.M.E. DENOTES WATERWAY MAINTENANCE EASEMENT
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

This instrument was prepared by Wm. R. Van Campen, R.L.S., Inc. and for the offices of Bench Mark Land Surveying & Mapping, Inc. 4152 West Blue Heron Blvd. Suite 121, Riviera Beach, Florida 33404 Tel: (407) 544-9658 Fax: (407) 544-2108

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd. Suite 121, Riviera Beach, FL 33404  
Tel: (407) 544-9658 Fax: (407) 544-2108

**RECORD PLAT**  
**SARATOGA AT ROYAL PALM**  
**PLAT II**

DWN	QUN	FB	DATE 03/01/95	NO. 8	P.15
END	FILE #15-P-4.dwg	SCALE 1" = 40'	SHEET 5 OF 8		

74-151



MARCH

1995

# SARATOGA AT ROYAL PALM PLAT II

SHEET 6 of 8

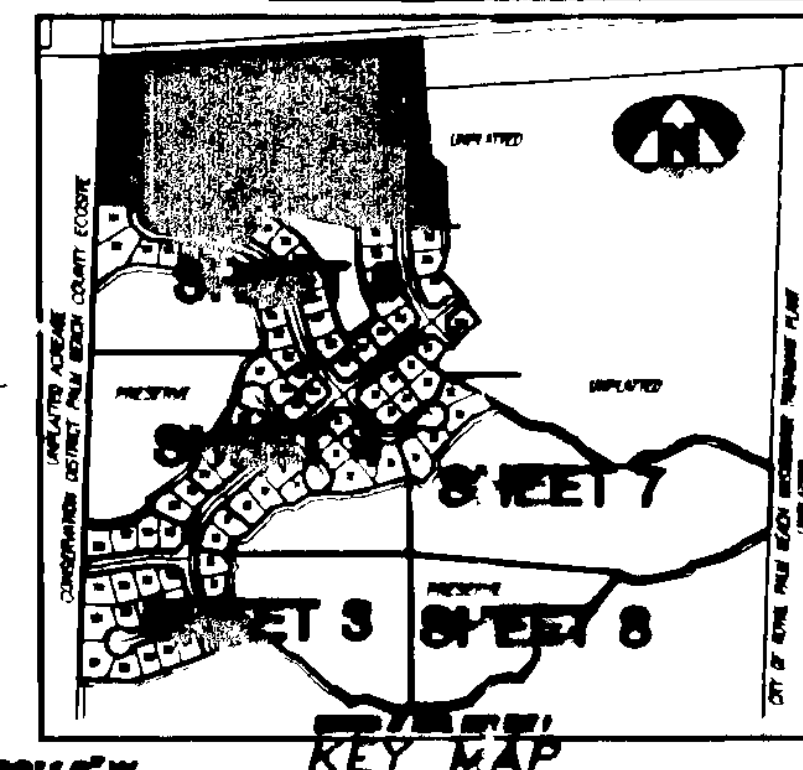
152

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

ROYAL PALM BEACH ACREAGE LOTS, (UNRECORDED PLAT, SECTION 10/43/41)



GRAPHIC SCALE  
(IN FEET)



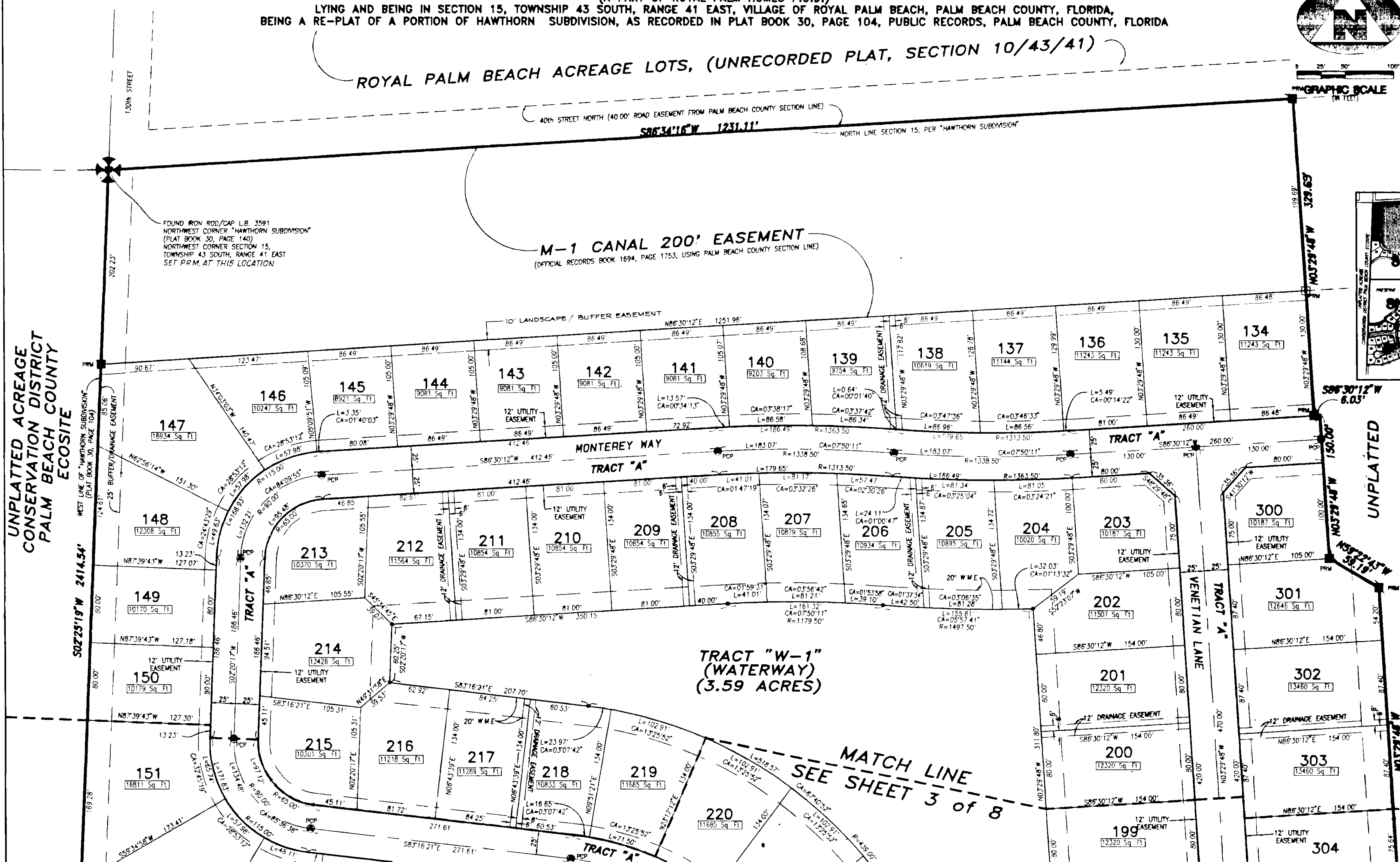
## SURVEYOR'S NOTE

A WAIVER OF THE 80 FOOT LOT WIDTH REQUIREMENT AT THE 25 FOOT FRONT SETBACK LINE HAS BEEN APPROVED BY THE VILLAGE OF ROYAL PALM BEACH FOR THE FOLLOWING LOTS SHOWN ON THIS RECORD PLAT

LOT NUMBER	LOT WIDTH AT 25 FOOT SETBACK
77	82.10'
78	70.58'
79	80.87'
80	88.09'
81	70.58'
82	70.58'
83	71.00'
84	88.34'
85	86.70'

UNPLATTED ACREAGE  
CONSERVATION DISTRICT  
PALM BEACH COUNTY  
ECOSITE

UNPLATTED



## SURVEYOR'S NOTES AND LEGEND:

- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°25'19" WEST ALONG THE WEST LINE OF "HAWTHORN SUBDIVISION", PLAT BOOK 30, PAGE 104
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION
- LINE INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED
- SQ. FT. DENOTES SQUARE FEET
- C/L DENOTES A CENTERLINE
- W.M.E. DENOTES WATERWAY MAINTENANCE EASEMENT
- PRM DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- PCP DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Tel (407) 844-9658 Fax (407) 844-9659

**RECORD PLAT**  
**SARATOGA AT ROYAL PALM**  
**PLAT II**

DWN	DLM	FB	DATE 03/01/95	WO #	PIS
CKD			FILE PIS-A-400	SCALE 1" = 30'	SHEET 6 OF 8

20-75-2







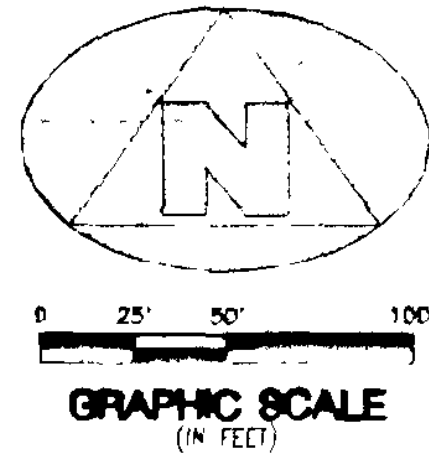
MARCH

1995

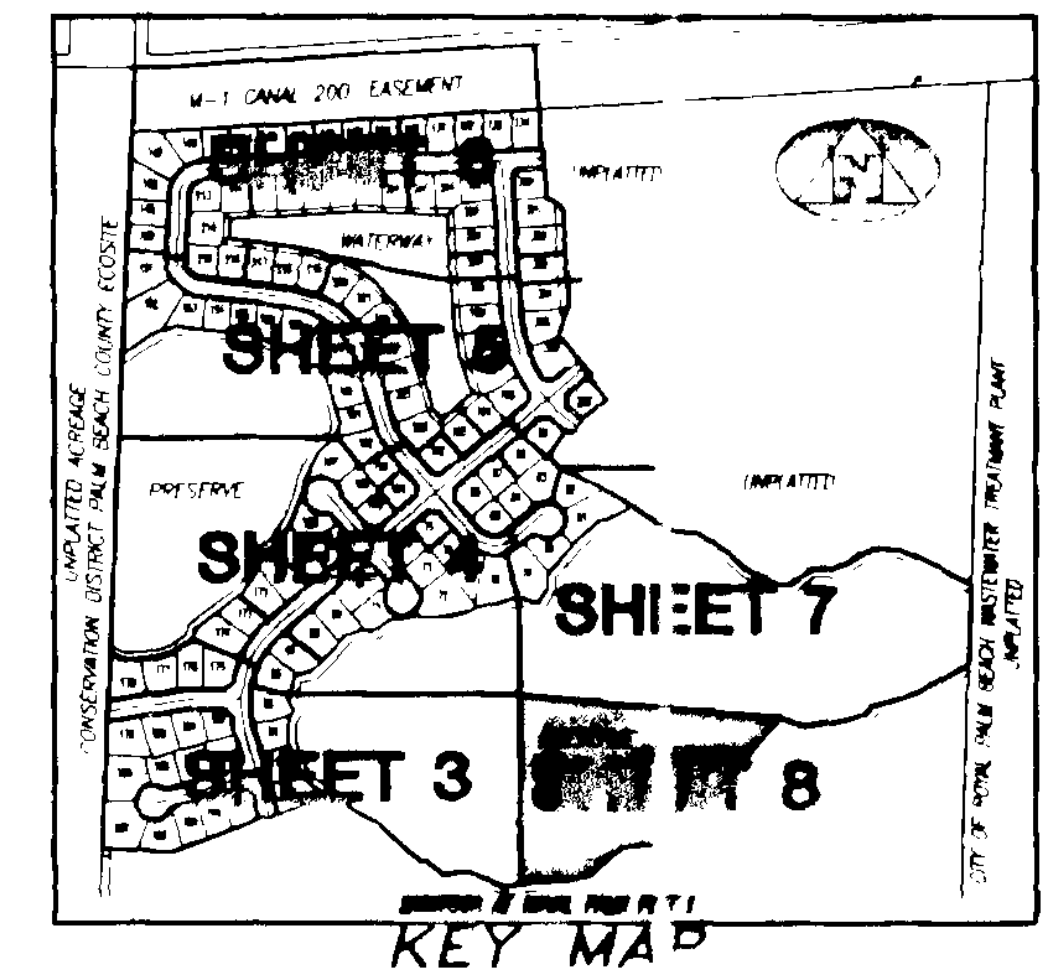
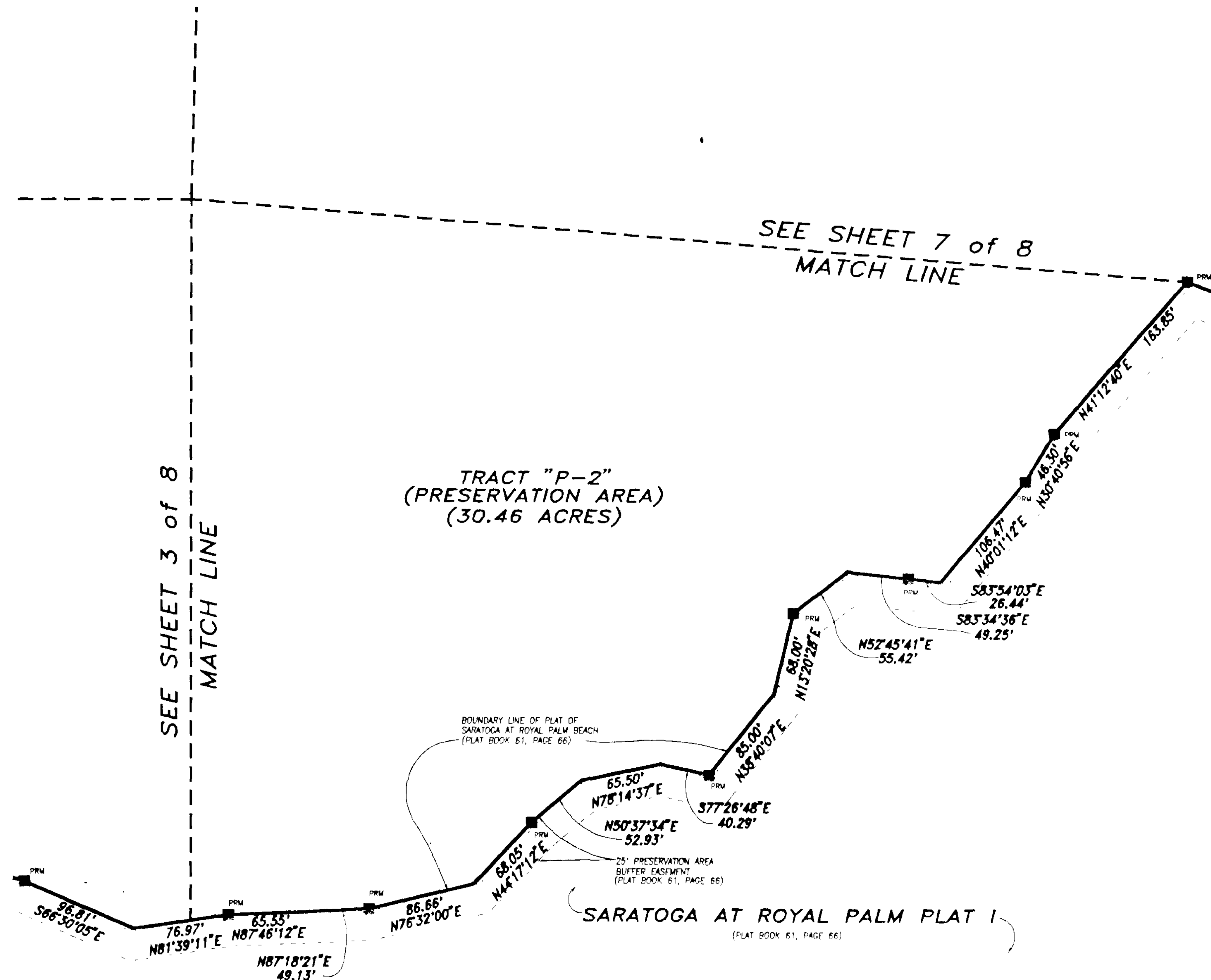
# SARATOGA AT ROYAL PALM PLAT II

SHEET 8 of 8

154



(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



## SURVEYOR'S NOT

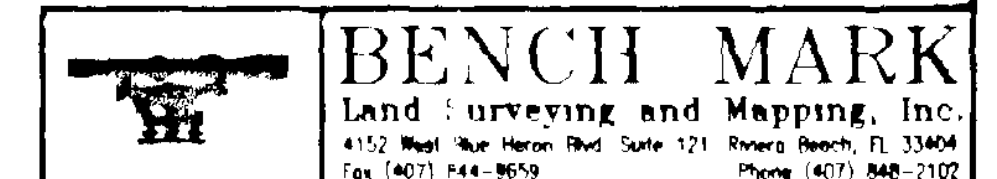
A WAIVER OF THE 90 FOOT LOT WIDTH  
REQUIREMENT AT THE 25 FOOT FRONT  
SETBACK LINE HAS BEEN APPROVED BY  
THE VILLAGE OF ROYAL PALM BEACH FOR  
THE FOLLOWING LOTS SHOWN ON THIS  
RECORD PLAT

LOT NUMBER	LOT WIDTH AT 25 FOOT SETBACK
77	52.10
78	70.58
82	50.67
83	68.99
146	70.58
147	70.58
152	70.58
177	71.60
178	99.34
179	65.70

## SURVEYOR'S NOTES AND LEGEND

- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°25'19" WEST ALONG THE WEST LINE OF "HAWTHORN SUBDIVISION", PLAT BOOK 30, PAGE 104
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION
- LINE INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED
- 50 FT. DENOTES SQUARE FEET
- C/L DENOTES A CENTERLINE
- W.M.E. DENOTES WATERWAY MAINTENANCE EASEMENT
- PRM DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- PCP DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.



**RECORD PLAT**  
**SARATOGA AT ROYAL PALM**  
**PLAT II**

DWN	DW	FB	DATE	03/01/95	WD	#	P15
CKD			SCALE	1" = 50'			SHEET 8 OF 8

74-154



MARCH 1995

# SARATOGA AT ROYAL PALM PLAT III

SHEET 1 of 3

155

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

## DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "SARATOGA AT ROYAL PALM BEACH PLAT III", SAID PARCEL LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PORTION OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, "VILLAGE OF ROYAL PALM BEACH", PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF "HAWTHORN SUBDIVISION", AS RECORDED IN PLAT BOOK 30, AT PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 15, SAID CORNER ALSO BEING A BOUNDARY CORNER OF SAID PLAT OF "HAWTHORN SUBDIVISION", AND ALSO LYING ON THE WESTERN RIGHT-OF-WAY LINE OF A 190.00 FOOT WIDE RIGHT-OF-WAY FOR THE PALM BEACH CANAL (ALSO KNOWN AS THE C.P.B. 20 CANAL AND ALSO KNOWN AS THE M-1 CANAL), THENCE, SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG SAID WESTERN CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 519.61 FEET TO THE POINT OF BEGINNING.

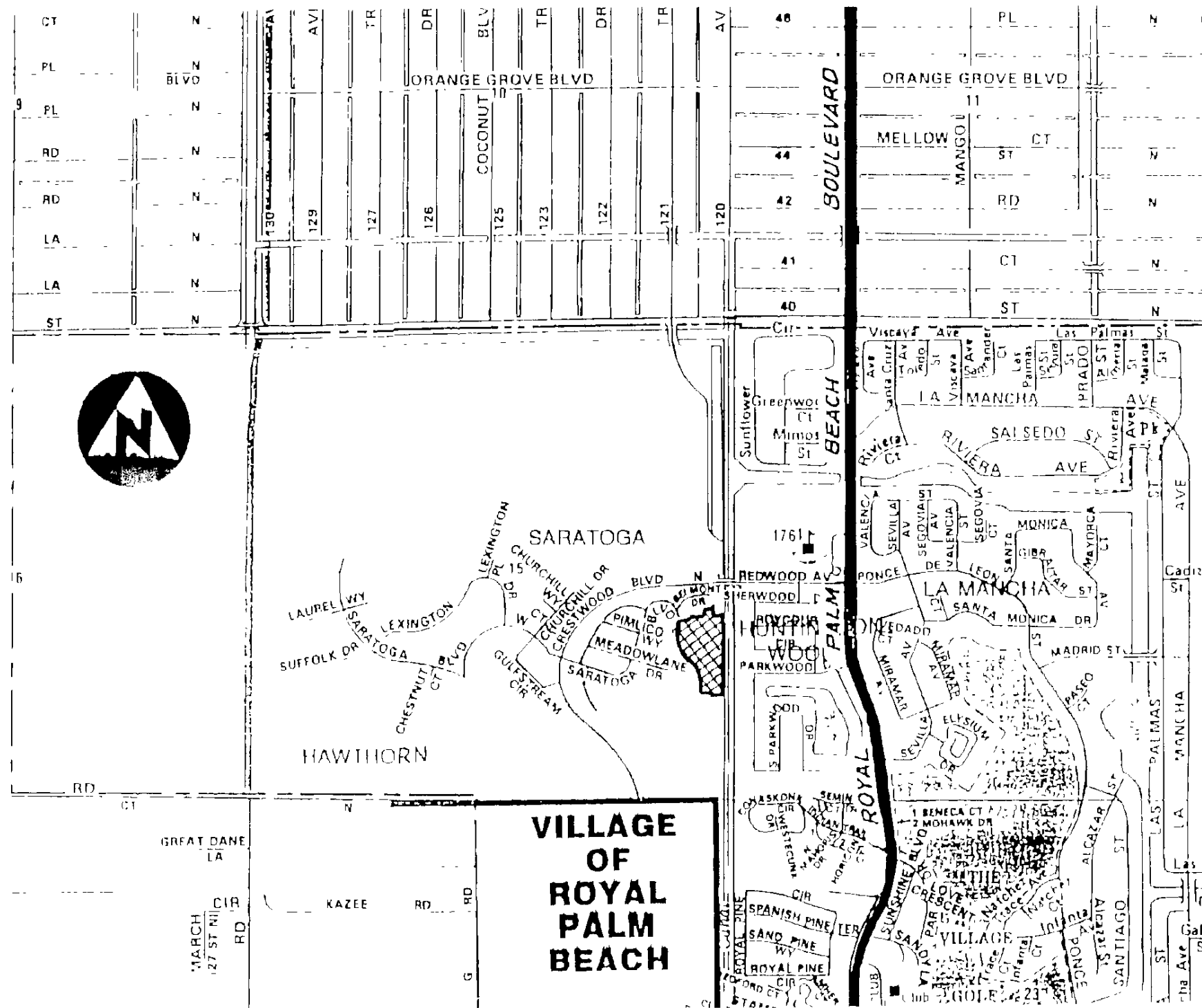
FROM THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG SAID WESTERN CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 1023.50 FEET, THENCE, DEPARTING FROM SAID SECTION LINE AND SAID CANAL RIGHT-OF-WAY LINE NORTH 88°10'43" WEST, A DISTANCE OF 166.32 FEET; THENCE, NORTH 01°49'17" EAST, A DISTANCE OF 1759 FEET, THENCE, NORTH 88°10'43" WEST, A DISTANCE OF 97.17 FEET, THENCE, NORTH 55°37'25" WEST, A DISTANCE OF 42.60 FEET TO A POINT ON A CURVE; THENCE, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 55°37'25" EAST, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 32°33'18", AN ARC LENGTH OF 14.77 FEET, THENCE, NORTH 01°49'17" EAST, A DISTANCE OF 294.50 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 98.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 88°10'43" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.28 FEET (THROUGH AN ANGLE OF 69°24'02"); THENCE, NORTH 87°34'45" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 404.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 22°25'15" EAST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 427.15 FEET (THROUGH AN ANGLE OF 60°34'45"); THENCE, NORTH 07°00'00" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 111.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 83°00'00" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.05 FEET (THROUGH AN ANGLE OF 12°55'55") TO A NON-TANGENT LINE, THENCE, NORTH 81°07'12" EAST, A DISTANCE OF 125.09 FEET; THENCE, NORTH 75°55'30" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 295.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 75°55'30" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.47 FEET (THROUGH AN ANGLE OF 03°23'35") TO A POINT ON A NON-TANGENT LINE, THENCE, NORTH 72°31'55" EAST, ALONG THE PROLONGATION OF A RADIAL LINE OF SAID CURVE THROUGH SAID POINT, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 395.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 72°31'55" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.00 FEET (THROUGH AN ANGLE OF 00°43'31") TO A NON-TANGENT LINE; THENCE, NORTH 37°58'07" EAST, A DISTANCE OF 12.34 FEET; THENCE, SOUTH 89°27'26" EAST, A DISTANCE OF 263.66 FEET; THENCE, NORTH 01°49'17" EAST, A DISTANCE OF 45.39 FEET, THENCE, SOUTH 88°10'43" EAST, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 01°49'17" WEST, A DISTANCE OF 45.00 FEET, THENCE, SOUTH 88°10'43" EAST, A DISTANCE OF 141.25 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS 17 COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "SARATOGA AT ROYAL PALM PLAT I")

CONTAINING 11.28 ACRES, MORE OR LESS

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

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS

- TRACT "A", THE ROAD RIGHT OF WAY AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES
- TRACTS "O-1" AND "O-2", OPEN SPACE AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE CANAL BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE WATERWAY MAINTENANCE EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORMWATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES
- 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 SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES



LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WALLACE D. SANGER, AS PRESIDENT, AND JESS R. SANTAMARIA, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF FEB. A.D. 1995

BY: ROYAL PROFESSIONAL BUILDERS, INC.  
A FLORIDA CORPORATION

ATTEST: JESS R. SANTAMARIA, SECRETARY BY WALLACE D. SANGER, PRESIDENT

## ACKNOWLEDGEMENT:

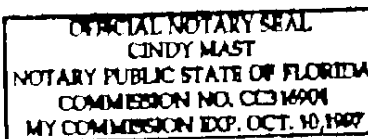
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND JESS R. SANTAMARIA OF ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXHIBITED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24 DAY OF Feb. A.D. 1995

MY COMMISSION EXPIRES 10-10-97

NOTARY PUBLIC



## TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, ROBERT D. JONES, 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 TO ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

BY: FUCHS, JONES AND JONES, P.A.  
ATTORNEYS AT LAW

DATE 2-28-95

ROBERT D. JONES, ATTORNEY AT LAW

## AREA TABULATION:

TRACT "A"	2.28 ACRES
TRACT "O-1"	0.11 ACRES
TRACT "O-2"	0.04 ACRES
LOTS	8.85 ACRES
TOTAL	11.28 ACRES

## SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE 2-22-95

BY: Wm. R. Van Campen, P.E. 2121

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS SHOWN ON HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- ▲ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)
- LINES WHICH INTERSECT CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102

## GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BLINDING STRACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH FLORIDA ZONING CODE
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

## APPROVALS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

## PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH, A.D. 1995

BY: JOHN WASUKANIS, CHAIRPERSON

## VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>TH</sup> DAY OF MARCH, A.D. 1995

BY: ANDREW R. DIASLOTTI, MAYOR

## VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>TH</sup> DAY OF MARCH, A.D. 1995

BY: DOUG WINTER, VILLAGE ENGINEER

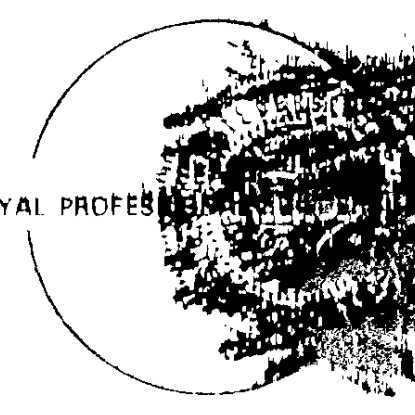
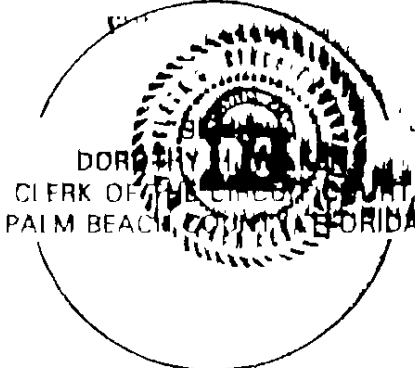
## ATTEST:

BY: Mary Anne Soule, CLERK

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 11:57 A.M. THIS 21<sup>ST</sup> DAY OF MARCH, A.D. 1995, AND WAS RECORDED IN PLAT BOOK 30, PAGE 155 THROUGH 157

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: [Signature] DEPUTY CLERK



**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Tel: (407) 844-3653 Fax: (407) 844-3654

**RECORD PLAT**  
**SARATOGA AT ROYAL PALM**  
**PLAT III**

FW# 03/21/95 WD# 115  
CKD FILE FILE# 155816.dwg SCALE 475 SHEET 1 OF 3



MARCH 1995

# SARATOGA AT ROYAL PALM PLAT III

SHEET 2 of 3

156

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )  
  
THIS PLAT WAS FILED FOR RECORD AT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1995, AND, DULY  
RECORDED IN PLAT BOOK \_\_\_\_\_, ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_  
  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
  
BY \_\_\_\_\_  
DEPUTY CLERK

## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF FEB., 1995.

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST [Signature] SECRETARY BY [Signature] PRESIDENT

## ACKNOWLEDGMENT:

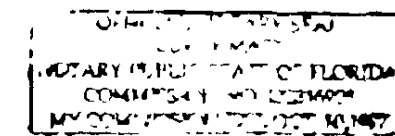
STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LARRY FUCHS AND WALLY SANGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF ONE MORTGAGE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24th DAY OF FEB., 1995.

MY COMMISSION EXPIRES 10-10-97

[Signature]  
NOTARY PUBLIC



## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )

THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF FEB., 1995.

THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST [Signature] SECRETARY BY [Signature] PRESIDENT

## ACKNOWLEDGEMENT:

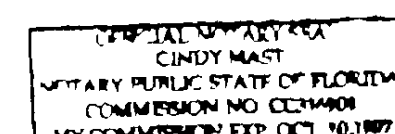
STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LARRY FUCHS AND WALLY SANGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE SARATOGA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24th DAY OF FEB., 1995.

MY COMMISSION EXPIRES 10-10-97

[Signature]  
NOTARY PUBLIC



## MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )

ONE MORTGAGE CORPORATION, AN INDIANA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8380 AT PAGE 1916, AND OFFICIAL RECORDS BOOK 8380 AT PAGE 1979, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ONE MORTGAGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHANIE B. TEASLAY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF MARCH, 1995.

ONE MORTGAGE CORPORATION  
A FLORIDA CORPORATION

BY: [Signature] STEPHANIE B. TEASLAY, ASST. SECRETARY WITNESS [Signature]  
WITNESS [Signature]

## ACKNOWLEDGMENT:

STATE OF FLORIDA )  
SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED STEPHANIE B. TEASLAY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS ASSISTANT SECRETARY OF ONE MORTGAGE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 3rd DAY OF MARCH, 1995.

MY COMMISSION EXPIRES AUG 2/95

[Signature]  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXT. 10/10/97  
NUMBER 00000000



BENCH MARK Land Surveying and Mapping, Inc. 4152 West Blue Heron Blvd. Suite 121, Riviera Beach, FL 33404 Fax (407) 844-9659 Phone (407) 844-2102			
RECORD PLAT			
SARATOGA AT ROYAL PALM PLAT III			
DWN	DM	FB	DATE 03/01/95
CKD	FILE	SCALE N.T.S.	WO # P15
SHEET 2 OF 3		74 181	



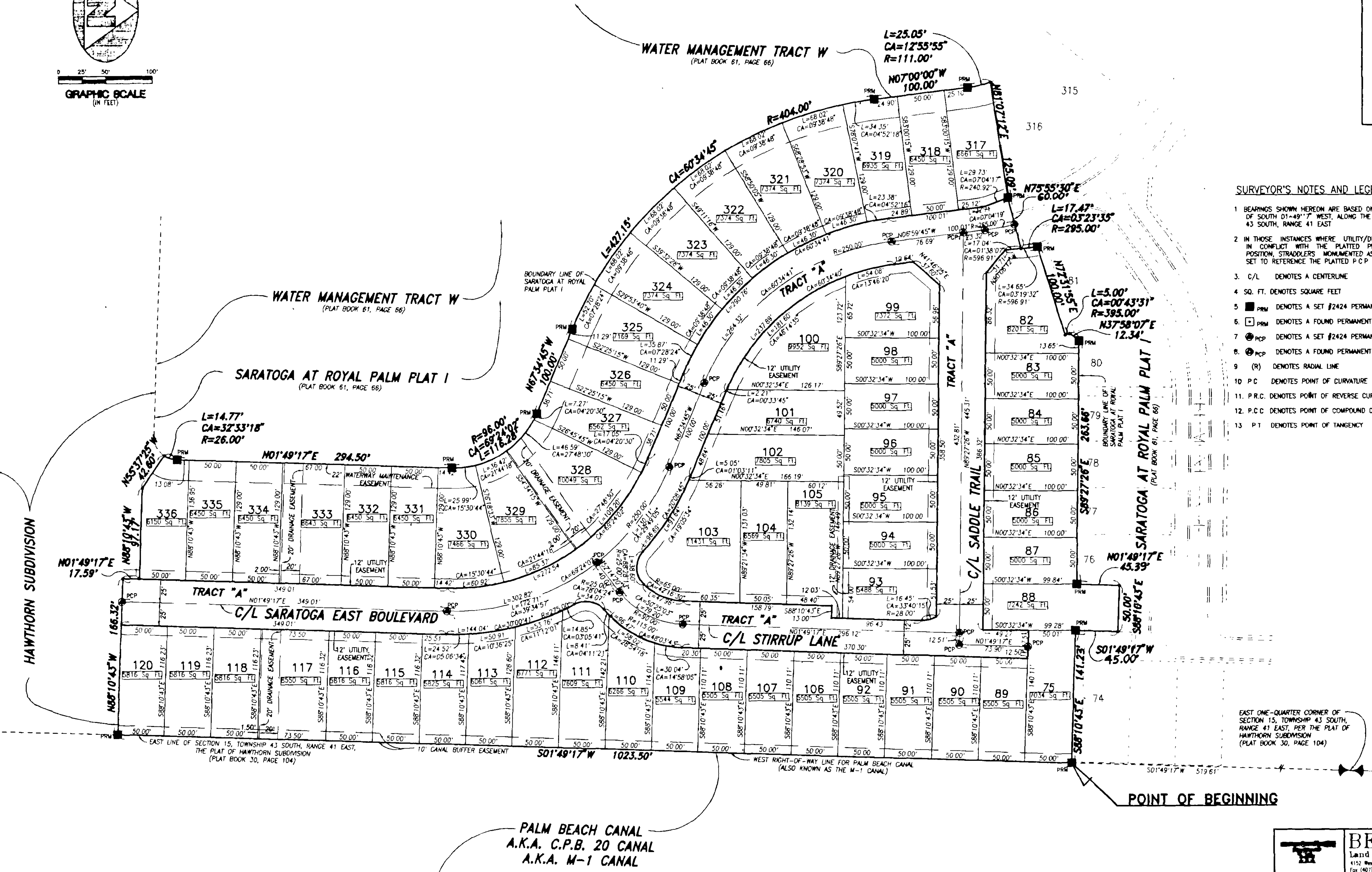
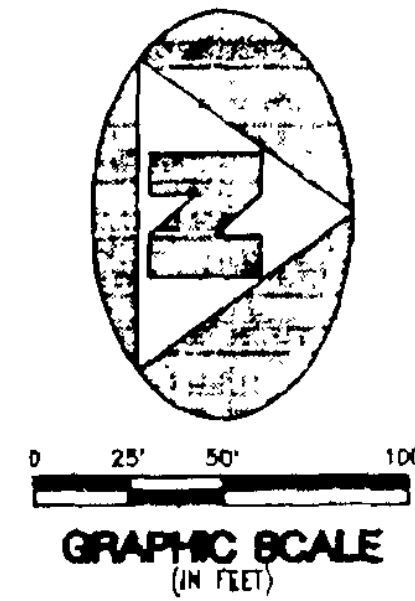
MARCH 1995

# SARATOGA AT ROYAL PALM PLAT III

SHEET 3 of 3

157

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



- SURVEYOR'S NOTES AND LEGEND:**
1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST.
  2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
  3. C/L DENOTES A CENTERLINE.
  4. SQ. FT. DENOTES SQUARE FEET.
  5. PRM DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
  6. PRM DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
  7. PCP DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
  8. PCP DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.).
  9. (R) DENOTES RADIAL LINE.
  10. P.C. DENOTES POINT OF CURVATURE.
  11. P.R.C. DENOTES POINT OF REVERSE CURVATURE.
  12. P.C.C. DENOTES POINT OF COMPOUND CURVATURE.
  13. P.T. DENOTES POINT OF TANGENCY.

EAST ONE-QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PER THE PLAT OF HAWTHORNE SUBDIVISION (PLAT BOOK 30, PAGE 104)

POINT OF BEGINNING

PALM BEACH CANAL  
A.K.A. C.P.B. 20 CANAL  
A.K.A. M-1 CANAL

		<b>BENCH MARK</b>	
Land Surveying and Mapping, Inc.		4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404	
For (407) 844-5659		Phone (407) 848-2102	
<b>RECORD PLAT</b>			
<b>SARATOGA AT ROYAL PALM PLAT III</b>			
DWN	AW	FB	DATE 03/01/95
CKD	FILE	P15MTR	SCALE 1" = 50'
		W.O. #	P15
		SHEET 3 OF 3	

74-157



JANUARY 1997

## SARATOGA AT ROYAL PALM PLAT IV

SHEET 1 of 5

116

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

## DEDICATION:

STATE OF FLORIDA )

SS

COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "SARATOGA AT ROYAL PALM BEACH PLAT IV", SAID PARCEL LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PARCEL OF LAND SITUATE WITHIN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, "VILLAGE OF ROYAL PALM BEACH", PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF "HAWTHORNE SUBDIVISION", AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SARATOGA AT ROYAL PALM PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 147, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE, NORTH 86°34'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, AS SHOWN ON SAID "HAWTHORNE SUBDIVISION", A DISTANCE OF 1400.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15, THENCE, SOUTH 02°06'56" WEST, ALONG THE EAST LINE OF SAID SECTION 15, AS SHOWN ON SAID "HAWTHORNE SUBDIVISION", A DISTANCE OF 1754.86 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF SARATOGA AT ROYAL PALM PLAT II, THE FOLLOWING 30 COURSES ARE ALONG THE BOUNDARY OF SAID SARATOGA AT ROYAL PALM PLAT II, THENCE, NORTH 63°00'00" WEST, A DISTANCE OF 182.30 FEET, THENCE, NORTH 70°50'04" WEST, A DISTANCE OF 68.13 FEET, THENCE, NORTH 83°47'54" WEST, A DISTANCE OF 58.48 FEET, THENCE, SOUTH 70°29'08" WEST, A DISTANCE OF 53.77 FEET, THENCE, SOUTH 58°40'52" WEST, A DISTANCE OF 62.02 FEET, THENCE, SOUTH 70°44'31" WEST, A DISTANCE OF 60.86 FEET, THENCE, NORTH 88°56'55" WEST, A DISTANCE OF 52.09 FEET, THENCE, SOUTH 52°48'01" WEST, A DISTANCE OF 79.59 FEET, THENCE, NORTH 87°34'36" WEST, A DISTANCE OF 48.45 FEET, THENCE, NORTH 62°41'50" WEST, A DISTANCE OF 111.21 FEET, THENCE, NORTH 48°16'37" WEST, A DISTANCE OF 71.55 FEET, THENCE, NORTH 58°45'56" WEST, A DISTANCE OF 105.37 FEET, THENCE, NORTH 81°16'27" WEST, A DISTANCE OF 93.51 FEET, THENCE, NORTH 56°46'36" WEST, A DISTANCE OF 126.13 FEET, THENCE, NORTH 57°37'28" WEST, A DISTANCE OF 78.00 FEET, THENCE, NORTH 65°01'44" WEST, A DISTANCE OF 102.92 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'55", A DISTANCE OF 123.38 FEET TO THE END OF SAID CURVE, THENCE, NORTH 36°45'11" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 495.0 FEET, AND WHOSE RADIUS POINT BEARS NORTH 38°45'11" EAST, THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°25'52", A DISTANCE OF 21.00 FEET TO THE END OF SAID CURVE, THENCE, NORTH 34°19'18" EAST, A DISTANCE OF 50.00 FEET, THENCE, NORTH 49°57'57" EAST, A DISTANCE OF 100.15 FEET, THENCE, NORTH 40°02'03" WEST, A DISTANCE OF 90.00 FEET, THENCE, NORTH 49°57'57" EAST, A DISTANCE OF 11.83 FEET, THENCE, NORTH 40°02'03" WEST, A DISTANCE OF 153.81 FEET, THENCE, NORTH 17°32'12" EAST, A DISTANCE OF 103.30 FEET, THENCE, NORTH 03°29'48" WEST, A DISTANCE OF 304.64 FEET, THENCE, NORTH 59°22'43" WEST, A DISTANCE OF 59.19 FEET, THENCE, NORTH 03°29'48" WEST, A DISTANCE OF 150.00 FEET, THENCE, SOUTH 86°30'12" WEST, A DISTANCE OF 6.03 FEET, THENCE, NORTH 03°29'48" WEST, A DISTANCE OF 329.69 FEET TO THE POINT OF BEGINNING

CONTAINING: 47.43 ACRES, MORE OR LESS.

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

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS

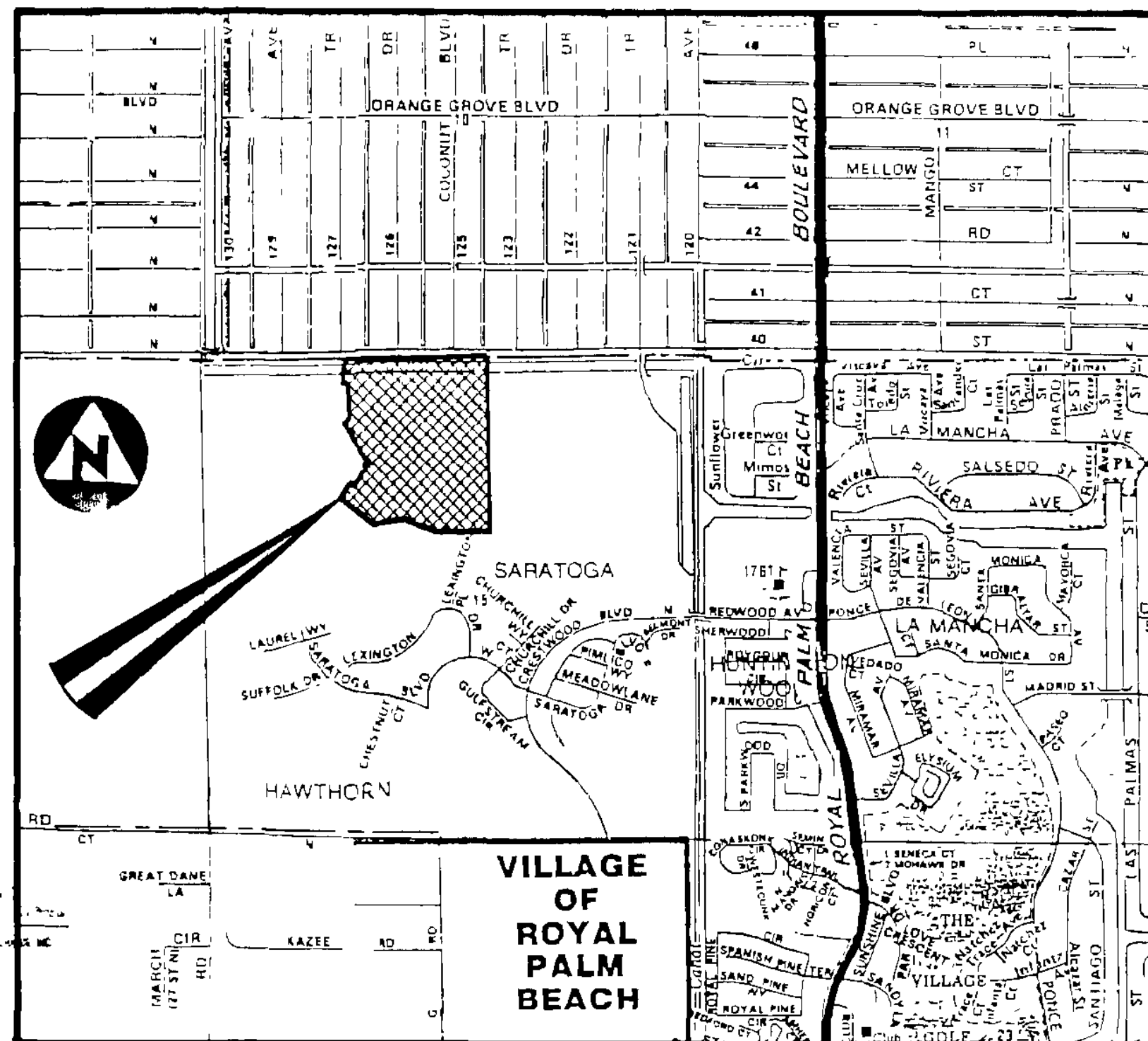
- TRACTS "A", THE ROAD RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES
- TRACTS "W-2" AND "W-3", (WATERWAYS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SARATOGA AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE WATERWAY MAINTENANCE EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SARATOGA AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORMWATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES
- 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 SARATOGA AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES
- THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SARATOGA PINES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE LANDSCAPE/BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SARATOGA PINES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- THE M-1 CANAL EASEMENT AS SHOWN HEREON WAS DEDICATED TO THE INDIAN TRAIL WATER CONTROL DISTRICT BY INSTRUMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1694, PAGE 1753, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIAN TRAIL WATER CONTROL DISTRICT WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH
- THE IRRIGATION EASEMENTS, AS SHOWN HEREON, ARE DEDICATED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND IRRIGATION FACILITIES

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WALLACE D. SANGER AS PRESIDENT, AND JESS R. SANTAMARIA, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF January, 1997

BY: ROYAL PROFESSIONAL BUILDERS, INC.  
A FLORIDA CORPORATION

ATTEST: Jess R. Santamaria  
JESS R. SANTAMARIA, SECRETARY

BY: Wallace D. Sanger  
WALLACE D. SANGER, PRESIDENT



LOCATION MAP  
NOT TO SCALE

## ACKNOWLEDGEMENT:

STATE OF FLORIDA )

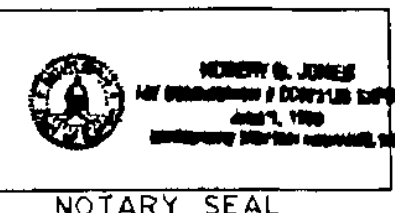
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND JESS R. SANTAMARIA OF ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28th DAY OF January, 1997

MY COMMISSION EXPIRES

NOTARY PUBLIC



## TITLE CERTIFICATION:

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

I, ROBERT D. JONES, 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 TO ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

FUCHS AND JONES, P.A.

ATTORNEYS-AT-LAW

DATE 1/28/97

BY: Robert D. Jones  
ROBERT D. JONES, ATTORNEY-AT-LAW

## SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

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

BENCH MARK LAND SURVEYING &amp; MAPPING, INC.

DATE 12-16-96

BY: Wm R. Van Campen  
WM R. VAN CAMPEN, P.L.S. 2424

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 86°34'16" EAST, ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, OF HAWTHORNE SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
- ② DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- ③ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)
- 6 LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 7 IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS

## GENERAL EASEMENT NOTES &amp; RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA ZONING CODE
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDE WITH A WATERWAY MAINTENANCE EASEMENT
- NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8380 AT PAGE 1918, AND OFFICIAL RECORDS BOOK 8380 AT PAGE 1963, OF THE PUBLIC RECORDS AND OFFICIAL RECORDS BOOK 2013 AT PAGE 601, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, ONE MORTGAGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBRA C. MCKEAN, ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF January, 1997

## ONE MORTGAGE CORPORATION

AN INDIANA CORPORATION

BY: Debra C. McKeen  
DEBRA C. MCKEAN, ASSISTANT SECRETARY

WITNESS

Robert M. Carlson  
WITNESS

## ACKNOWLEDGMENT:

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DEBRA C. MCKEAN WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS ASSISTANT SECRETARY OF ONE MORTGAGE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 28th DAY OF January, 1997

MY COMMISSION EXPIRES

Robert M. Carlson  
NOTARY PUBLIC

NOTARY SEAL

## APPROVALS:

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

## PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF MARCH, 1997

BY: Ken Clodfelter  
KEN CLODFELTER, CHAIRPERSON

## VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April, 1997

BY: Anthony R. Maslotti  
ANTHONY R. MASLOTTI, MAYOR

## VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF February, 1997

BY: Richard J. Tuttle  
RICHARD J. TUTTLE, P.E., VILLAGE ENGINEER

## ATTEST:

BY: Mary Ann Gould  
MARY ANN GOULD, VILLAGE CLERK

STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:12 p.m. THIS 30th DAY OF April, 1997 AND DULY RECORDED IN PLAT BOOK 79, ON PAGES 116 THROUGH 120

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: Dawn A. Martin  
DEPUTY CLERK

"SEAL"  
ROYAL PROFESSIONAL BUILDERS, INC.

"SEAL"  
ONE MORTGAGE CORPORATION

"SEAL"  
WM R. VAN CAMPEN, P.L.S.

"SEAL"  
RICHARD J. TUTTLE, P.E.,  
VILLAGE ENGINEER

"SEAL"  
VILLAGE OF  
ROYAL PALM BEACH, FLORIDA

"SEAL"  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
PALM BEACH COUNTY, FLORIDA

## AREA TABULATION:

TRACT "A"	6.37 ACRES
TRACT "W-2"	2.88 ACRES
TRACT "W-3"	2.48 ACRES
M-1 CANAL	6.39 ACRES
LOTS	29.31 ACRES
TOTAL	47.43 ACRES

THIS INSTRUMENT WAS PREPARED BY WM R. VAN CAMPEN, P.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA



BENCH MARK  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Tel: (407) 844-9659 Fax: (407) 844-7102

## RECORD PLAT

SARATOGA AT ROYAL PALM  
PLAT IV

DWN	W.M.	FB	DATE 12/01/96	WD #	PIS
C+D	FILE	P15H-16.00	SCALE N.T.S.	SHEET 1 OF 5	

79-116



JANUARY 1997

# SARATOGA AT ROYAL PALM PLAT IV

SHEET 2 of 5

117

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

## ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION  
HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS  
ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF  
January 1997

THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Larry Fuchs BY Wallace D. Sanger  
LARRY FUCHS, SECRETARY WALLACE D. SANGER, PRESIDENT

## ACKNOWLEDGEMENT:

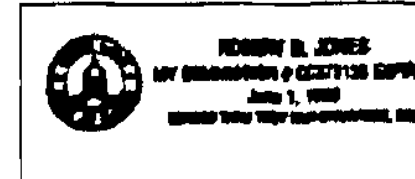
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND LARRY FUCHS, WHO ARE PERSONALLY  
KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE SARATOGA PINES  
HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED  
TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28th DAY OF January, 1997

MY COMMISSION EXPIRES

NOTARY PUBLIC



NOTARY SEAL

## ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT  
CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND  
HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF  
January 1997

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Larry Fuchs BY Wallace D. Sanger  
LARRY FUCHS, SECRETARY WALLACE D. SANGER, PRESIDENT

## ACKNOWLEDGEMENT:

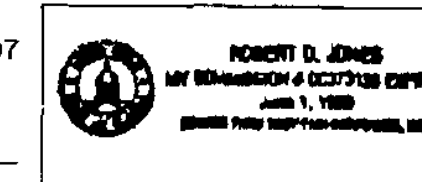
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND LARRY FUCHS, WHO ARE PERSONALLY  
KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE SARATOGA AT ROYAL  
PALM PROPERTY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED  
TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28th DAY OF January, 1997

MY COMMISSION EXPIRES

NOTARY PUBLIC



NOTARY SEAL



THIS INSTRUMENT WAS PREPARED BY WM R VAN CAMPEN, R.L.S., IN  
AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, I  
4152 WEST BLUE HERON BOULEVARD, SUITE 121, PIERRE BEACH, FLORIDA



RECORD PLAT				
SARATOGA AT ROYAL PALM PLAT IV				
DWN	DUM	FB	DATE 12/01/95	WO # P1
FILE	FILE P15-14-A-010	SCALE N.T.S.	SHEET 2 OF 5	





79-117

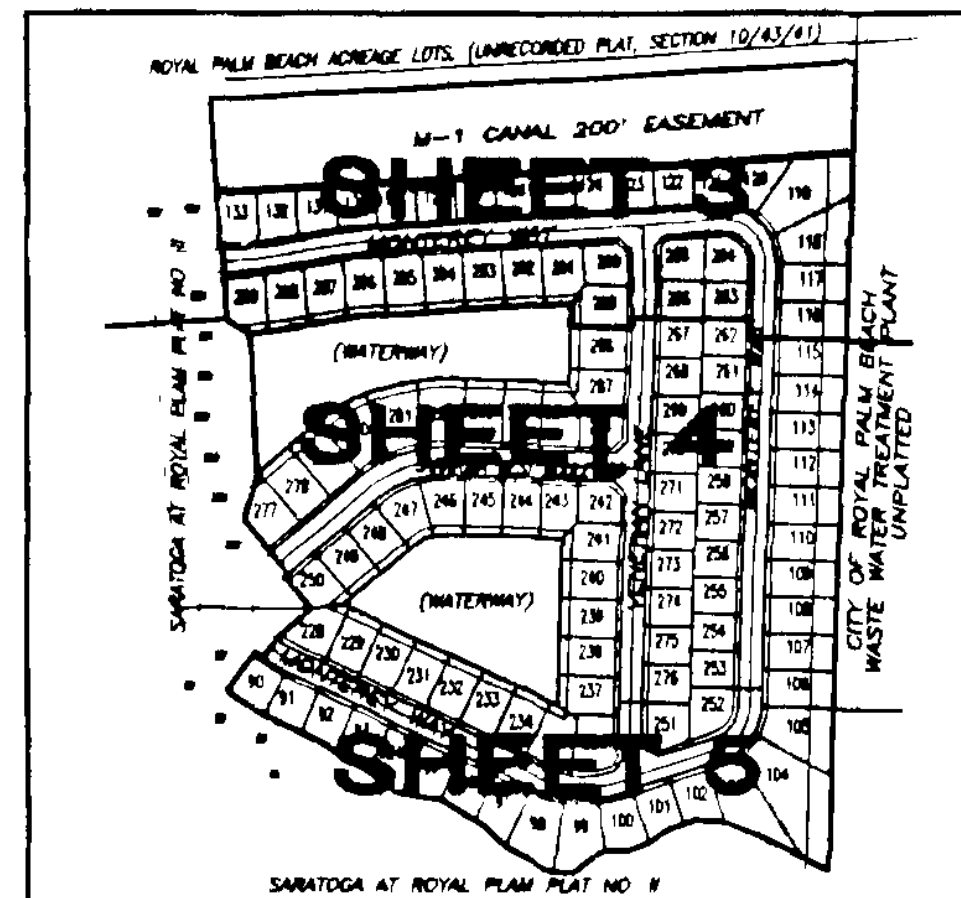


# SARATOGA AT ROYAL PALM PLAT IV

118

FOUND 5/8" IRON ROD/CAP LB 359!  
FOUND P.B CO. DISK 3.95' NORTH, 0.14' EAST—

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 02°06'56" EAST, ALONG THE EAST LINE OF THE NW 1/4, SECTION 15, (AS PER HAWTHORN SUBDIVISION)
2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION
3. LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED
4. SQ FT DENOTES SQUARE FEET
5. C/L DENOTES A CENTERLINE
6. W/E DENOTES WATERWAY MAINTENANCE EASEMENT
7.  PRM DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
8.  DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.)
9.  DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
10.  DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)



ROYAL PALM BEACH ACREAGE LOTS, (UNRECORDED PLAT, SECTION 10/43/41)

POINT OF BEGINNING

NORTHEAST CORNER OF  
SARATOGA AT ROYAL PALM PLAT NO. 11, PLAT BOOK 74, PAGE 147

**M-1 CANAL 200' EASEMENT**  
(OFFICIAL RECORDS BOOK 1694, PAGE 1753, USING PALM BEACH COUNTY SECTION 1

SARATOGA AT ROYAL PALM PLAT NO. 11  
(PLAT BOOK 74, PAGE 147)

300

7 50' 18" 34"  
6 49' 18" 34"  
CA=02  
L=58 48'  
MATCH LINE  
(SEE SHEET 4 of 5)

MATCH LINE  
(SEE SHEET 4 of 5)

CITY OF ROYAL PALM BEACH  
WASTE WATER TREATMENT PLANTS  
UNPLATTED

THIS INSTRUMENT WAS PREPARED BY WM R VAN CAMPEN, R.L.S., IN  
AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC.,  
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVERA BEACH, FLORIDA



**BENCH MARK**  
Land Surveying and Mapping, Inc.  
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Fax (407) 844-9659 Phone (407) 848-2102

RECORD PLAT  
SARATOGA AT ROYAL PALM  
PLAT IV

DWN	DWN	FB	DATE 06/01/96	WO #	P15
CKD		FILE P15-N-Adm	SCALE 1" = 50'	SHEET 3 OF 5	

79-118

79-118



# SARATOGA AT ROYAL PALM PLAT IV

119

(SEE SHEET 3 OF 5)  
MATCH LINE

**TRACT "W-1"**  
(2.88 Acres)

**TRACT "A"**

**SARATOGA WEST BOULEVARD**

**TRACT "W-2"**  
(2.48 Acres)

**VENETIAN LANE**

**MONTEREY WAY**

**TRACT "A"**

MATCH LINE  
(SEE SHEET 5 OF 5)

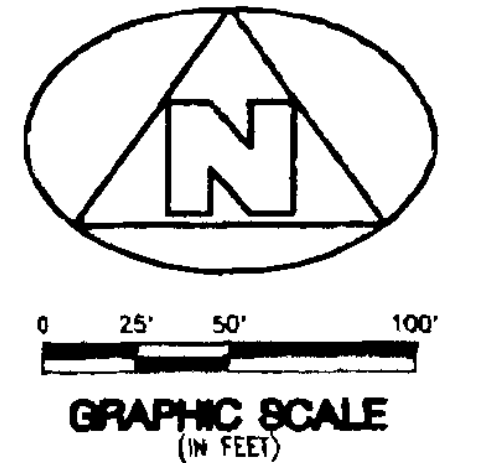
CITY OF ROYAL PALM BEACH

PLAT BOOK 74, PAGE 147

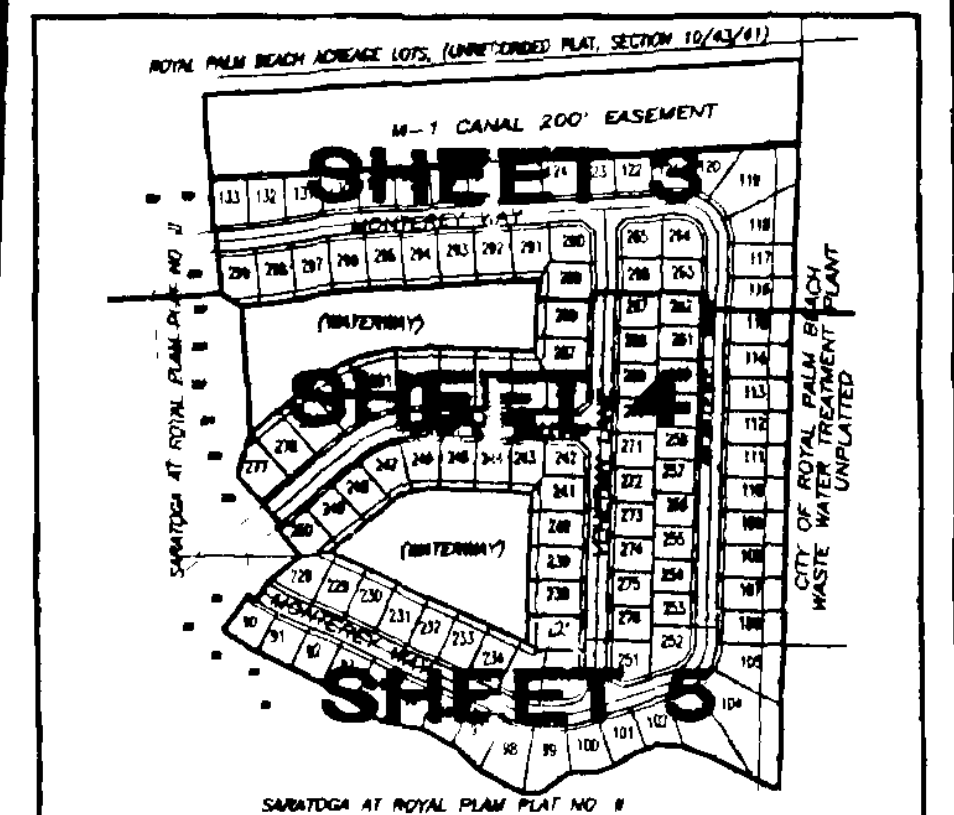
EAST LINE OF THE NORTHWEST ONE QUARTER SECTION 15  
(AS PER HAMTHORN SUBDIVISION)





ROYAL PALM BEACH


SARATOGA WEST BOULEVARD



CITY OF ROYAL PALM BEACH  
WASTE WATER TREATMENT PLANT  
UNPLATTED



5 C/L DENOTES A CENTERLINE  
6 WME DENOTES WATERWAY MAINTENANCE EASEMENT  
7  PRM DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P R M)  
8  PCP DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P C P)  
9  PRM DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P R M)  
10  PCP DENOTES A SET #2424 PERMANENT CONTROL POINT (P C P)

		<h1>BENCH MARK</h1>	
		<p>Land Surveying and Mapping, Inc.          4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404          Fax (407) 844-9659 Phone (407) 848-2102</p>	
<h2><u>RECORD PLAT</u></h2>			
<h3>SARATOGA AT ROYAL PALM</h3>			
<h3>PLAT IV</h3>			
DWN	D/W	FB	DATE 06/01/96
C.D.	FILE P15-N-4-dwg	SCALE 1" = 50'	WO # P15
		SHEET # OF 5	

79. 119



120

(2.48 Acres)

**SARATOGA AT ROYAL PALM PLAT NO. II**

**TRACT "A" MONTEREY WAY**

**TRACT "B-1"**

**TRACT "P-2"**

**CITY OF ROYAL PALM BEACH WASTE WATER TREATMENT PLANT UNPLATTED**

**SHEET 3**

**SHEET 4**

**MONTEREY WAY**

**SARATOGA AT ROYAL PALM PLAT NO. II**

**TRACT "B-1"**

**TRACT "P-2"**

**LOT 89**

**LOT 90**

**LOT 91**

**LOT 92**

**LOT 93**

**LOT 94**

**LOT 95**

**LOT 96**

**LOT 97**

**LOT 98**

**LOT 99**

**LOT 100**

**LOT 101**

**LOT 102**

**LOT 103**

**LOT 104**

**LOT 105**

**LOT 228**

**LOT 229**

**LOT 230**

**LOT 231**

**LOT 232**

**LOT 233**

**LOT 234**

**LOT 235**

**LOT 236**

**LOT 251**

**LOT 252**

**LOT 1001**

**LOT 1002**

**LOT 1003**

**LOT 1004**

**LOT 1005**

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**LOT 1007**

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**LOT 1198**

**LOT 1199**

**LOT 1200**

**LOT 1201**

**LOT 1202**

**LOT 1203**

**LOT 1204**

**LOT 1205**

**LOT 1206**

**LOT 1207**

<p align="center"><b><u>RECORD PLAT</u></b>  <b>SARATOGA AT ROYAL PALM</b>  <b>PLAT IV</b></p>				
DWN	OWN	FB	DATE 06/01/90	WO # PIS
CKD	FILE PIS-M-4 dec		SCALE 1" = 50'	SHEET 5 OF 5

9-120







DECEMBER 1995

# SARATOGA AT ROYAL PALM PLAT V

SHEET 2 of 4

112

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 19 DAY OF December 1995

THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

BY Wallace D. Sanger  
WALLACE D. SANGER, PRESIDENT

ATTEST Larry Fuchs  
LARRY FUCHS, SECRETARY

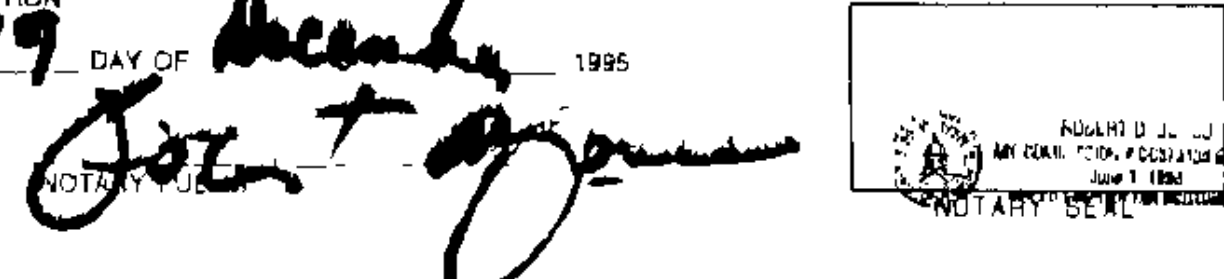
## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND LARRY FUCHS, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 19 DAY OF December 1995

MY COMMISSION EXPIRES



## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19 DAY OF December 1995

THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY Wallace D. Sanger  
WALLACE D. SANGER, PRESIDENT

ATTEST Larry Fuchs  
LARRY FUCHS, SECRETARY

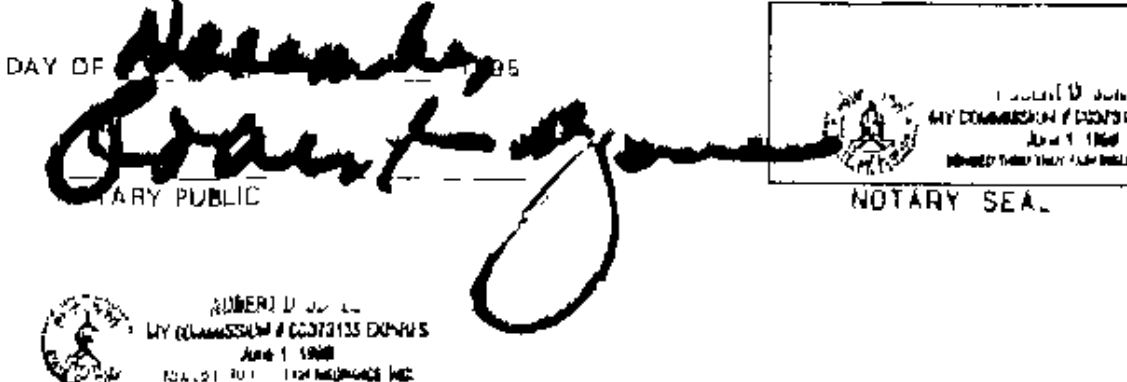
## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND LARRY FUCHS, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 19 DAY OF December 1995

MY COMMISSION EXPIRES



## AREA TABULATION:

TRACT "A"	4.20 ACRES
TRACT "W"	4.55 ACRES
LOTS	13.51 ACRES
TOTAL	22.26 ACRES

This instrument was prepared by Wm. R. Van Campen, R.L.S., Inc., and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.

		<b>BENCH MARK</b> Land Surveying and Mapping, Inc. 4152 West Blue Heron Blvd. Suite 121 Riviera Beach, FL 33404 Tel: (407) 864-9859 Phone: (407) 340-2102			
<b>RECORD PLAT</b> <b>SARATOGA AT ROYAL PALM</b> <b>PLAT V</b>					
DWN	DW	FB	DATE 10/02/95	WD #	P15
CKD	FILE	P15116.dwg	SCALE N.T.S.	SHEET 2 OF 4	

76-112







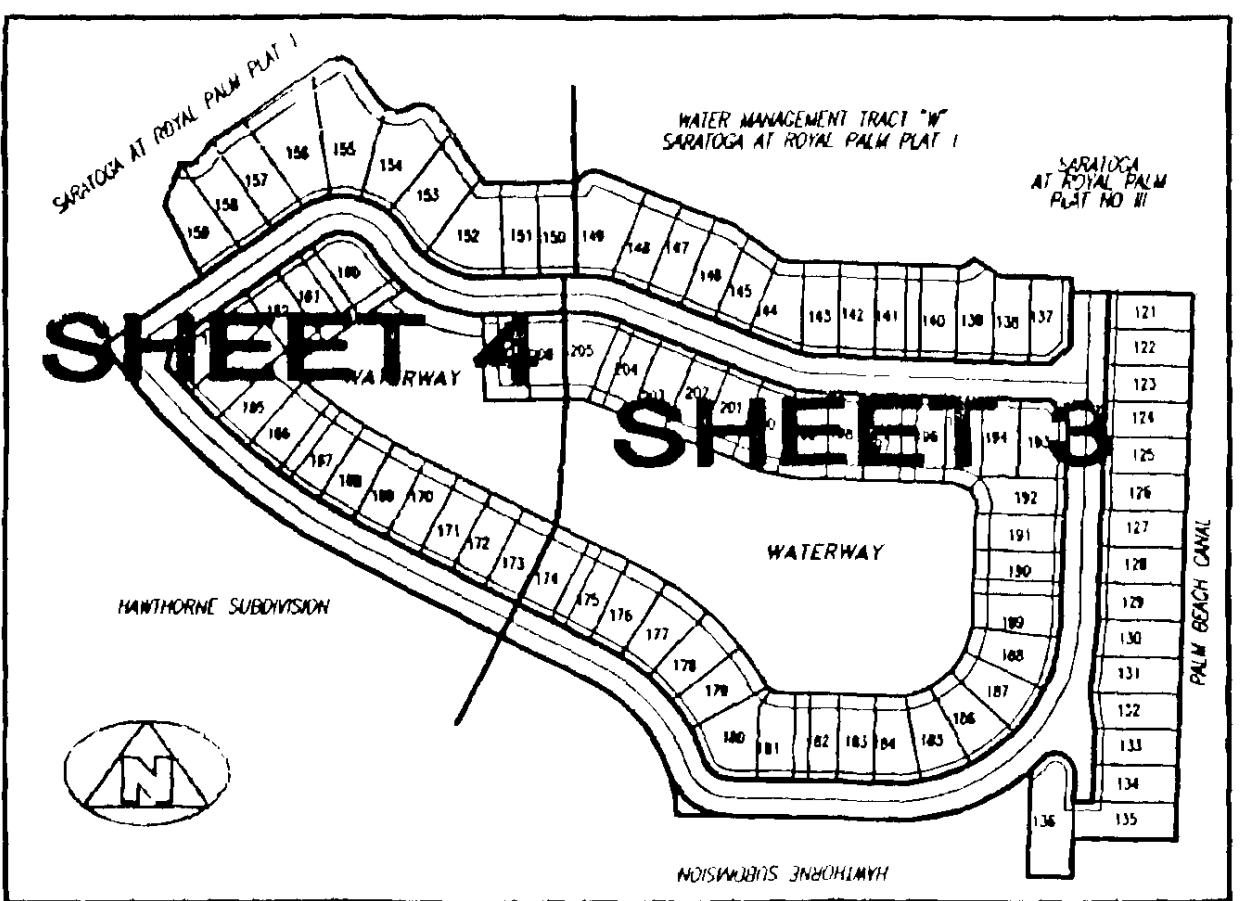
DECEMBER 1995

# SARATOGA AT ROYAL PALM PLAT V

(A PART OF ROYAL PALM HOMES P.U.D.)  
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
BEING A RE-PLAT OF A PORTION OF HAWTHORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

SHEET 4 of 4

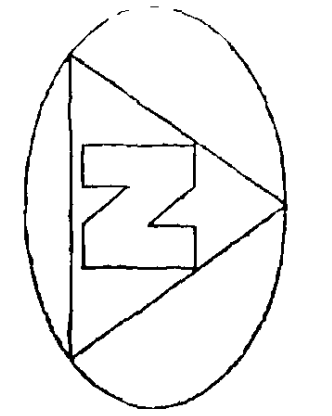
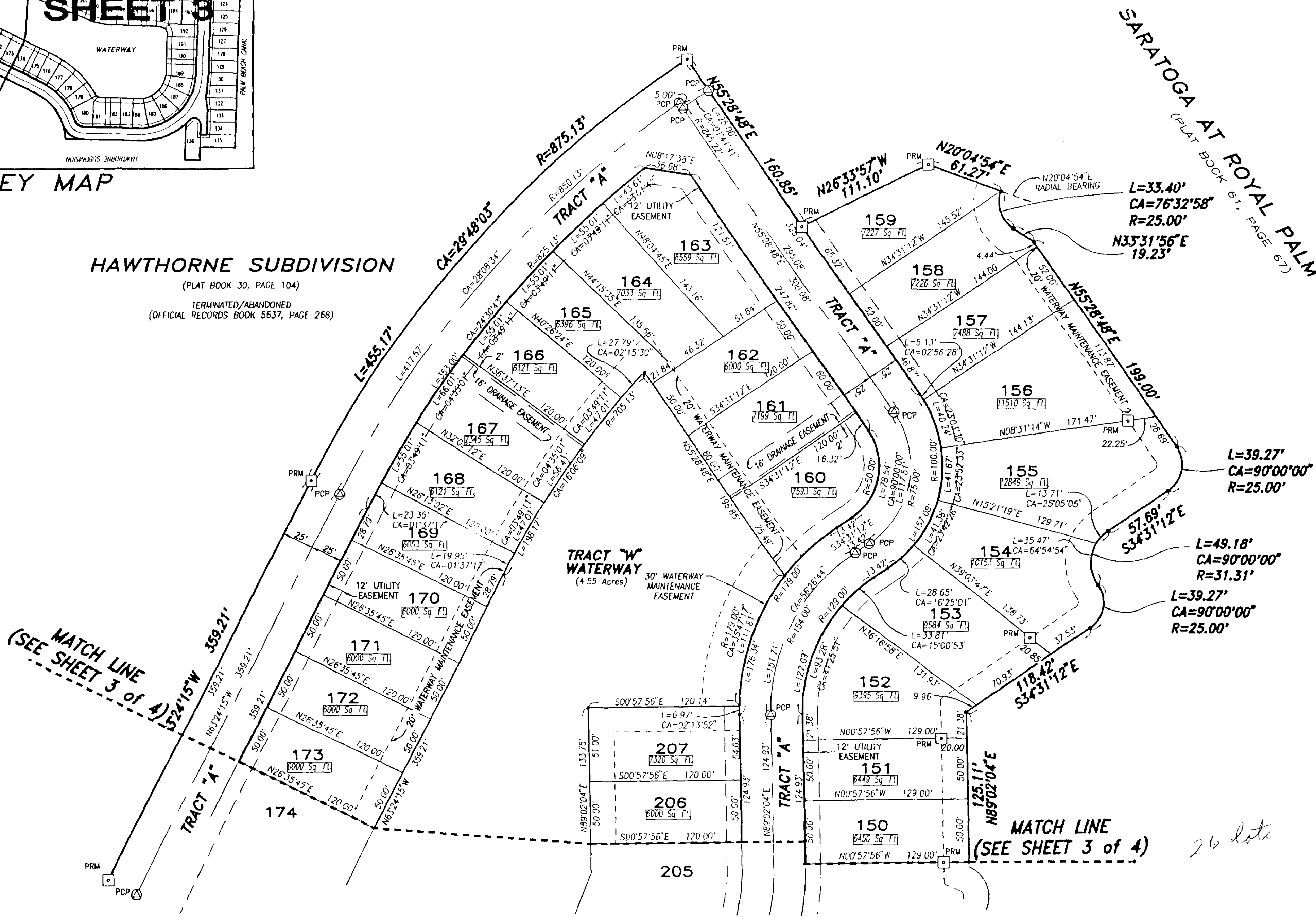
1114



KEY MAP

## HAWTHORNE SUBDIVISION

(PLAT BOOK 30, PAGE 104)  
TERMINATED/ABANDONED  
(OFFICIAL RECORDS BOOK 5637, PAGE 268)



0 25' 50' 100'  
GRAPHIC SCALE  
(IN FEET)

### SURVEYOR'S NOTES AND LEGEND:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°25'19" WEST ALONG THE WEST LINE OF "HAWTHORNE SUBDIVISION", PLAT BOOK 30, PAGE 104.
2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
3. LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.
4. SQ. FT. DENOTES SQUARE FEET
5. C/L DENOTES A CENTERLINE
6. W.M.E. DENOTES WATERWAY MAINTENANCE EASEMENT
7. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
8. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

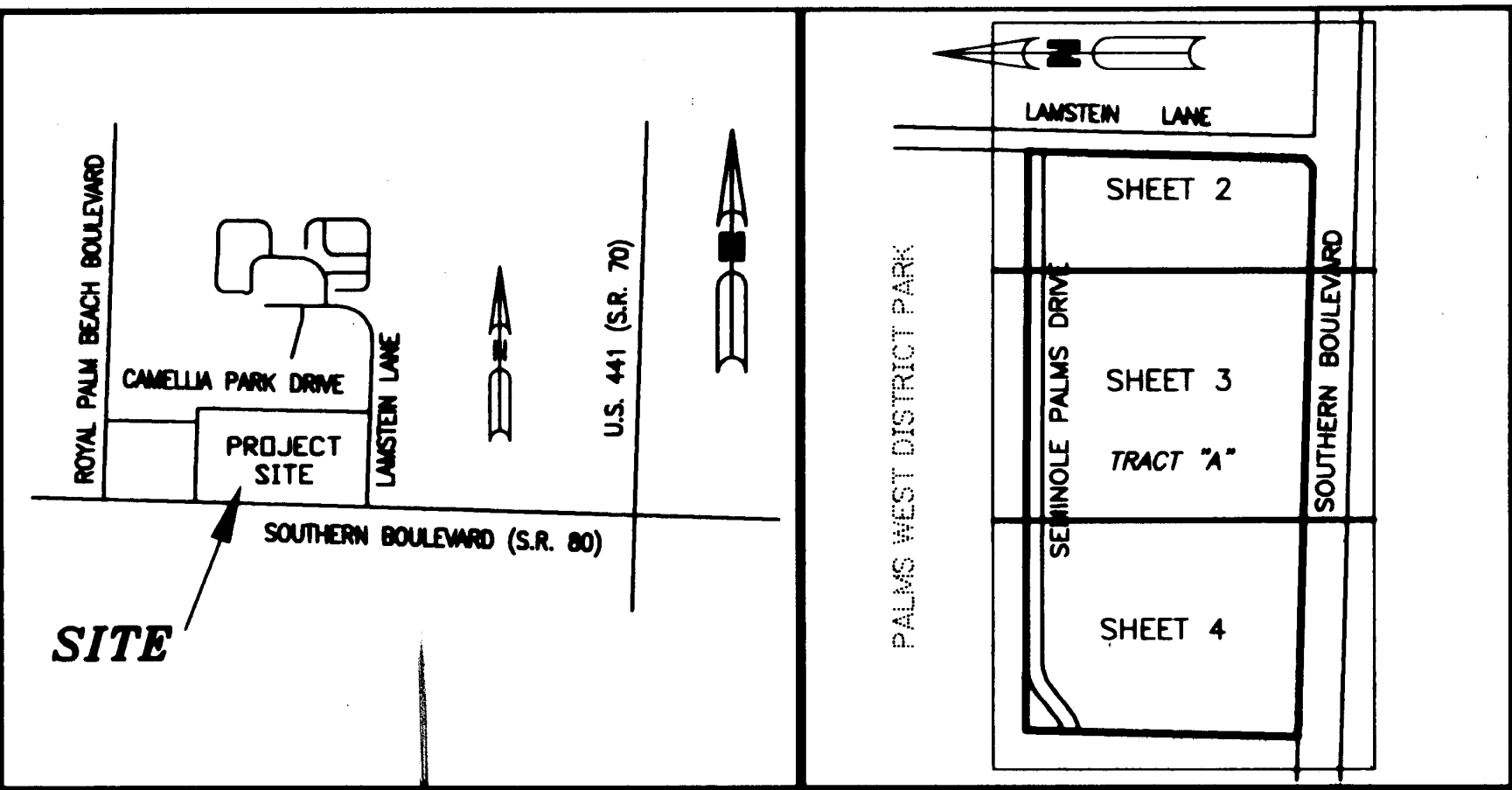
This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-5659 Phone (407) 848-2102

RECORD PLAT					
SARATOGA AT ROYAL PALM PLAT V					
DWN	DWM	FB	DATE	WO #	PIS
CKD		FILE	P15-V-A.dwg	SCALE 1" = 50'	SHEET 4 OF 4

76-114





LOCATION MAP

KEY MAP

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CENTRE ON SOUTHERN, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS SOUTHERN PALM CROSSING, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°02'59" EAST ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 1163.32 FEET TO AN INTERSECTION WITH THE WEST CANAL RIGHT-OF-WAY PER QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2148, PAGE 1809; THENCE SOUTH 01°29'53" WEST 3749.67 FEET ALONG SAID CANAL RIGHT-OF-WAY TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (S.R. 80); THENCE NORTH 88°28'13" WEST ALONG SAID RIGHT-OF-WAY LINE 992.24 FEET, THENCE NORTH 88°27'11" WEST ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF SAID SECTION 36; THENCE NORTH 01°30'22" EAST ALONG THE WEST LINE OF SAID SECTION 36, WHICH IS ALSO THE CONTINUATION OF SAID RIGHT-OF-WAY LINE, AND THE EAST LINE OF A FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 372.82 FEET, THENCE DEPARTING SAID SECTION LINE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88°27'12" WEST A DISTANCE OF 380.00 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" OF "PALMS WEST DISTRICT PARK-ENTRANCE ROAD" PLAT AS RECORDED IN PLAT BOOK 76, PAGES 149-152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS ALSO DESCRIBED AS REFERENCE POINT "A"; THENCE SOUTH 01°30'22" WEST ALONG THE EAST LINE OF SAID PLAT OF "PALMS WEST DISTRICT PARK-ENTRANCE ROAD" PLAT A DISTANCE OF 339.94 FEET, THENCE NORTH 88°29'38" WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, WHICH IS ALONG THE WEST LINE OF PARCEL "A" OF SAID PLAT; THENCE SOUTH 46°31'24" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (S.R. 80) A DISTANCE OF 46.39 FEET TO AN ANGLE POINT; THENCE NORTH 88°27'12" WEST ALONG SAID RIGHT-OF-WAY LINE 535.74 FEET; THENCE NORTH 88°27'53" WEST ALONG SAID RIGHT-OF-WAY LINE 1242.63 FEET; THENCE NORTH 88°17'03" WEST ALONG SAID RIGHT-OF-WAY LINE 378.07 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE NORTH 01°19'16" EAST ALONG SAID WEST LINE 1038.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF PALMS WEST DISTRICT PARK; THENCE SOUTH 89°44'01" EAST ALONG SAID SOUTH LINE 193.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°30'22" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 29.36 FEET TO AN ANGLE POINT; THENCE SOUTH 01°30'22" WEST ALONG SAID WEST LINE 1025.68 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING, AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 53.473 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR THE CENTRE ON SOUTHERN, L.L.P. FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRE ON SOUTHERN, L.L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PUBLIC STREET PURPOSES.
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE DRAINAGE OF PUBLIC STREETS AND FOR OPEN SPACE PURPOSES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE GENERAL PARTNER THIS 17 DAY OF April, 2006.

THE CENTRE ON SOUTHERN, L.L.P.  
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: CENTRE-SOUTHERN, INC., A FLORIDA CORPORATION  
CORPORATE GENERAL PARTNER

WITNESS:

PRINT NAME: Richard D. StanleyWITNESS: Richard Dale Gertz Jr.BY: Richard D. Gertz  
RICHARD D. GERTZ, PRESIDENTPRINT NAME: Richard Dale Gertz Jr.

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674

THE CENTRE ON  
SOUTHERN, L.L.P.Seal  
NOTARY FOR  
THE CENTRE ON  
SOUTHERN, L.L.P.

BANKUNITED, FSB

Seal  
NOTARY FOR  
BANKUNITED, FSB

SURVEYOR

REVIEWING SURVEYOR

VILLAGE ENGINEER

VILLAGE OF  
ROYAL PALM BEACH

## SOUTHERN PALM CROSSING

LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST.

VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

JANUARY, 2006

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD D. GERTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CENTRE-SOUTHERN, INC., CORPORATE GENERAL PARTNER OF THE CENTRE ON SOUTHERN, 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 17 DAY OF April, 2006.

NOTARY PUBLIC:

PRINT NAME: Laure E. RodriguezMY COMMISSION EXPIRES: November 9, 2007

Laure E. Rodriguez  
Commission #DD25671  
Expires: Nov 08, 2007  
Bonds: Yes  
Atlantic Bonding Co., Inc.

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18442, AT PAGE 409 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO Michael M. Listick AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF April, 2006.

WITNESS: Michael M. Listick BANKUNITED, FSBPRINT NAME: Michael D. StanleyWITNESS: Richard Dale Gertz Jr. BY: Richard Dale Gertz Jr.PRINT NAME: Richard Gertz Jr.

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, Art Brack WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKUNITED, FSB, 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 28<sup>th</sup> DAY OF April, 2006.

NOTARY PUBLIC:

PRINT NAME: Yvonne M. FrenchMY COMMISSION EXPIRES: October 9, 2008COMMISSION NO: FD 360937

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATE: 5/3/06

BY: Wilbur F. Divine  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4190,  
STATE OF FLORIDA

## REVIEWING SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "SOUTHERN PALM CROSSING" AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: May 10, 2006

BY: Norman J. Howard  
NORMAN J. HOWARD, PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NUMBER 5776,  
STATE OF FLORIDA

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL LISTICK, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE CENTRE ON SOUTHERN, L.L.P., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

LISTICK &amp; KRALL, P.A.

BY: Michael M. Listick DATE: April 3, 2006  
MICHAEL LISTICK, FLORIDA BAR NO. 0100620

APPROVAL OF PLAT  
VILLAGE ENGINEER

THIS PLAT IS HEREBY RECOMMENDED FOR APPROVAL AND RECORDING PURSUANT TO THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

BY: Raymond C. Liggins Jr. DATE: 5/18/06  
RAYMOND C. LIGGINS JR., P.E.  
VILLAGE ENGINEER

APPROVAL OF PLAT  
VILLAGE OF ROYAL PALM BEACHSTATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT SOUTHERN PALM CROSSING FOR RECORD.

DATED THIS 18<sup>th</sup> DAY OF MAY, 2006.

BY: David A. Lodwick ATTEST: Mary Anne Gould  
DAVID A. LODWICK, MAYOR MARY-ANNE GOULD, VILLAGE CLERK  
DORIS D. SORDO, ACTING

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK AND MARY ANNE GOULD WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF May, 2006.

Christine Wax  
NOTARY PUBLIC  
PRINT NAME: Christine Wax  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD313108

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, WHICH BEARS S89°02'59"E.
- 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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 18829, PAGE 1909 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

A924 SHEET 1 OF 4

Book 107 pg 185

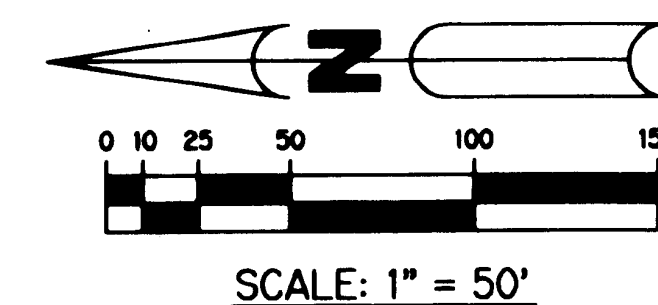


THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674

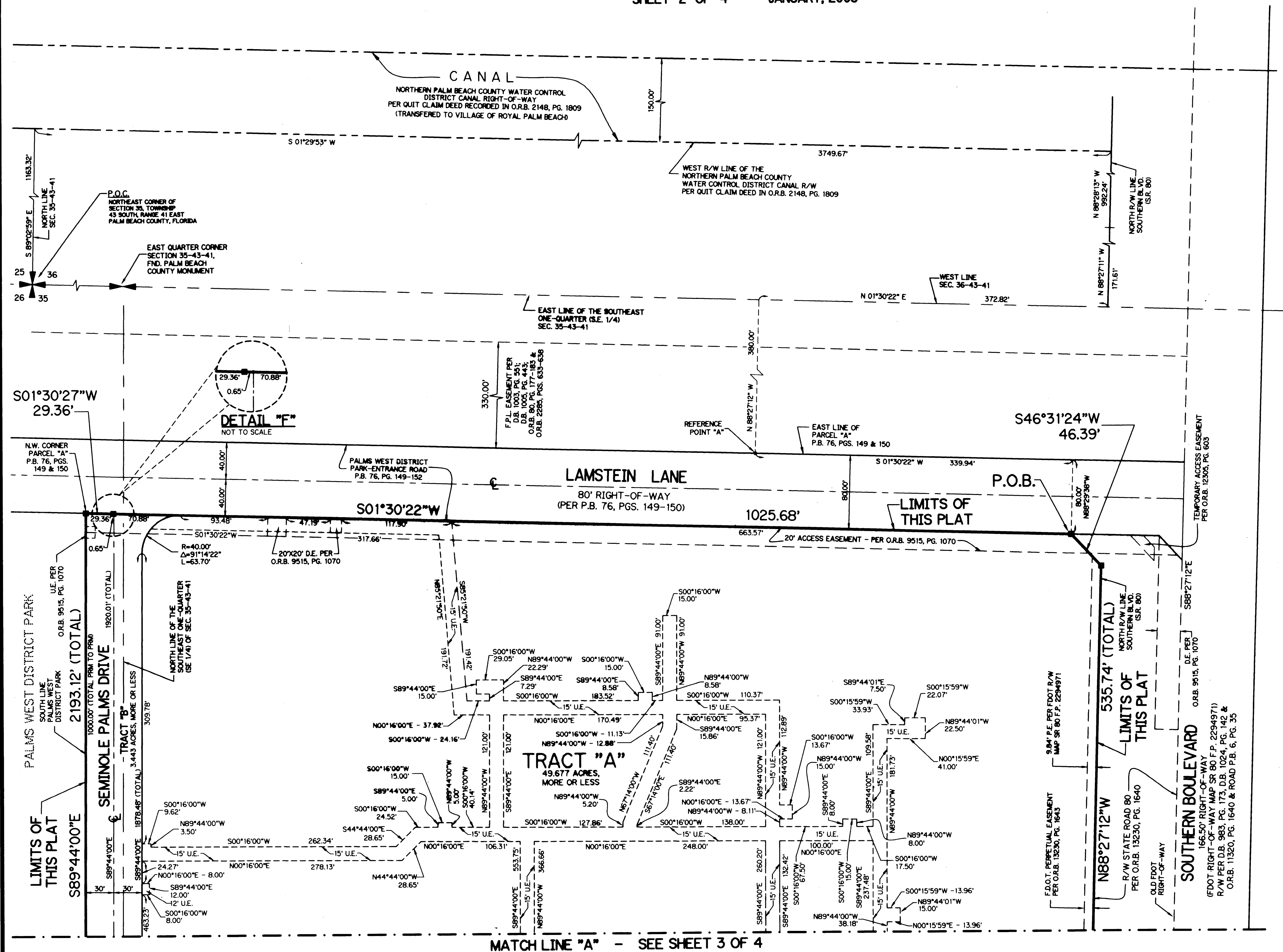
# SOUTHERN PALM CROSSING

LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST.  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY, FLORIDA

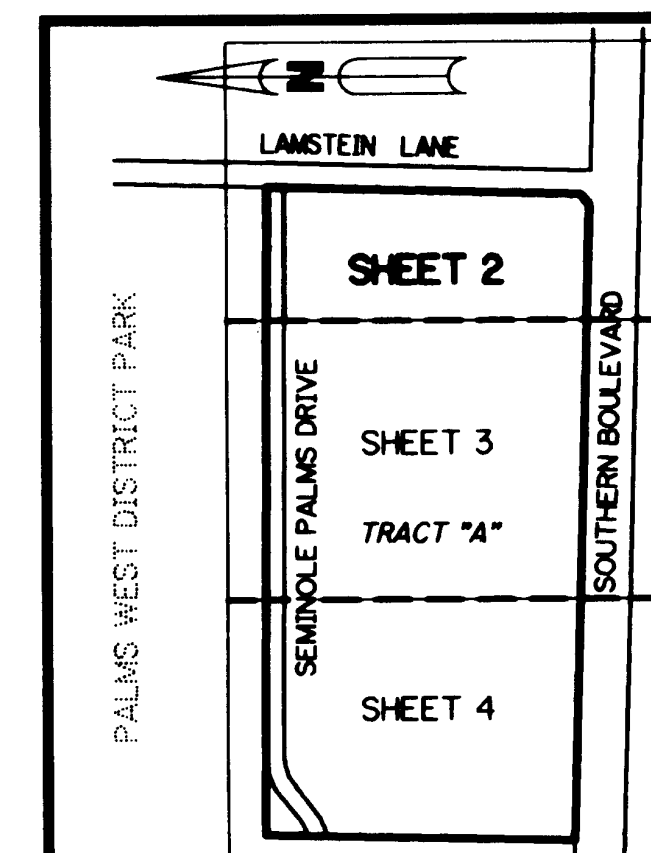
SHEET 2 OF 4 JANUARY, 2005



186



- LEGEND:**
- SET PERMANENT REFERENCE MONUMENT, L.B. #6674
  - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
  - SET PERMANENT CONTROL POINT, L.B. #6674
  - FOUND PERMANENT CONTROL POINT, L.B. #6674
  - △ DELTA ANGLE
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CL CENTERLINE
  - DB DEED BOOK
  - DE DRAINAGE EASEMENT
  - L ARC LENGTH
  - NR NOT RADIAL
  - N.T.S. NOT TO SCALE
  - O.R.B. OFFICIAL RECORD BOOK
  - P.B. PLAT BOOK
  - P.C. POINT OF CURVATURE
  - P.E. PERPETUAL EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - PGS. PAGES
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
  - P.T. POINT OF TANGENCY
  - R RADIUS
  - RAD. RADIAL
  - R/W RIGHT-OF-WAY
  - TYP. TYPICAL
  - U.E. UTILITY EASEMENT



MATCH LINE "A" - SEE SHEET 3 OF 4

A924 SHEET 2 OF 4

Plat Book 107 Pg 186

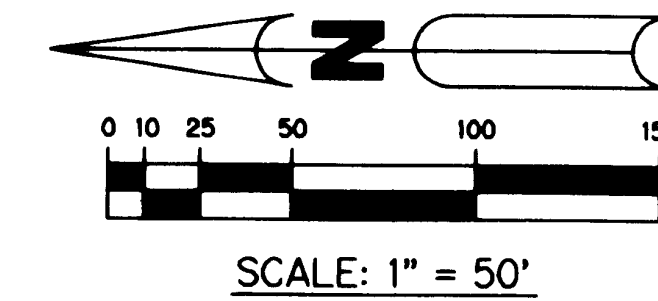


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LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674

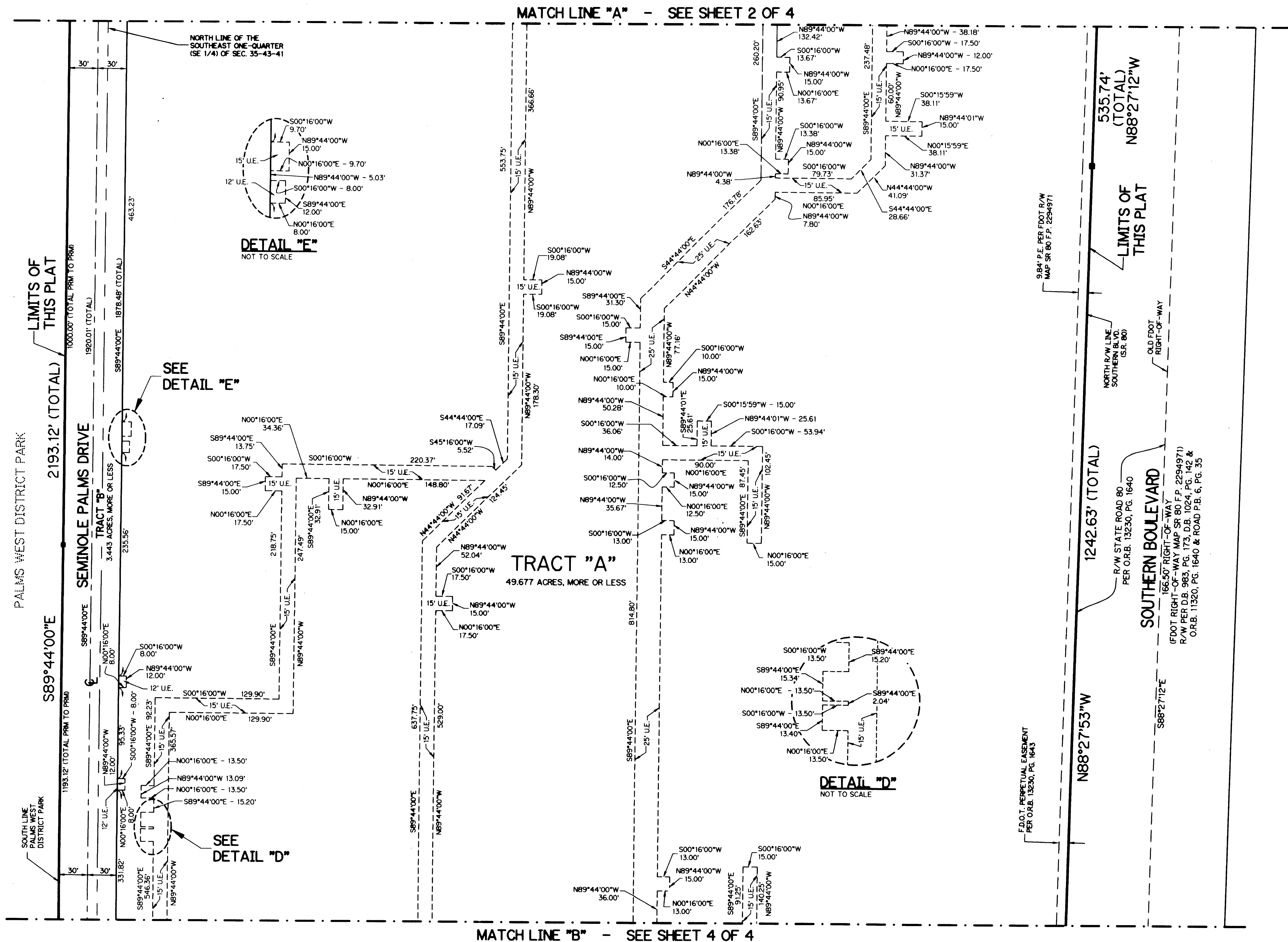
# SOUTHERN PALM CROSSING

LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST.  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY, FLORIDA

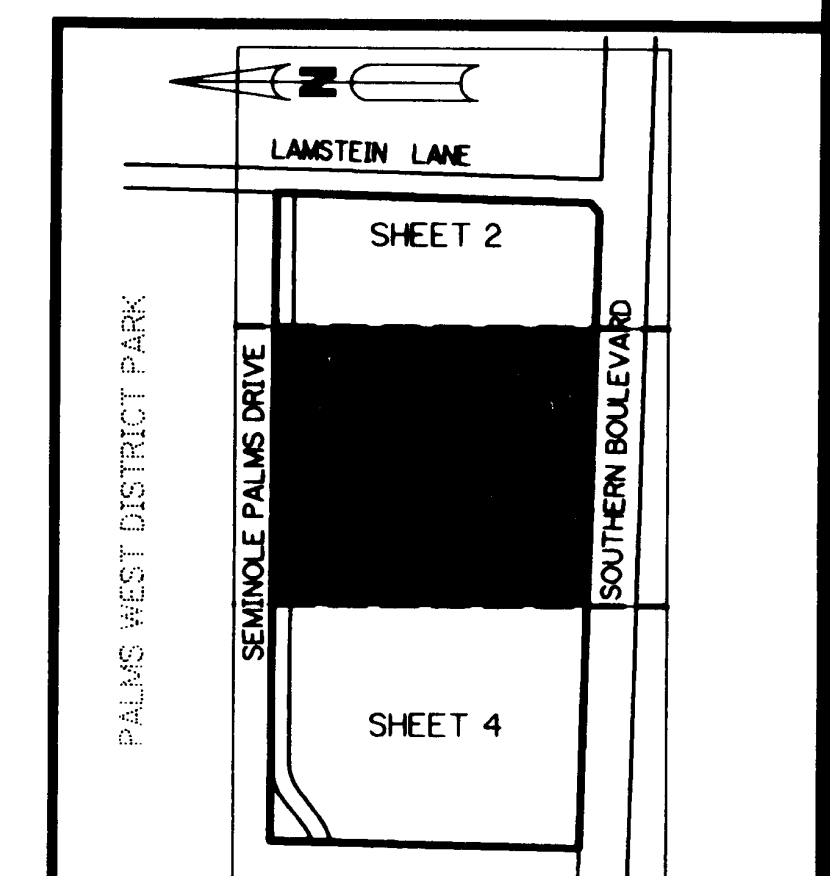
SHEET 3 OF 4 JANUARY, 2005



187



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
  - - SET PERMANENT CONTROL POINT, L.B. #6674
  - - FOUND PERMANENT CONTROL POINT, L.B. #6674
  - Δ - DELTA ANGLE
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - CL - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - NR - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - P.C. - POINT OF CURVATURE
  - P.E. - PERPETUAL EASEMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - P.B. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - P.T. - POINT OF TANGENCY
  - R - RADIUS
  - RAD. - RADIAL
  - R/W - RIGHT-OF-WAY
  - TYP. - TYPICAL
  - U.E. - UTILITY EASEMENT



A924 SHEET 3 OF 4

Plat Book 107 Pg 187

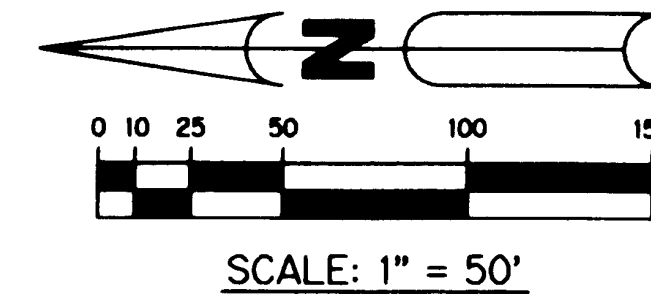


THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
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420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674

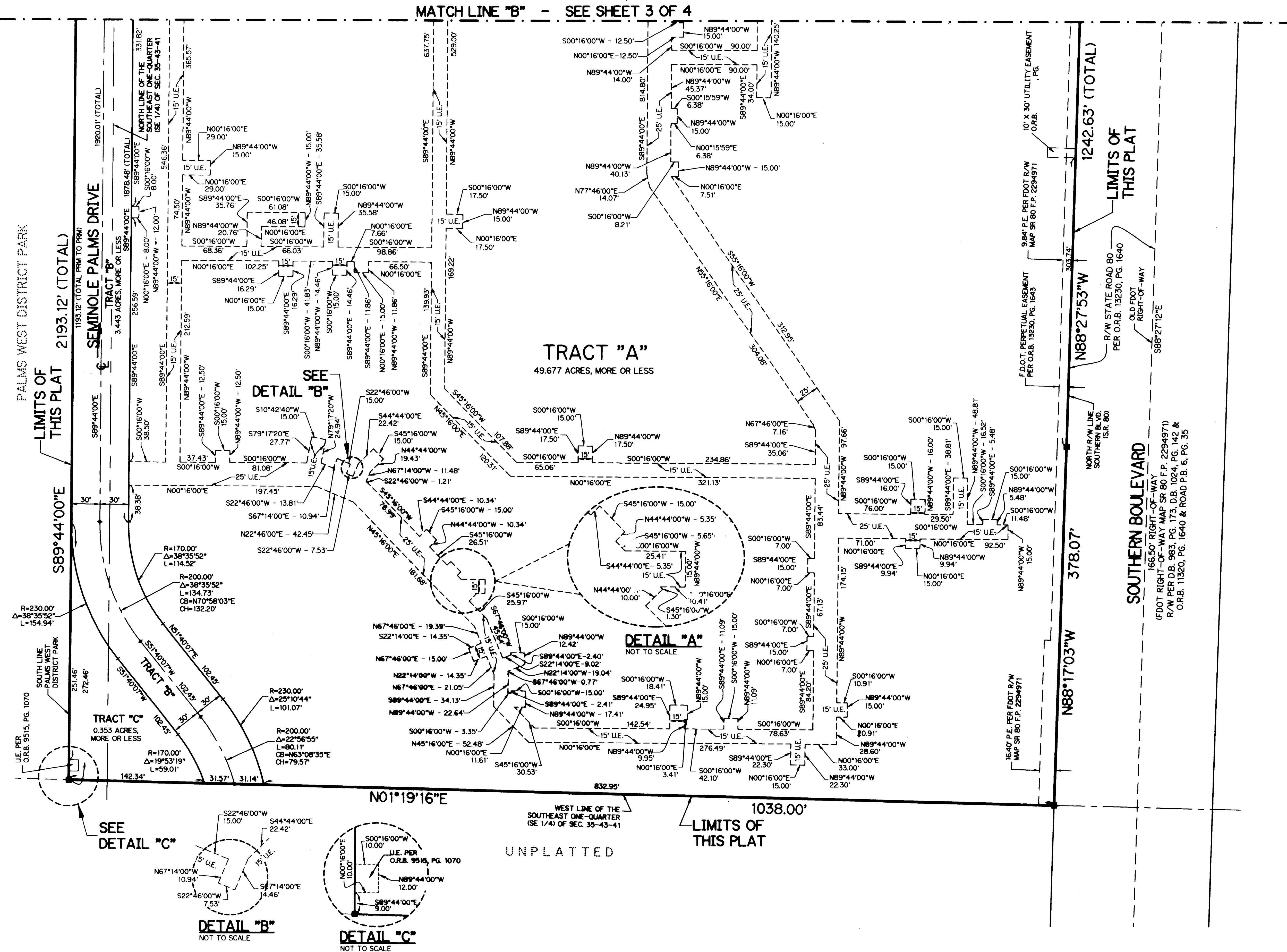
# SOUTHERN PALM CROSSING

LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST.  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY, FLORIDA

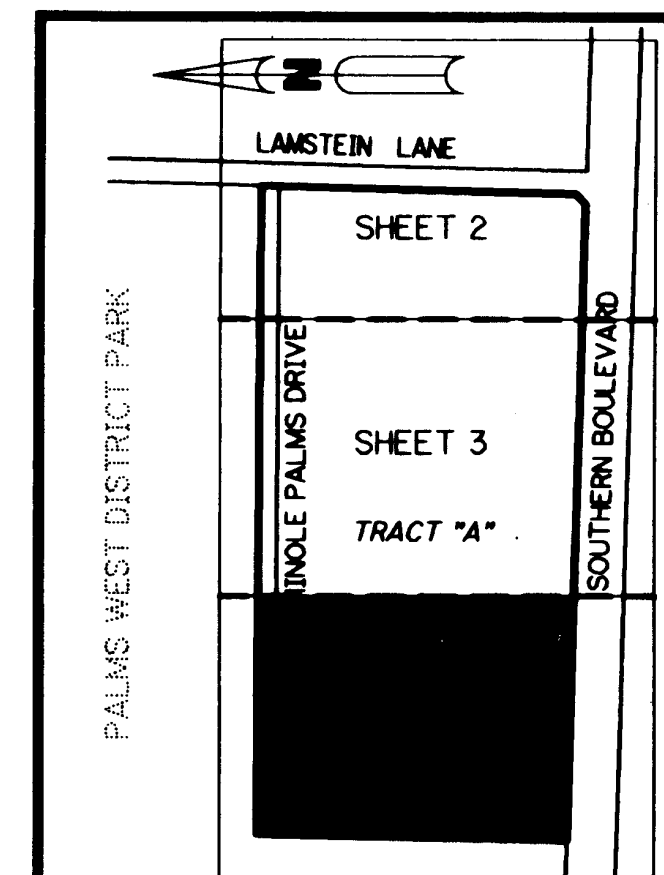
SHEET 4 OF 4 JANUARY, 2005



188



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #6674
  - - SET PERMANENT CONTROL POINT, L.B. #6674
  - - FOUND PERMANENT CONTROL POINT, L.B. #6674
  - Δ - DELTA ANGLE
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - C - CENTERLINE
  - DB - DEED BOOK
  - DE - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - NR - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - P.C. - POINT OF CURVATURE
  - P.E. - PERPETUAL EASEMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - P.S. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - P.T. - POINT OF TANGENCY
  - R - RADIUS
  - RAD. - RADIAL
  - R/W - RIGHT-OF-WAY
  - TYP. - TYPICAL
  - U.E. - UTILITY EASEMENT



A924 SHEET 4 OF 4

Plat Book 107 Pg 188

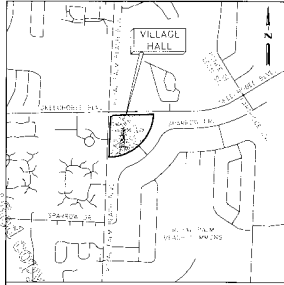


20170183090

170

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:07 PM  
ON 15th DAY OF MAY  
A.D. 2017 AND WAS RECORDED  
IN PLAT BOOK 183 ON  
PAGE 170-171

SHARON R. BOWEN  
CLERK AND CONTROLLER  
BY: *Sharon R. Bowen*  
DEPUTY CLERK



### LOCATION MAP

1" = 1000'

### DESCRIPTION & DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned, the Village of Royal Palm Beach, a Florida Municipal Corporation, owner of the land shown hereon, as Village Hall and described as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

BEARING AT THE NORTHWEST CORNER OF LOT 1, BLOCK M OF THE WALLONS AS RECORDED IN PLAT BOOK 20, PAGE 120 OF THE PALM BEACH COUNTY RECORDS (P.B.C.R.), AND LING IN THE EAST 100' OF THE WAY LINE OF ROYAL PALM BEACH BOULEVARD AS RECORDED IN PLAT BOOK 26, PAGE 102 P.B.C.R.

THENCE NORTH 02°00'41" EAST, 89.84 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD TO THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK (O.R.B.) 6132, PAGE 306 P.B.C.R.

THENCE SOUTH 87°50'38" EAST, 20.30 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD TO A POINT.

THENCE NORTH 46°30'20" EAST, 55.22 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD TO THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS RECORDED IN O.R.B. 6132, PAGE 306 P.B.C.R.

THENCE NORTH 88°18'05" EAST, 332.40 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD AND BEING 55.00 FEET SOUTH OF AND PARALLEL TO THE ORIGINAL CENTERLINE OF SAID OKEECHOBEE BOULEVARD AS RECORDED IN ROAD BOOK 4, PAGE 19 P.B.C.R. TO A POINT.

THENCE NORTH 87°50'38" EAST, 250.07 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD TO A POINT.

THENCE NORTH 88°18'05" EAST, 330.12 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD AND BEING 55.00 FEET SOUTH OF AND PARALLEL TO THE ORIGINAL CENTERLINE OF SAID OKEECHOBEE BOULEVARD TO THE NORTHWEST CORNER OF LOT 23, BLOCK L OF SAID THE WALLONS.

THENCE IN A SOUTHWESTERLY DIRECTION, 1338.1 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, BEING A NORTH LINE OF SAID THE WALLONS, AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 86°58'57", AND A CHORD BEARING SOUTH 46°15'55" WEST, 1376.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.22 ACRES (700.88 SQUARE FEET) MORE OR LESS.

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

1. LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, "S" SUCCESSORS AND ASSIGNS FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THESE LOTS, INCLUDING FUTURE AMENDMENTS. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

2. LOT 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. THE 65' WIDE DRAINAGE EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT, AND IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS.

4. THE 10' WIDE SEWER LATERAL EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT, AND IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE PROPERTY OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF THE SANITARY SEWER SERVICE IN THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS.

5. THE ACCESS EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT, AND IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE PROPERTY OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE LAND UNDERLYING THE EASEMENT. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, VILLAGE OF ROYAL PALM BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS VILLAGE SEAL TO BE AFFIXED HERETO THIS 15th DAY OF MAY, 2017.

BY: *Fred Pinto* VILLAGE OF ROYAL PALM BEACH  
MAYOR A FLORIDA MUNICIPAL CORPORATION

WITNESS: *Diane D'Santo* VILLAGE CLERK  
WITNESS: *Christina A. Marini* VILLAGE ENGINEER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED PINTO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MAY, 2017.

MY COMMISSION EXPIRES: May 18, 2018 NOTARY PUBLIC: *Christina A. Marini*

PRINT NAME: *Christina A. Marini*

COMMISSION NO. *FFC082464*



### VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY ADOPTS THE DEDICATIONS TO SAID VILLAGE OF ROYAL PALM BEACH AS SHOWN AND SHOWN HEREON AND APPROVED THIS PLAT FOR RECORD.

DATED THIS 15th DAY OF MAY, 2017.

VILLAGE OF ROYAL PALM BEACH  
A FLORIDA MUNICIPAL CORPORATION

BY: *Fred Pinto*  
MAYOR

ATTEST: *Diane D'Santo*  
VILLAGE CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

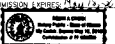
BEFORE ME PERSONALLY APPEARED FRED PINTO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MAY, 2017.

MY COMMISSION EXPIRES: May 18, 2018 NOTARY PUBLIC: *Christina A. Marini*

PRINT NAME: *Christina A. Marini*

COMMISSION NO. *FFC082464*



### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 545, IN ACCORDANCE WITH SEC. 177.07(2) S.F.S. THIS

DATE OF MAY, 2017.

BY: *Christina A. Marini*  
CHRISTOPHER A. MARINI, P.E., 60466  
VILLAGE ENGINEER

SUMMARY INFORMATION - NAMES	
SUBDIVISION:	VILLAGE HALL
OWNER:	VILLAGE OF ROYAL PALM BEACH 1332 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FL 33411
AGENT:	CHRISTOPHER A. MARINI, P.E. VILLAGE OF ROYAL PALM BEACH 1332 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FL 33411
INDORER:	CHRISTOPHER A. MARINI, P.E. VILLAGE OF ROYAL PALM BEACH 1332 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FL 33411
SURVEYOR:	ERDMAN ANTHONY 3408 OKEECHOBEE BLVD., SUITE 200 WEST PALM BEACH, FL 33417

SUMMARY INFORMATION - PLAT DATA	
TOTAL ACRES:	16.226 ACRES
NUMBER OF LOTS:	3 LOTS
NAMES OF STREETS:	N/A
LINEAL FEET IN STREETS:	N/A
APPROXIMATE LOT DIMENSIONS:	LOT 1 - 960' x 650' LOT 2 - 305' x 225'
APPROXIMATE LOT SIZE:	LOT 1 - 14,868 ACRES LOT 2 - .3545 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JENNIFER C. ASHTON, ESQ., A BAREY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY TO BE ACCORD TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES HAVE BEEN PAID OR RELEASED BY RECORDS NOT OTHERWISE TERMINATED BY AN ARE SHOWN HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: *May 15, 2017*  
JENNIFER C. ASHTON, ESQ.  
ATTORNEY, STATE OF FLORIDA

### SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON THE SECTION LINE (IN 88°18'05" E) AS REFERENCED ON TRACT ONE-FIFTY AS RECORDED IN PLAT BOOK 68, PAGE 43 OF THE PALM BEACH COUNTY RECORDS. ALL OTHER BEARINGS ARE RELATIVE THERE TO.
- LINEAR UNITS ARE U.S. SURVEY FEET.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' ON DWG. 111.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASING BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH CONSTRUCTION.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, INTERESTS/VEHICLES EASEMENTS SHALL HAVE FOURTH 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.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### SURVEYOR'S CERTIFICATION

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("C.P.") AND MONUMENTS AS REQUIRED BY SECTION 177.091 (8), FLORIDA STATUTES HAVE BEEN PLACED, AND FURTHER, THAT THE SURVEY DATA AND THAT COMPLETES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BY: *Erman Anthony*  
ERDMAN ANTHONY, SURVEYOR AND MAPPER  
LICENSE NUMBER 15889  
LICENSE BUSINESS NUMBER 187334  
STATE OF FLORIDA

5-1-2017  
DATE

SHEET 1 OF 2

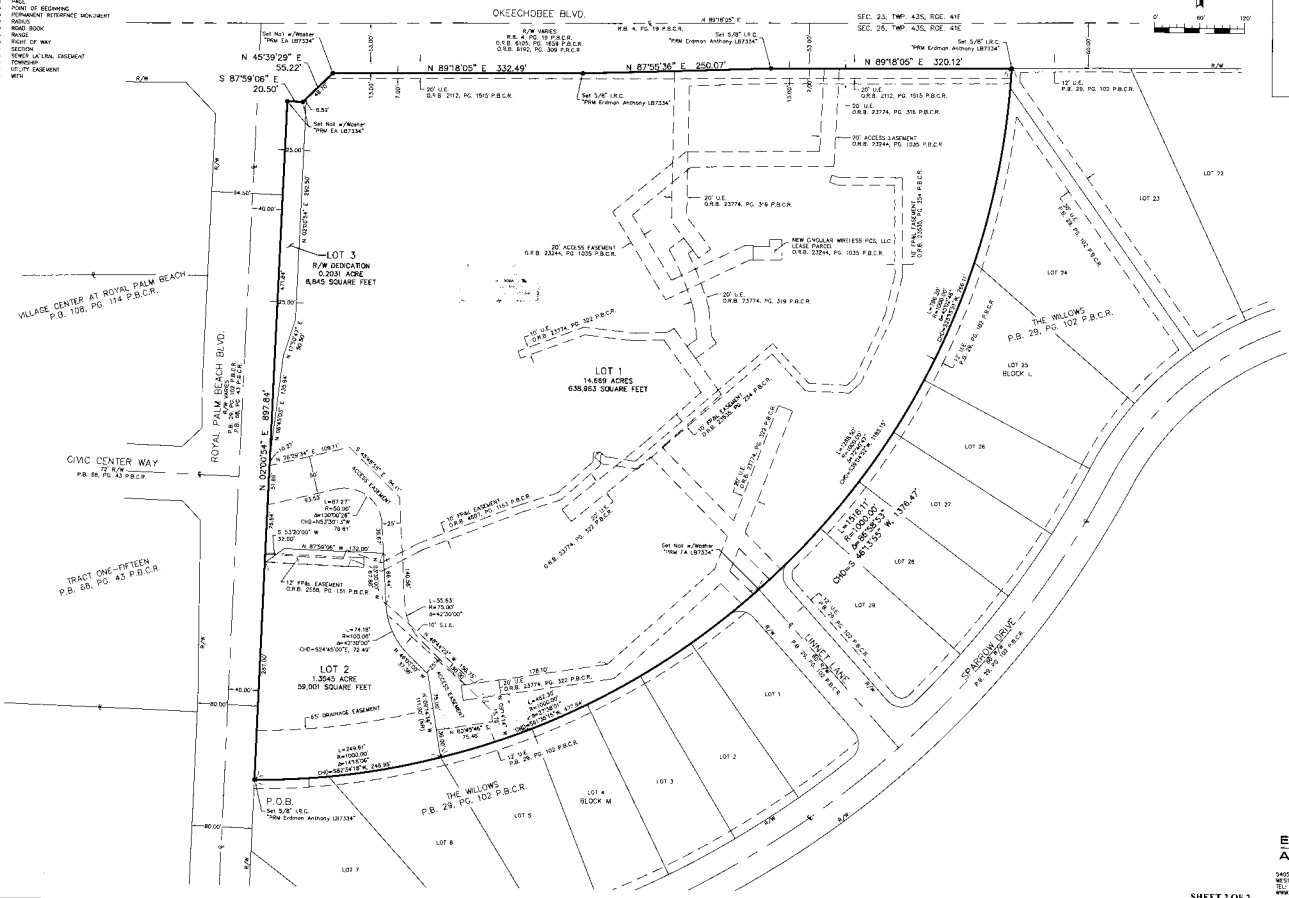


**ABBREVIATIONS:**

- C = CENTERLINE
- CL = CENTERLINE
- DA = DEED AND
- FL = FLORIDA POWER AND LIGHTING
- FLC = FLORIDA LAND COMPANY
- FLM = FLORIDA MARINE
- FLS = FLORIDA LAND SURVEY
- FLU = FLORIDA LAND UTILITIES
- FLV = FLORIDA LAND VEHICLES
- FLW = FLORIDA LAND WATER
- FLX = FLORIDA LAND EXCHANGE
- FLY = FLORIDA LAND YACHTS
- FLZ = FLORIDA LAND ZONING
- FLA = FLORIDA LAND ASSOCIATION
- FLB = FLORIDA LAND BANK
- FLC = FLORIDA LAND COMPANY
- FLM = FLORIDA MARINE
- FLS = FLORIDA LAND SURVEY
- FLU = FLORIDA LAND UTILITIES
- FLV = FLORIDA LAND VEHICLES
- FLW = FLORIDA LAND WATER
- FLX = FLORIDA LAND EXCHANGE
- FLY = FLORIDA LAND YACHTS
- FLZ = FLORIDA LAND ZONING
- FLA = FLORIDA LAND ASSOCIATION
- FLB = FLORIDA LAND BANK

**VILLAGE HALL**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
APRIL 2017

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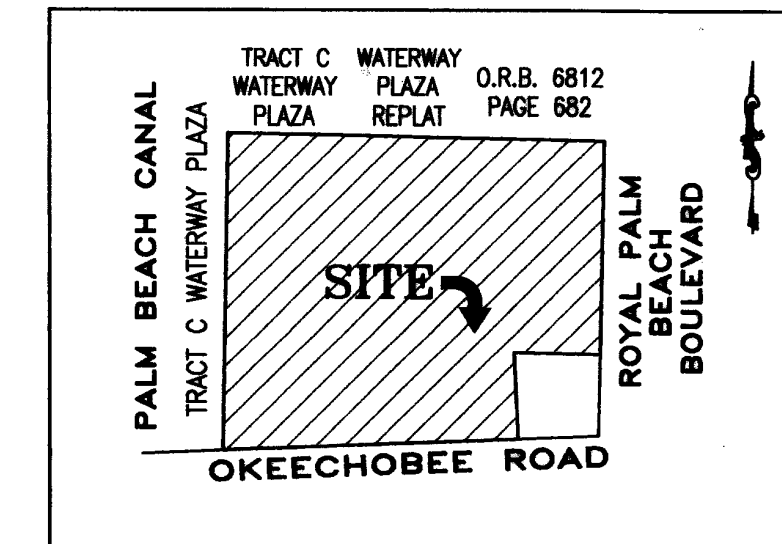


# VILLAGE ROYALE SHOPPING CENTER PLAT

OCTOBER 2001

BEING A REPLAT OF A PORTION OF TRACT "C" OF THE PLAT OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



LOCATION MAP  
(NOT TO SCALE)

COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 1:28 P.M.,  
This 5 day of February 2004.  
and duly recorded in Plat Book No. 101  
on page 34 thru 35  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]*



## DEDICATION AND RESERVATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE ROYALE PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLAGE ROYALE SHOPPING CENTER PLAT", DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", HAWTHORN II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°10'42" EAST, ALONG THE NORTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD, AS DESCRIBED IN OFFICIAL RECORD BOOK 1478, PAGE 438 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 200.22 FEET TO THE SOUTHEAST CORNER OF TRACT "C", PLAT OF WATERWAY PLAZA, AS RECORDED IN PLAT BOOK 69, PAGE 88 OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING;

THENCE NORTH 01°36'46" EAST, ALONG A LINE 935.92 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD AS SHOWN ON THE PLAT OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 OF THE SAID PUBLIC RECORDS, AND AS NOW LAID OUT AND IN USE, A DISTANCE OF 796.17 FEET; THENCE SOUTH 88°23'14" EAST A DISTANCE OF 935.92 FEET TO THE INTERSECTION THEREOF WITH THE SAID WEST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE SOUTH 01°36'46" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 537.19 FEET; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 215.35 FEET; THENCE SOUTH 01°49'18" EAST, A DISTANCE OF 215.35 FEET TO THE INTERSECTION THEREOF WITH THE SAID NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE SOUTH 88°10'42" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 734.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 675,180 SQUARE FEET OR 15.50 ACRES, MORE OR LESS.

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

PARCEL 1, PARCEL 2 AND PARCEL 3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VILLAGE ROYALE PROPERTIES L.L.C., FOR DEVELOPMENT AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE ROYALE PROPERTIES L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

SUBJECT TO A DEED OF DECLARATION RECORDED IN O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_, PALM BEACH COUNTY PUBLIC RECORDS.

IN WITNESS WHEREOF, I DO HEREUNTO SET MY HAND AND SEAL THIS 19<sup>th</sup> DAY OF DECEMBER, 2001.

VILLAGE ROYALE PROPERTIES L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: MILES G. CARTER, AUTHORIZED MEMBER

WITNESS: *Patrice Varzelle* BY: *Miles G. Carter*  
PRINTED NAME: **PATRICE VARZELLE** MILES G. CARTER, AUTHORIZED MEMBER

## ACKNOWLEDGMENT:

STATE OF OHIO  
COUNTY OF Cuyahoga

BEFORE ME PERSONALLY APPEARED MILES G. CARTER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF December, 2001.

*Norman J. Howard*  
NOTARY PUBLIC, STATE OF OHIO

COMMISSION NUMBER N/A

MY COMMISSION EXPIRES: NO EXPIRATION DATE  
Attorney at Law O.R.C. §147.03

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, ATTORNEYS TITLE INSURANCE FUND INC., AS DULY LICENSED 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 TO VILLAGE ROYALE PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11-26-02

*Robert D. Jones*  
NAME: **ROBERT D. JONES**  
TITLE: **Attorney at Law**

## MORTGAGEE'S CONSENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1478, PAGE 438 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\*P.N.C. BANK, N.A.  
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]*

BY: *C.J. Siggle*  
NAME-TITLE: **C.J. Siggle**  
**Servicing Officer**  
**& Exec. V.P.**

WITNESS: *[Signature]*

## ACKNOWLEDGMENT:

STATE OF Missouri  
COUNTY OF Jackson

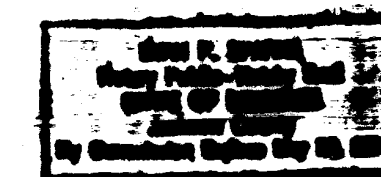
BEFORE ME PERSONALLY APPEARED C.J. Siggle WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. V.P. & Servicing Officer P.N.C. BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 19<sup>th</sup> DAY OF February, 2002.

NOTARY PUBLIC STATE OF Missouri

COMMISSION NUMBER N/A

MY COMMISSION EXPIRES: 5/22/05



## CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED. NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: *Norman J. Howard* DATE: MAY 5, 2003  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE NO. 5776

## VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

## VILLAGE COUNCIL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: *David A. Lodwick*  
DAVID A. LODWICK, MAYOR

## VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: *Raymond C. Liggins Jr.*  
RAYMOND C. LIGGINS JR., P.E., VILLAGE ENGINEER

## ATTEST:

BY: *Mary Ann Gould*  
MARY ANN GOULD, VILLAGE CLERK

## AREA SUMMARY:

PARCEL 1	26,353.80 SQUARE FEET OR 0.605 ACRES ±
PARCEL 2	28,662.48 SQUARE FEET OR 0.658 ACRES ±
PARCEL 3	620,163.72 SQUARE FEET OR 14.24 ACRES ±
TOTAL AREA	675,180.90 SQUARE FEET OR 15.50 ACRES ±

## NOTES:

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 THIS COUNTY.

BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH FLORIDA ZONING CODE.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, WHICH BEARS SOUTH 88°10'42" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

LINE WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

THIS INSTRUMENT PREPARED BY: THOMAS J. BARRY IN AND FOR THE OFFICE OF CARNEY-NEUHAUS INC., 11911 US HIGHWAY ONE, SUITE 120 PALM BEACH GARDENS, FL. 33408.

## LEGEND AND ABBREVIATIONS:

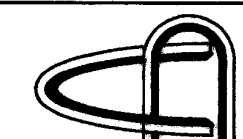
PG	PAGE
FND	FOUND
O/S	OFFSET
PB	PLAT BOOK
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
CM	CONCRETE MONUMENT
O.R.B.	OFFICIAL RECORD BOOK
F.P.L.	FLORIDA POWER AND LIGHT
LB #	LAND SURVEY BUSINESS NUMBER
PRM	PERMANENT REFERENCE MONUMENT
●	DENOTES SET IRON ROD & PLASTIC CAP NO. LB6770
■	DENOTES SET 4" X 4" CONCRETE MONUMENT NO. LB6770

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

*Thomas J. Barry* (12/17/01)  
THOMAS J. BARRY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4695

## VILLAGE ROYALE SHOPPING CENTER PLAT



CARNEY-NEUHAUS, INC.

11911 U.S. HIGHWAY 1, SUITE 120  
PALM BEACH GARDENS, FL 33408  
TEL: (561) 955-1327  
FAX: (561) 955-1428  
EMAIL: CARNEY@CARNEY.COM

FIELD	PROJ. # 86-099	F.B.	PG.
OFFICE LDS	DATE: 8-15-01	DWG. NO. COVER	
C'KD: DOC	REF:	SHEET: 1 of 2	

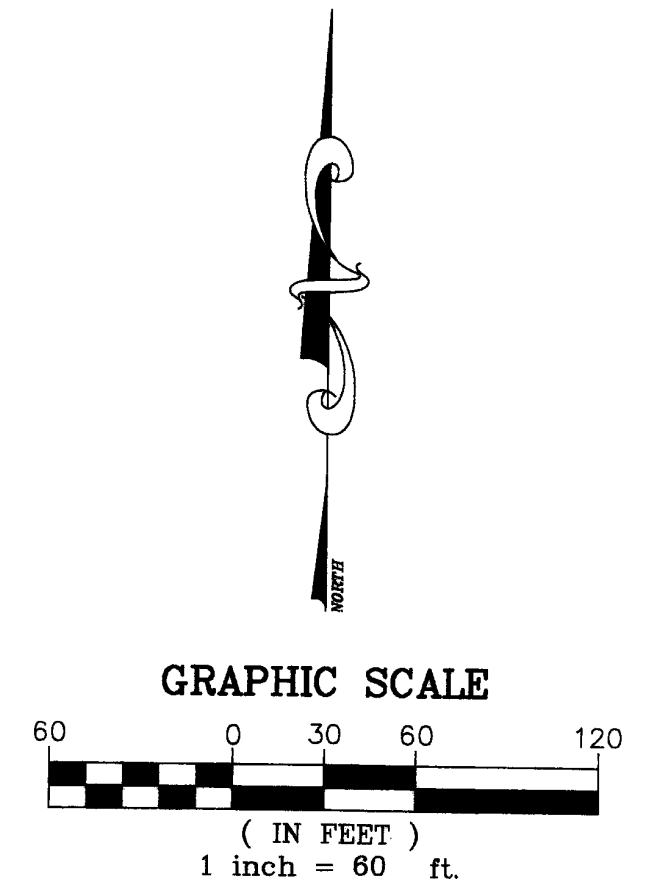
This is not a certified copy



## 35

BEING A REPLAT OF A PORTION OF TRACT "C" OF THE PLAT OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGES 26  
THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

This is not a certified copy



11911 U.S. HIGHWAY 1, SUITE 120  
PALM BEACH GARDENS, FL 33408  
TEL: (561)822-1300  
FAX: (561)822-1428

3050 BISCAYNE BOULEVARD, SUITE 200  
MIAMI, FL 33137  
TEL: (305)578-9990  
FAX: (305)578-9950

4101 N. ANDREWS AVE., SUITE 213  
FORT LAUDERDALE, FL 33309  
TEL: (954)565-0630  
FAX: (954)565-3824

FIELD	PROJ. # 86-099	F.B.	PG.
OFFICE LDS	DATE: 08-13-01	DWG. NO.	COVER
C'KD: DOC	REF:	SHEET:	2 of 2



The Canals as shown hereon are the maintenance responsibility of the Indian Trail Water Control District, however at the option of the Village of Royal Palm Beach, which option may be exercised only with the consent of the Village Council of the Village of Royal Palm Beach or the governing body of any Governmental Agency having legal jurisdiction over the land encompassed by this plat, the Canals may be taken over for maintenance purposes.

Indian Trail Water Control District

President: Hubert L. Kaplan

- 1 ITS TANGENT LYING ON A BEARING S. 57° 35' 05" W.
- 2 ITS TANGENT LYING ON A BEARING S. 1° 12' 58" W.
- 3 ITS TANGENT LYING ON A BEARING N. 87° 44' 10" W.

# "The Willows"

VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Sections 23 and 26, Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

SHEET 1 of 5 SHEETS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ROYAL PALM BEACH COLONY, INC., a Florida Corporation, the owner of a parcel of land in Sections 23 and 26, Township 43 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Southeast corner of said Section 23; thence S. 88° 10' 42" W. along the South line of said Section 23, a distance of 380.54 feet, to the POINT OF BEGINNING; thence N. 01° 10' 41" E. along a line parallel with and 380 feet west of the East line of said Section 23, a distance of 662.20 feet, to the southerly right-of-way line of Okeechobee Road (as monumented and Recorded in O.R. Book 1478, Page 438, Public Records of Palm Beach County, Florida); said point being on a curve concave to the Southeast, having a radius of 3146.89 feet and a central angle of 01° 15' 45"; thence Southwesterly along the arc of said curve and said right-of-way line of Okeechobee Road, a distance of 69.34 feet, to the P.T. of said curve; thence S. 56° 19' 20" W. a distance of 650.02 feet to the P.C. of a curve concave to the Northwest, having a radius of 2260.04 feet and a central angle of 31° 51' 22"; thence Southwesterly along the arc of said curve, a distance of 1237.66 feet, to the P.T. of said curve; thence S. 88° 10' 42" W. a distance of 841.99 feet, to a point on a curve concave to the Northwest, having a radius of 1000 feet and a central angle of 27° 23' 54"; thence Southwesterly along the arc of said curve a distance of 1525.39 feet; thence N. 0° 54' 26" E. a distance of 948.05 feet, more or less, to the Southerly right-of-way line of Okeechobee Road; thence S. 88° 10' 42" W. along said right-of-way line, a distance of 80.09 feet; thence S. 0° 54' 26" W. a distance of 3055.73 feet, to the North line of Tract A, GOLF ESTATES, as recorded in Plat Book 28 at Page 92, Public Records of Palm Beach County, Florida; thence East along the North line of said plat, a distance of 40 feet; thence S. 0° 54' 26" W. along the East line of said plat, a distance of 1190.15 feet; thence South, continuing along said East line, a distance of 1001.75 feet, to a point 65 feet North of the South line of said Section 26, said point also being the North line of SECTION 2 PALM BEACH COLONY, as recorded in Plat Book 26, Pages 108-110, Public Records of Palm Beach County, Florida; thence N. 89° 08' 37" E. along the North line of said plat, a distance of 1261.35 feet to the Northeast corner of said plat; thence Southerly along the East line of said plat, a distance of 65 feet, to the South 1/4 corner of said Section 26; thence N. 89° 08' 37" E. along the South line of said Section 26, a distance of 2281.40 feet, more or less, to a point being 380.25 feet West of the Southeast corner of said Section 26; thence N. 01° 13' 51" E. along a line parallel with and 380 feet West of the East line of said Section 26, a distance of 5426.45 feet to the POINT OF BEGINNING. EXCEPT, that part described as follows: Commence at the South 1/4 corner of said Section 26; thence S. 89° 08' 37" E. along the South line of said Section 26, a distance of 121.34 feet; thence North, a distance of 431.15 feet, to the actual point of beginning of the exception to be described; thence N. 89° 08' 37" E. a distance of 2424.90 feet; thence N. 50° 41' 13" E. a distance of 744.80 feet; thence N. 01° 13' 51" E. a distance of 1720.00 feet to a point on a curve concave to the Northeast, having a radius of 554.66 feet and a central angle of 28° 58' 01"; thence Northwesterly along the arc of said curve a distance of 780.42 feet to the P.T. of said curve; thence N. 58° 46' 09" W. a distance of 441.86 feet, to the P.C. of a curve concave to the Northeast, having a radius of 520 feet and a central angle of 00° 00' 00"; thence Northwesterly, North and Northwesterly along the arc of said curve, a distance of 544.54 feet, to the P.T. of said curve; thence N. 01° 13' 51" E. a distance of 657.46 feet; thence N. 88° 40' 09" W. a distance of 610 feet; thence N. 01° 13' 51" E. a distance of 300.18 feet; thence S. 88° 40' 09" W. a distance of 122.50 feet; thence N. 01° 13' 51" E. a distance of 95 feet; thence S. 88° 10' 42" W. a distance of 57.74 feet; thence N. 01° 49' 18" W. a distance of 220 feet; thence S. 88° 10' 42" W. a distance of 142.25 feet, to the P.C. of a curve concave to the Southeast, having a radius of 80 feet and a central angle of 62° 00' 56"; thence Southwesterly along the arc of said curve, a distance of 86.59 feet, to the P.C. of a curve concave to the Northwest, having a radius of 1010 feet and a central angle of 41° 01' 06"; thence Southwesterly along the arc of said curve, a distance of 1152.61 feet, to the P.T. of a curve concave to the Southeast, having a radius of 80 feet and a central angle of 06° 16' 26"; thence Southwesterly along the arc of said curve a distance of 92.54 feet to the P.T. of said curve; thence S. 0° 54' 26" W. a distance of 1073.54 feet, to the P.C. of a curve concave to the Northwest, having a radius of 150 feet and a central angle of 20°; thence Southwesterly, West and Northwesterly along the arc of said curve a distance of 235.62 feet, to the P.T. of said curve; thence N. 89° 08' 37" E. a distance of 410 feet; thence S. 0° 54' 26" W. a distance of 1529.83 feet; thence South, a distance of 634.69 feet to the POINT OF BEGINNING OF EXCEPTION.

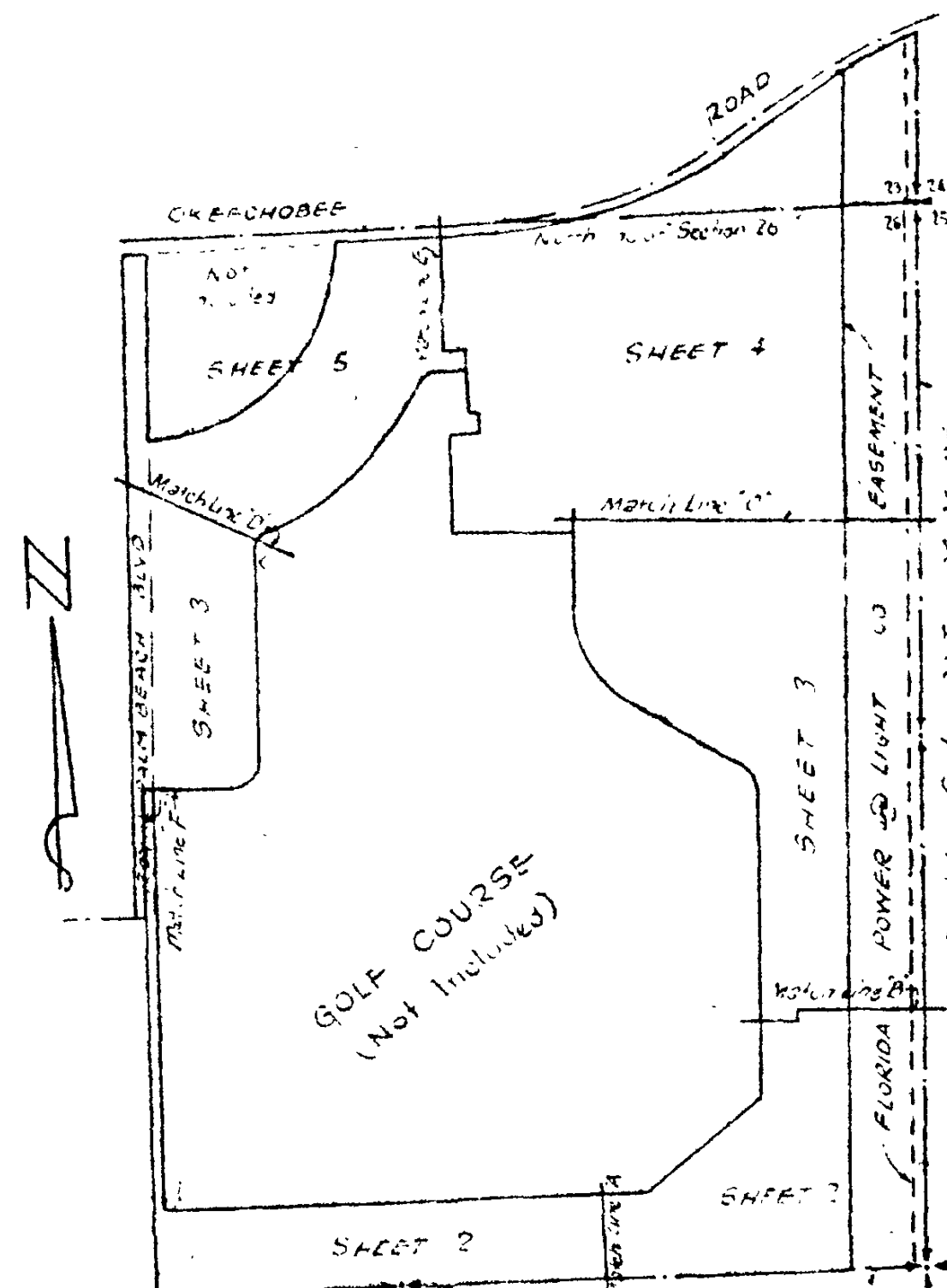
Has caused the same to be surveyed and plotted. The Boulevards, Roads, Lanes, Avenues, Parkways, Courts, Parks, Drives, Streets and Canals are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Secretary, and its Corporate Seal affixed hereto, by and with the authority of its Board of Directors, this 31st day of May, A.D. 1971.

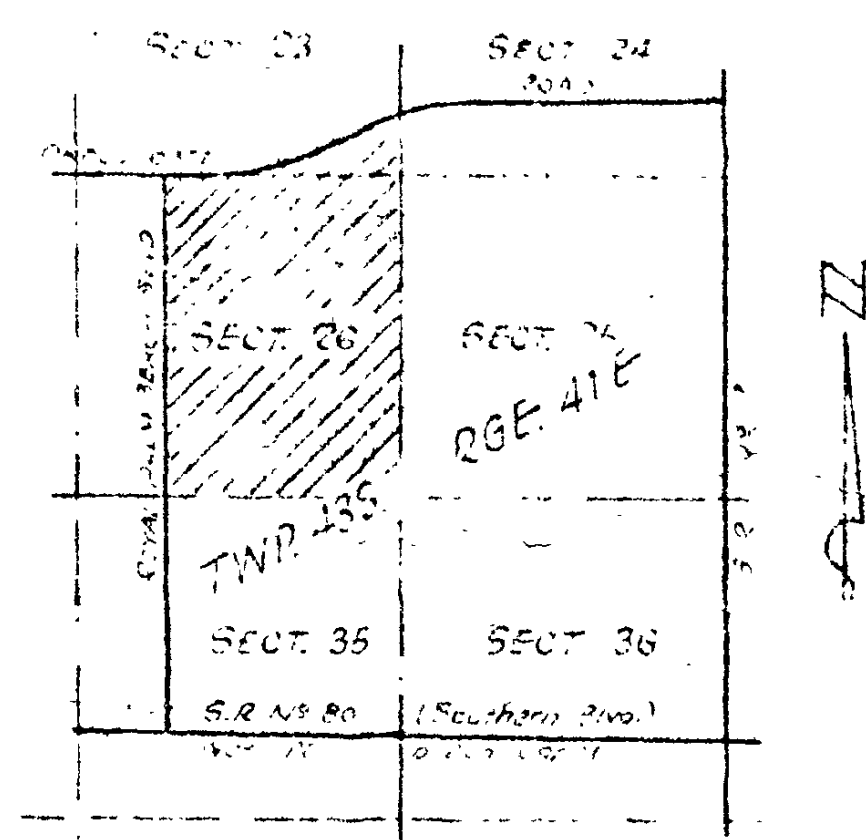
ATTEST: Steven Gordon  
Secretary  
Steven Gordon

ROYAL PALM BEACH COLONY, INC.

Hubert L. Kaplan  
President  
Hubert L. Kaplan



SHEET DESIGNATION SKETCH



LOCATION MAP

NOTE:  
All Street Front Building Set back lines are 25' unless otherwise noted.  
All corner radii are 25' unless otherwise shown.

This instrument prepared by:  
MILLER & THARP, INC.  
Registered Land Surveyors  
416 S.W. 1st Street  
West Palm Beach, Florida  
R.T. O'Connell

NOTE:  
DEDICATION OF CANAL EASEMENTS IS NOT TO BE CONSIDERED AS AN AGREEMENT TO ACCEPT MAINTENANCE OF CANALS BY THE VILLAGE OF ROYAL PALM BEACH.

## JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1893, PAGE 1618, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED WALTER E. HELLER, COMPANY OF FLORIDA, IN THE PRESENCE OF:

John B. Dunkle Clerk  
Marie R. Jennings Deputy Clerk

ATTEST: Marie R. Jennings Deputy Clerk

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF MAY, 1971.

MY COMMISSION EXPIRES 12-26-73

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, Edmund Roth, Notary Public, authorized to administer oaths and take acknowledgements, Hubert L. Kaplan and Steven Gordon, President and Secretary, respectively, of ROYAL PALM BEACH COLONY, INC., a Florida Corporation, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said corporation, by and with the authority of its Board of Directors, for the purpose therein expressed, and that their act and deed was the act and deed of said corporation.

WITNESS my hand and official seal at West Palm Beach, County of Palm Beach, State of Florida, this 31st day of May, A.D. 1971.

Edmund Roth  
Notary Public

My Commission Expires June 1st 1972

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing described property and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been set as required by law.

Dickson & Shaver  
Registered Land Surveyor  
Florida Certificate No. 2086

Subscribed and sworn to before me this 8th day of April, A.D. 1971.

Glenda A. Lefavor  
Notary Public

My Commission Expires March 10th, 1973

APPROVED Aug 10, 1971

Board of County Commissioners  
Palm Beach County, Florida

ATTEST: John B. Dunkle, Clerk  
Board of County Commissioners  
By Marie R. Jennings, Deputy Clerk

By John B. Dunkle, Chairman  
By Marie R. Jennings, County Engineer

APPROVED John B. Dunkle

John B. Dunkle  
Mayor  
Village of Royal Palm Beach

ATTEST: Juanita Kable

Juanita Kable  
Village Clerk

APPROVED BY R.C. Hill

R.C. Hill  
Village Engineer

THIS IS TO CERTIFY, THAT ON 12-26-73 THE ROYAL PALM BEACH PLANNING AND ZONING COMMISSION APPROVED THE ABOVE PLAT.

John B. Dunkle  
DIRECTOR

THE WILLOWS  
IN SECTIONS 23 & 26, TWP. 43 S., RGE. 41 E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

WOOD BEARD & ASSOC. INC.  
CONSULTING ENGINEERS

Fort Pierce, Florida

SCALE 1"=100' DESIGNED R.W. DATE 10/10/71 CHECKED R.W. DATE 10/10/71



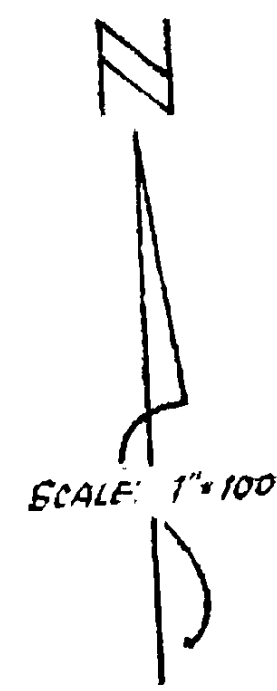
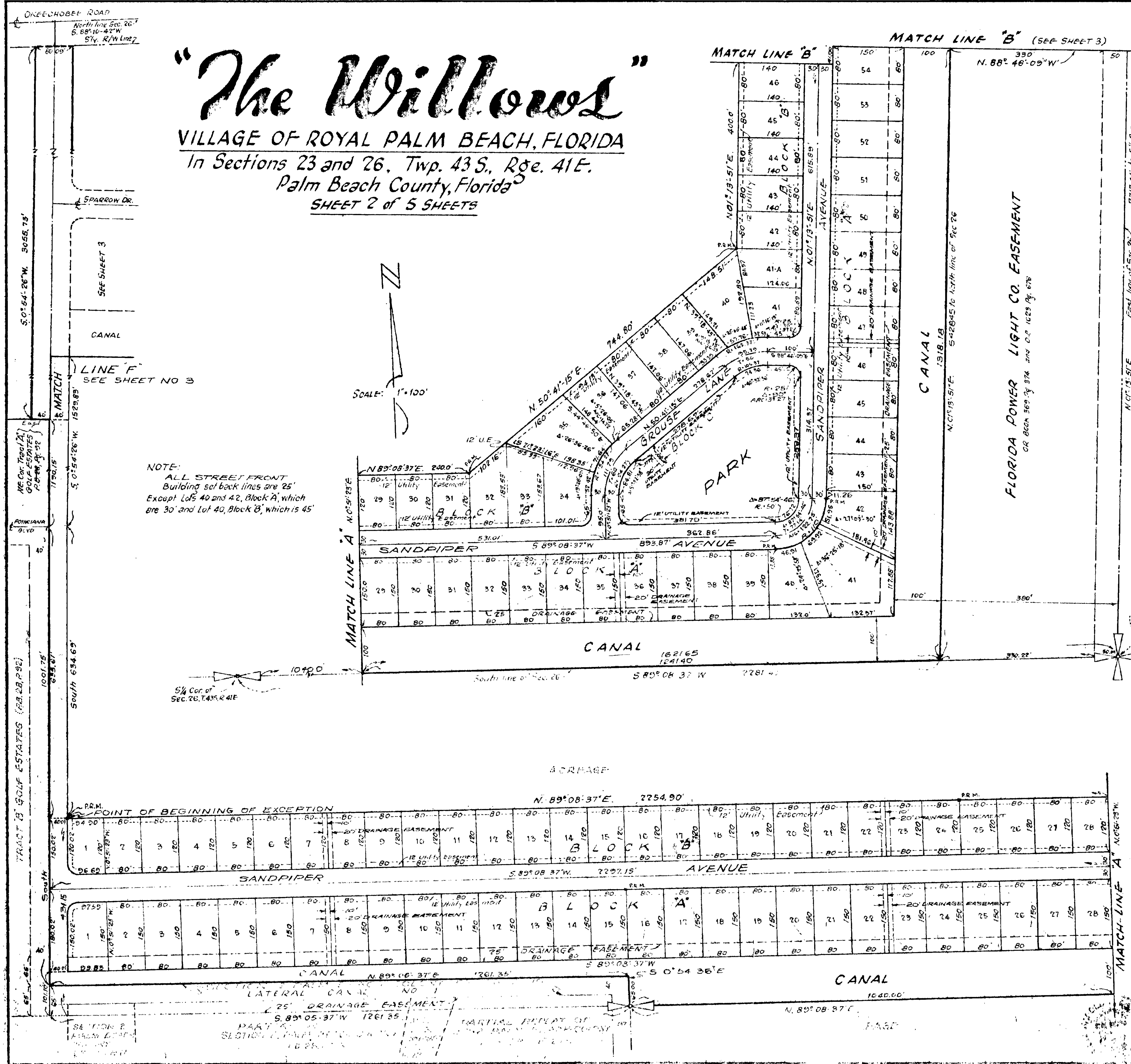
# "The Willows"

VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Sections 23 and 26, Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

SHEET 2 of 5 SHEETS



This instrument prepared by:  
MILLER & THARIN, INC.  
Registered Land Surveyors  
416 S. Military Trail, West Palm Beach, Fla.  
*R.K. J. Miller*

THE WILLOWS  
IN SECTIONS 23 & 26, TWP. 43 S., RGE. 41 E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

WOOD, BEARD & ASSOC., INC.  
CONSULTING ENGINEERS  
Fort Pierce, Florida

SCALE: 1"=100' DESIGNED BY: J. W. NO. 7025  
DATE: APRIL 1963 CHECKED BY: J. W. NO. 7025 SHEET 2 OF 5



In Sections 23 & 26, Twp. 43S, Rge. 41E.  
Palm Beach County, Florida

# "The Willows"

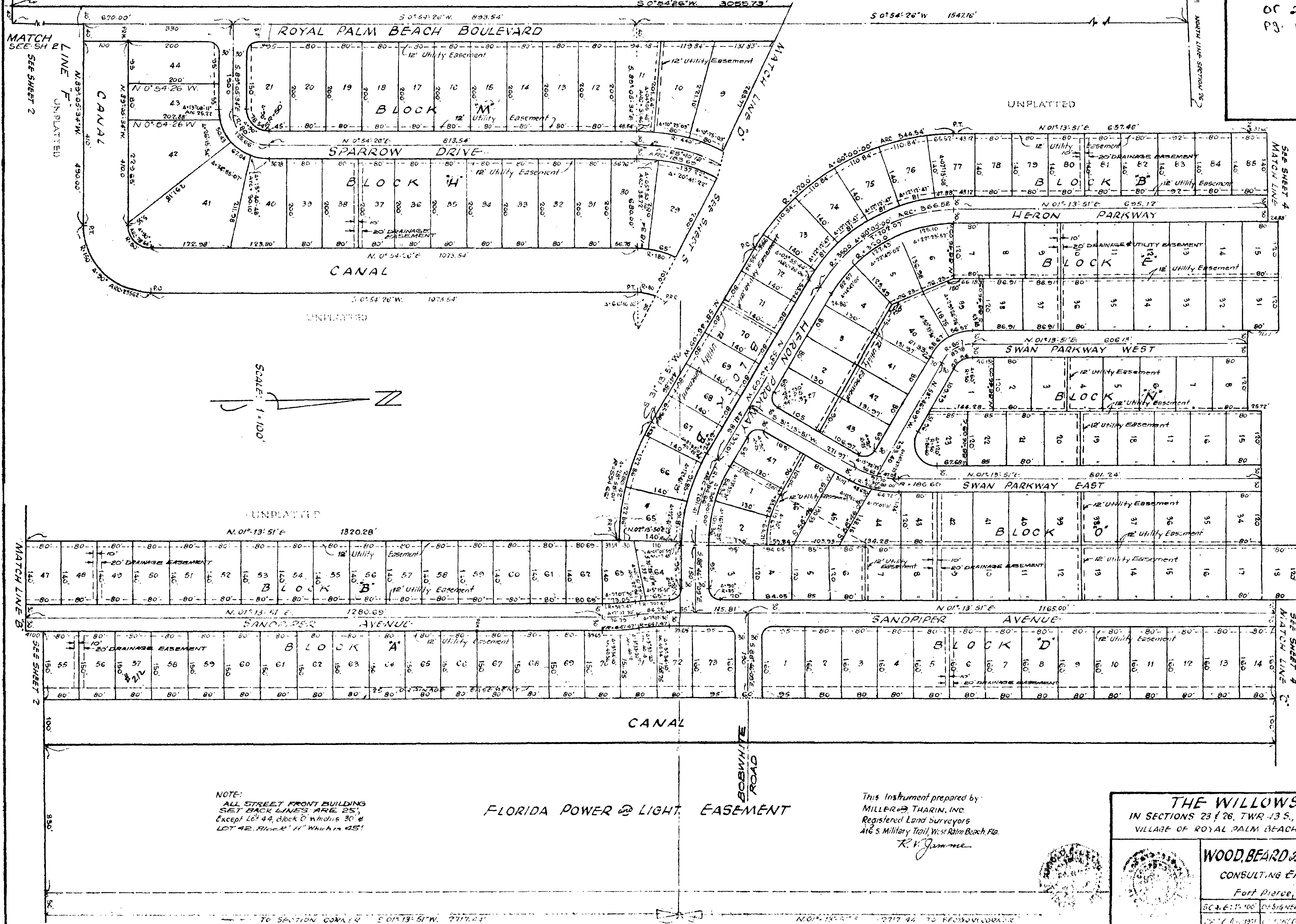
VILLAGE OF ROYAL PALM BEACH, FLORIDA

SHEET 3 OF 5 SHEETS

104

See  
Affidavit:

OC 2240  
Pg. 1161





# "The Willows"

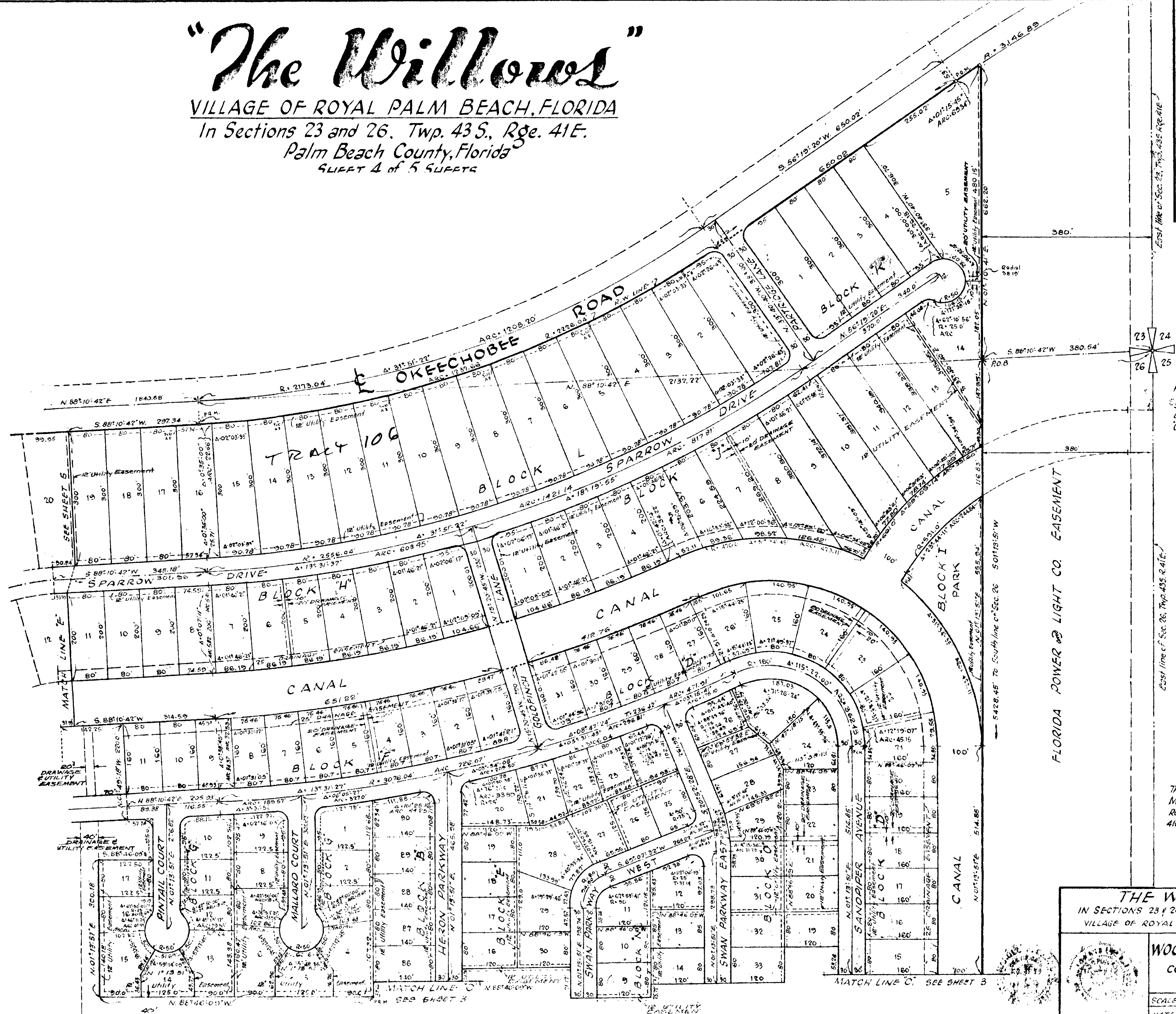
VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Sections 23 and 26, Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

SHEET 4 of 5 SHEETS

ROYAL PALM BEACH BLVD.



NOTE:  
ALL STREET FRONT BUILDINGS  
SET BACK LINES ARE 25',  
Except Lots 4, 6, 13, 14 and 15, Block  
'G' and Lot 29, Block 'O', which are  
30'

SCALE: 1"=100'

This instrument prepared by:  
MILLER & THARIN, INC.  
Registered Land Surveyors  
416 S. Military Trail, West Palm Beach, Fla.  
R.F. Gamble

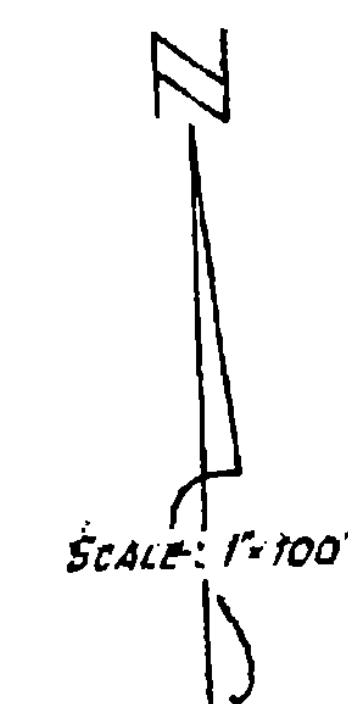
THE WILLOWS  
IN SECTIONS 23 & 26, TWP. 43 S., RGE. 41 E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

WOOD, BEARD & ASSOC., INC.  
CONSULTING ENGINEERS

Fort Pierce, Florida

SCALE: 1"=100' DESIGNED BY: DWG. NO. 7057  
DATE: 4/10/19 CHECKED BY: DATE: 4/10/19





NOTE:  
ALL STREET FRONT BUILDING  
SET BACK LINES ARE 25'

This Instrument prepared by:  
MILLER & THARIN, INC.  
Registered Land Surveyors  
416 S. Military Trail, West Palm Beach, Fla.  
R. V. Gamme

**THE WILLOWS**  
IN SECTIONS 23 & 26, TWP. 49 S., RGE. 41E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA



**WOOD BEARD & ASSOCIATES**  
CONSULTING ENGINEERS

Fort Pierce, Florida

SCALE: 1"=100'	DESIGNED BY: D.W.B. 10/96
CHECKED BY: J.W.B.	STREET: 100'



**Note**  
Dedication of drainage easements is not to be considered as an agreement to accept maintenance of canals by the Village of Royal Palm Beach

**AND WATERWAYS**  
The drainage easements shown hereon are the maintenance responsibility of the Indian Trail Water Control District, however at the option of the Village of Royal Palm Beach, which option may be exercised only with the consent of the Village Council of the Village of Royal Palm Beach or the governing body of any Governmental Agency having legal jurisdiction over the land encompassed by this plat, the canals may be taken over for maintenance purposes.

INDIAN TRAIL WATER CONTROL DISTRICT

President: Herbert L. Kaplan

### LEGAL DESCRIPTION

STATE OF FLORIDA, COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that ROYAL PALM BEACH COLONY, INC., a Florida Corporation, the owner of a parcel of land in Sections 23, 24, 25 and 26, Township 43 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:

The W/4 of Section 24, and the East 50 Feet of Section 23 all lying South of the South right-of-way line of Okeechobee Road, and all of the NW 1/4 of Section 25 and the East 50 Feet of the NE 1/4 of Section 26, all in Township 43 South, Range 41 East. Has caused the same to be surveyed and platted. The Avenues, Roads, Streets, Courts, Waterways, Parks, 50' Drainage Easements, Unimproved areas are hereby dedicated for the perpetual use of the public.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Secretary, and its Corporate Seal affixed hereto, by and with the authority of its Board of Directors this 13th day of December, A.D. 1971.

ATTEST: Steven Gordon  
Secretary  
Steven Gordon

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Herbert L. Kaplan and Steven Gordon, president and secretary, respectively, of ROYAL PALM BEACH COLONY, INC., a Florida Corporation, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said corporation, by and with the authority of its Board of Directors, for the purpose therein expressed, and that their act and deed was the act and deed of said corporation.

WITNESS: My hand and official seal at West Palm Beach, County of Palm Beach, State of Florida, this 13th day of December, A.D. 1971.

My Commission Expires March 15, 1974

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction of the foregoing described property and that said survey is accurate to the best of my knowledge and belief, that it is a correct representation of the land platted, and permanent reference monuments (PRM) have been set and that permanent control points will be set as required by law and that it complies with all requirements of Chapter 71-559, Florida Statutes.

Subscribed and sworn to before me this 13th day of December, A.D. 1971.

My Commission Expires January 21, 1973

ATTEST: Robert H. Dunkle, Clerk  
Board of County Commissioners  
Palm Beach County, Florida

BY: Robert H. Dunkle, Clerk

APPROVED BY: K.E. Noh  
Village Engineer

APPROVED BY: Wm. E. Hill  
County Engineer

APPROVED BY: Wm. E. Hill  
Mayor

ATTEST: Guarantea Hill  
Village Clerk

## THE WILLOWS FIRST ADDITION

VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Sections 23, 24, 25, 26, Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

SHEET 1 of 3 SHEETS

### NOTE

- All building set backs shall be as required by Ordinance of the Village of Royal Palm Beach
- There shall be no building or other structures placed on utility easements.
- There shall be no building or any kind of construction or trees or shrubs placed on drainage easements.
- The north line of Section 25, T.43 S., R.41 E. is assumed to bear S.89°54'18"E and all bearings shown hereon are related thereto.
- Tract "A" is dedicated to the Village of Royal Palm Beach for public purposes as determined by the Village.

### JOINDER AND CONSENT TO DEDICATE

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 1342, Page 519, of the Public Records of Palm Beach County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:

Deane M. Berman

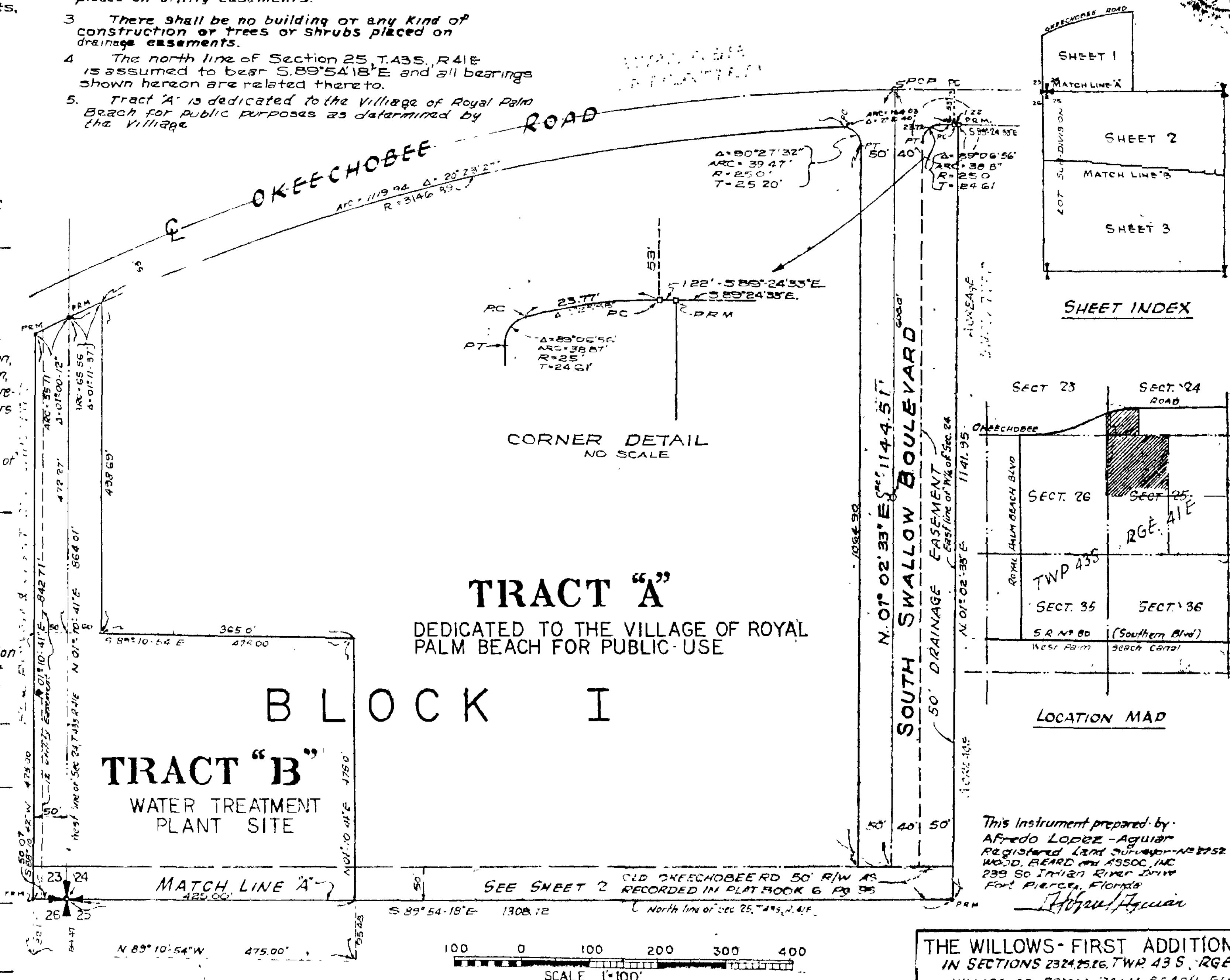
Martha S. Peth

Attest:

Subscribed and sworn to before me this 13th day of Dec., A.D. 1971

Martha S. Peth  
Notary Public

My Commission expires 12/26/73



### TRACT "A"

DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR PUBLIC USE

### BLOCK I

### TRACT "B"

WATER TREATMENT PLANT SITE

This instrument prepared by:  
AFredo LOPEZ-Aguilar  
Registered Land Surveyor No. 2752  
WOOD, BEARD & ASSOC. INC.  
239 SO. TAVENNER BLVD.  
FORT PIERCE, FLORIDA

THE WILLOWS - FIRST ADDITION  
IN SECTIONS 23, 24, 25, 26, TWP. 43 S., RGE. 41 E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

WOOD, BEARD & ASSOC. INC.  
CONSULTING ENGINEERS  
Fort Pierce, Florida

SCALE: 1"=100' DESIGN: D.A. DWS NO. 7109  
DATE: 11/07/71 CHECKED: J.W. SHEET 1 OF 3

CERTIFICATE OF APPROVAL  
BY PLANNING AND ZONING COMMISSION  
THIS IS TO CERTIFY that on this 14th day of Dec. 1971 the Royal Palm Beach Planning and Zoning Commission approved the above plat or plan.  
John Starnes  
Director



RESOLUTION NO. ~~19-0822-05~~

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING THE BICYCLE/PEDESTRIAN NETWORK WAYFINDING PROJECT AS PROPOSED, COMMITTING TO FUND ONGOING OPERATIONS AND MAINTENANCE THROUGH THE USEFUL LIFE OF THE PROJECT,**

**WHEREAS**, the Village Council recognizes that alternative methods of transportation are important aspects of our Village planning efforts; and

**WHEREAS**, the residents of Royal Palm Beach enjoy the benefits and safety of a non-motorized travel through the Village's existing bicycle and pedestrian pathway network; and

**WHEREAS**, it is incumbent upon community leaders to ensure the safety and welfare of residents and visitors in Royal Palm Beach; and

**WHEREAS**, The Village of Royal Palm Beach wishes to construct kiosks with maps at major intersections, guide signs at minor intersections, and shelters with bicyclist/pedestrian amenities, and apply for funding related to the network.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

Section 1: The Village Council hereby approves The Bicycle/Pedestrian Network Wayfinding as proposed, for a system of kiosks, shelters, and guide signs to support The Village's continued efforts for safety and aesthetics on Village bicycle/pedestrian pathways.

Section 2: The Village Council hereby commits to funding the Operation and Maintenance costs for the project throughout its usable life.

Section 3: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4<sup>th</sup>-17<sup>th</sup> day of ~~April, 2019~~ March, 2022.

Formatted: Superscript

VILLAGE OF ROYAL PALM BEACH

\_\_\_\_\_  
FRED PINTO, MAYOR

ATTEST:

\_\_\_\_\_  
DIANE DISANTO, VILLAGE CLERK

(SEAL)



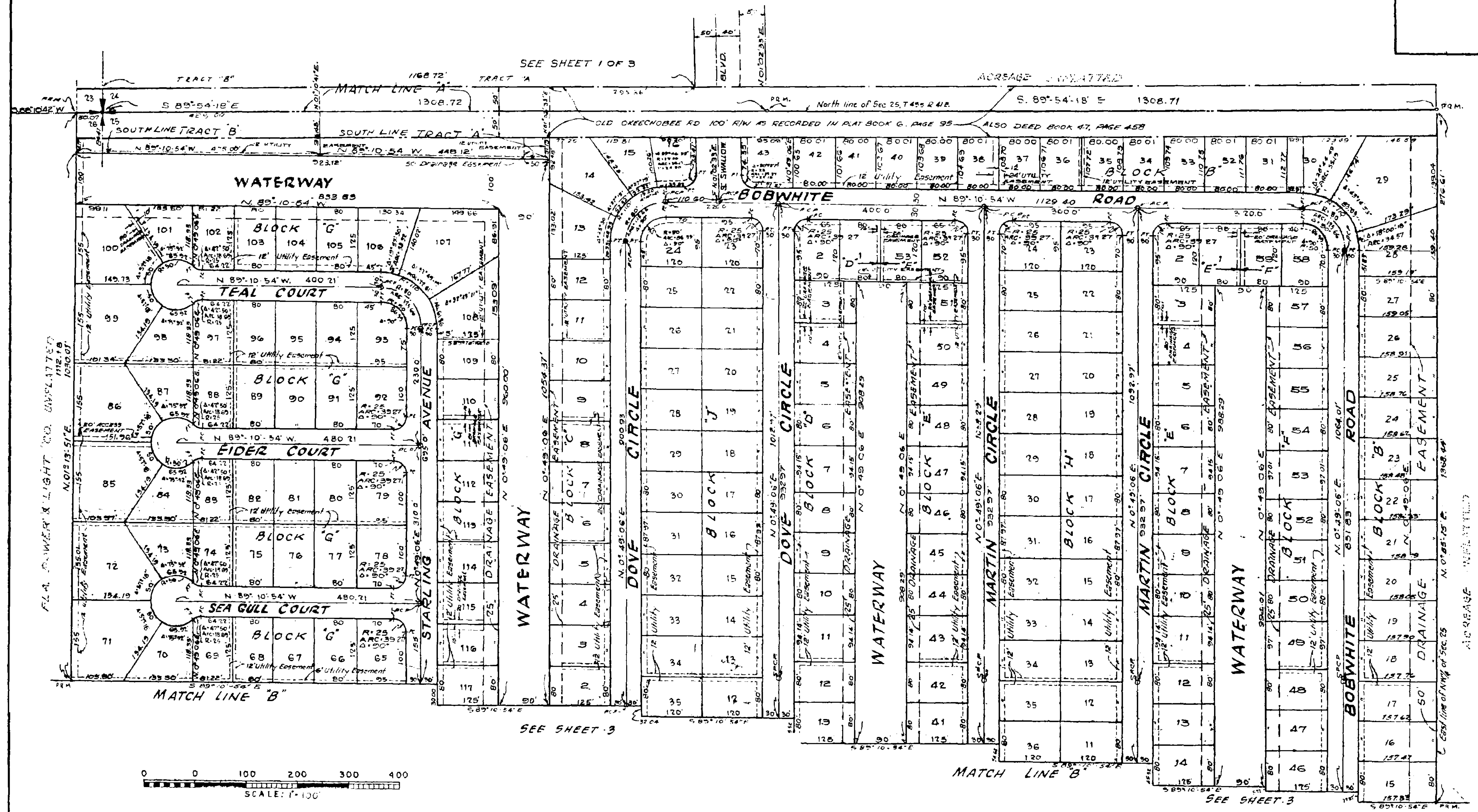
# THE WILLOWS FIRST ADDITION

VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Sections 23, 24, 25, 26, Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

SHEET 2 of 3 SHEETS



NOTE: ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE SPECIFIED.

NOTE: All building setbacks are 25' Except Lots 71, 72, 85, 86, 99, and 100, Block G, which are 30', and Lots 14 and 15, Block C, which are 60'.

This instrument prepared by:  
Alfredo M. Lopez-Aguilar  
Registered Land Surveyor 2852  
Wood Beard & Assoc., Inc.  
239 S. Indian River Dr.  
Fort Pierce, Florida

THE WILLOWS-FIRST ADDITION IN SECTIONS 23, 24, 25, 26, TWP. 43 S., RGE. 41 E. VILLAGE OF ROYAL PALM BEACH, FLORIDA		
WOOD BEARD & ASSOC., INC. CONSULTING ENGINEERS Fort Pierce, Florida		
SCALE: 1"=100'	DATE: 11/9/71	CHECKED BY: [Signature]
DATE: 11/9/71		CHECKED BY: [Signature]
DATE: 11/9/71		CHECKED BY: [Signature]



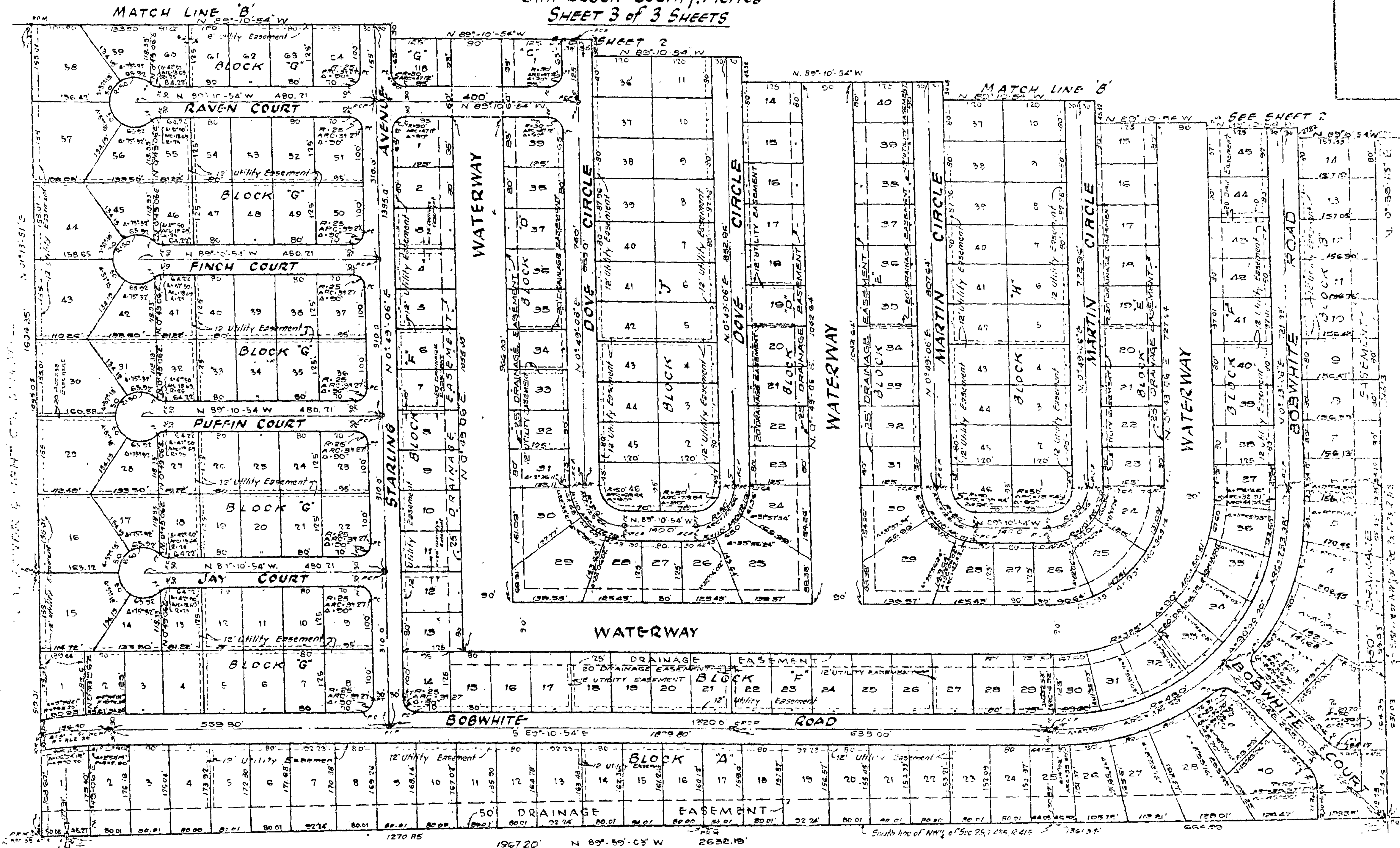
# THE WILLOWS FIRST ADDITION

VILLAGE OF ROYAL PALM BEACH, FLORIDA

In Sections 23, 24, 25, 26 Twp. 43 S., Rge. 41 E.

Palm Beach County, Florida

SHEET 3 of 3 SHEETS



NOTE ALL LOT LINES ON CURVES ARE RADIAL  
UNLESS OTHERWISE SPECIFIED.

NOTE:  
All building set backs are 25'  
Except Lots 15, 16, 29, 30,  
43, 44, 57 and 58 Block G,  
which are 30', and Lots 29, 30,  
Block D, which are 35'

This instrument prepared by:  
Attest M. Lopez-Aguilar  
Digitized Land Surveyor 2250  
Woodward & Assoc. Inc.  
2705 S. Indian River Drive  
Fort Pierce, Florida

THE WILLOWS-FIRST ADDITION  
IN SECTIONS 23, 24, 25, 26 TWP. 43 S., RGE. 41 E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

WOODWARD & ASSOC. INC.  
CONSULTING ENGINEERS

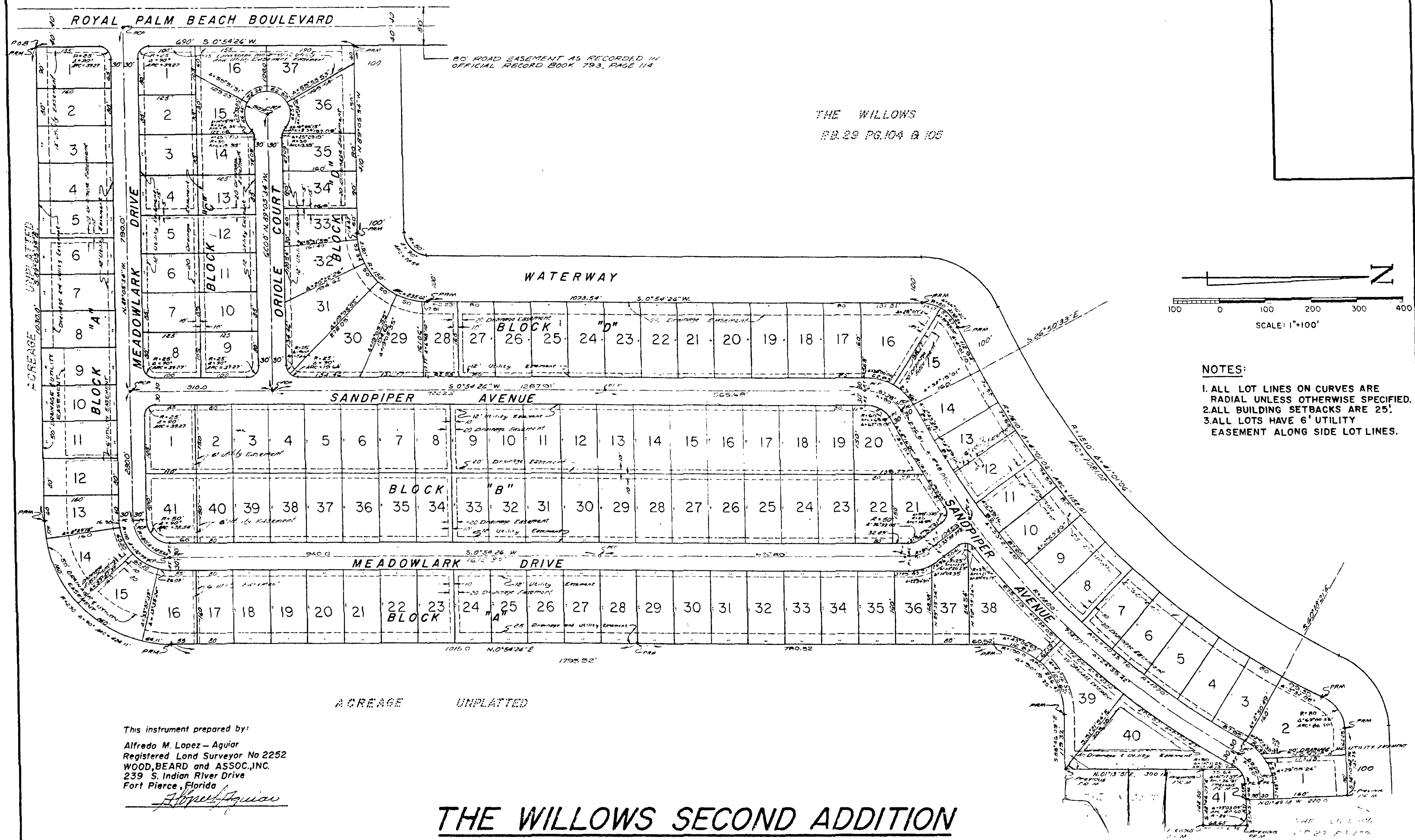
Fort Pierce, Florida

DATE: 11/11/2011  
BY: [Signature]  
CHECKED: [Signature]









This instrument prepared by:  
Alfredo M. Lopez - Aguir  
Registered Land Surveyor No 2252  
WOOD, BEARD and ASSOC., INC.  
239 S. Indian River Drive  
Fort Pierce, Florida  
*Alfredo M. Lopez - Aguir*

**THE WILLOWS SECOND ADDITION**  
VILLAGE OF ROYAL PALM BEACH, FLORIDA  
All in Section 26 — Twp. 43S., Rge. 41E.  
Palm Beach County, Florida

<b>THE WILLOWS SECOND ADDITION</b>		
WOOD, BEARD & ASSOC. INC. CONSULTING ENGINEERS FORT PIERCE, FLORIDA		
SCALE: 1"=100'	DESIGNED	JOB NO. 7231
DATE 7-19-72	CHECKED	SHEET 2 of 2



# -Replat Of Lot 38, Block "A", The Willows Second Addition-

December, A.D., Nineteen Hundred Eighty Seven

Lying On Section 26, Township 43 South, Range 41 East, Village Of Royal Palm Beach, Palm Beach County, Florida

Sheet One Of One

## Dedication:

State Of Florida

County Of Palm Beach

Know all men by these presents, that Royal Professional Builders, Inc., a Florida Corporation, owner of the land shown herein as "Plat Of Lot 38, Block 'A', The Willows Second Addition", of The Willows Second Addition, according to the Plat thereof, as recorded in Plat Book 29, Pages 194 and 195, Public Records, Palm Beach County, Florida, said land lying in Section 26, Township 43 South, Range 41 East, Village Of Royal Palm Beach, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

All of Lot 38, Block "A", The Willows Second Addition, The Willows Second Addition, according to the Plat thereof, as recorded in Plat Book 29, Pages 194 and 195, Public Records, Palm Beach County, Florida

Containing: 0.57 Acres, more or less

Has caused the same to be surveyed and plotted as shown herein and does hereby make the following dedications and/or reservations:

1. The utility and drainage easements, as shown herein, are hereby dedicated to the public, in perpetuity for the construction and maintenance of utilities and drainage, to include Cable Television Systems.

On Witness Whereof, Royal Professional Builders, Inc., a Florida Corporation, has caused these presents to be signed by its President, and attested by its Secretary, and its corporate seal to be affixed hereto, by and with the authority of its board of directors this 12th day of February, A.D., 1987.

Royal Professional Builders  
A Florida Corporation

Attest: Wallace D. Sanger  
Wallace D. Sanger, Secretary

By Wallace D. Sanger  
Wallace D. Sanger, President

## Acknowledgment:

State Of Florida

County Of Palm Beach

Before Me, personally appeared Jess R. Santamaria and Wallace D. Sanger, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and President, respectively, of the above named Royal Professional Builders, Inc., a Florida Corporation, and severally acknowledged to and before me that they signed the foregoing instrument as said officers of Royal Professional Builders, Inc., a Florida Corporation, and that the seal affixed hereto is the corporate seal of said Royal Professional Builders, Inc., a Florida Corporation, and that it was affixed by due and regular corporate authority, and that said instrument is the free act and deed of said Royal Professional Builders, Inc., a Florida Corporation.

Witness My Hand and official seal this 12th day of February, A.D., 1987.

Notary Public in and for the State of Florida, my commission expires 12/31/90.

## Title Certification:

State Of Florida

County Of Palm Beach

We, Boulevard Title Company, a title insurance company, duly licensed in the State Of Florida, do hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to Royal Professional Builders, Inc., a Florida Corporation; that the current taxes have been paid; and that we find that the property is unencumbered.

Boulevard Title Company

Witness: James E. Marshall

By James E. Marshall  
James E. Marshall, President

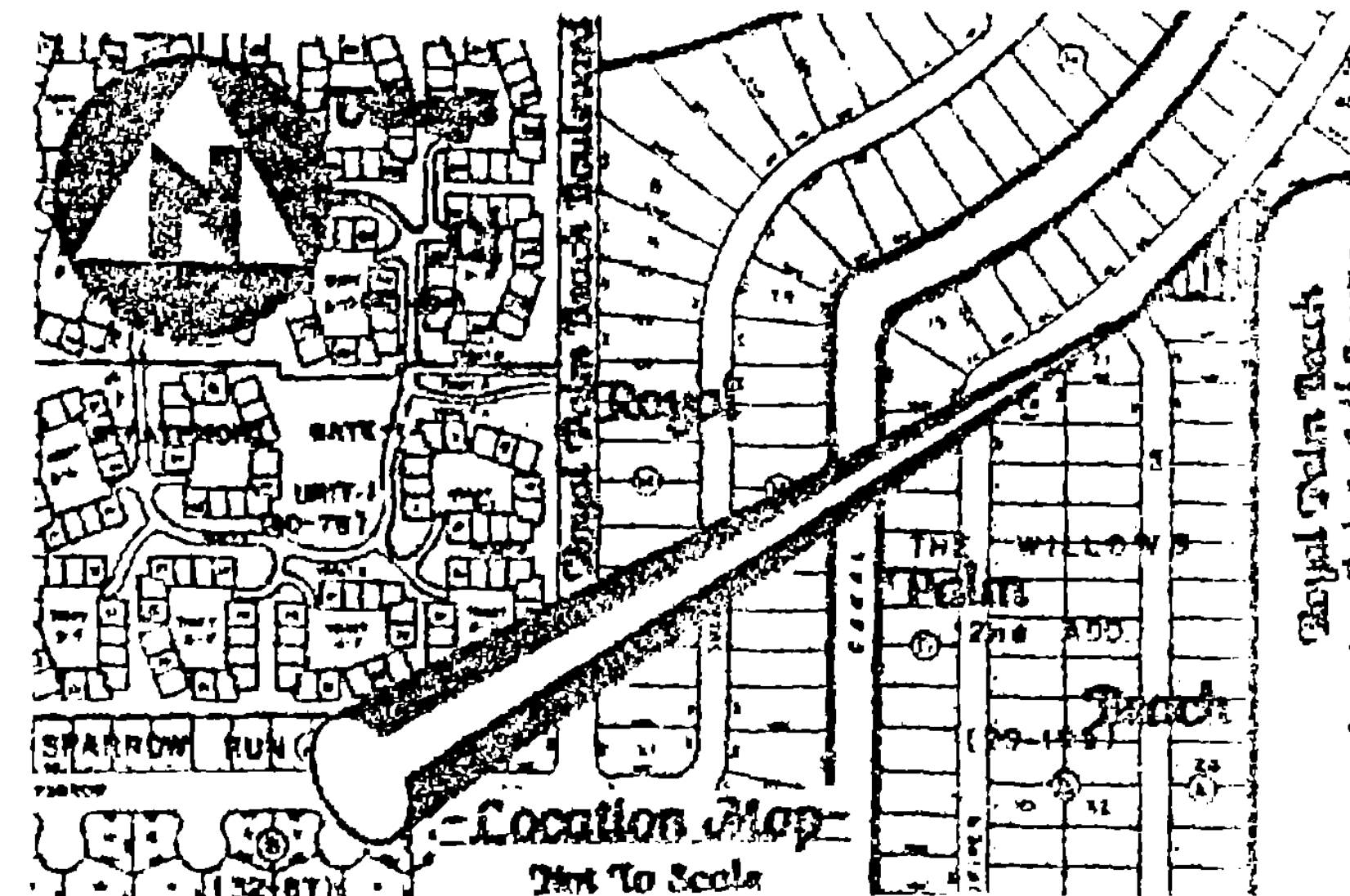
## Surveyor's Notes:

1. All bearings, stated or shown herein, are based on and are relative to the bearing structure of the Plat of The Willows Second Addition, according to the Plat thereof, as recorded in Plat Book 29, Pages 194 and 195, Public Records, Palm Beach County, Florida.

2. [6] Contains a Permanent Reference Monument (P.R.M.)

## General / Easement Notes & Restrictive Comments:

1. Building setback lines, shall be as required by current Village Of Royal Palm Beach, Florida zoning regulations.
2. There shall be no buildings, or other structures, placed on utility easements.
3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities receiving said easement.
5. In instances where drainage and utility easements intersect, the area within the intersection and drainage and utility easements shall be maintained and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County, Florida.



## Surveyor's Certification:

State Of Florida

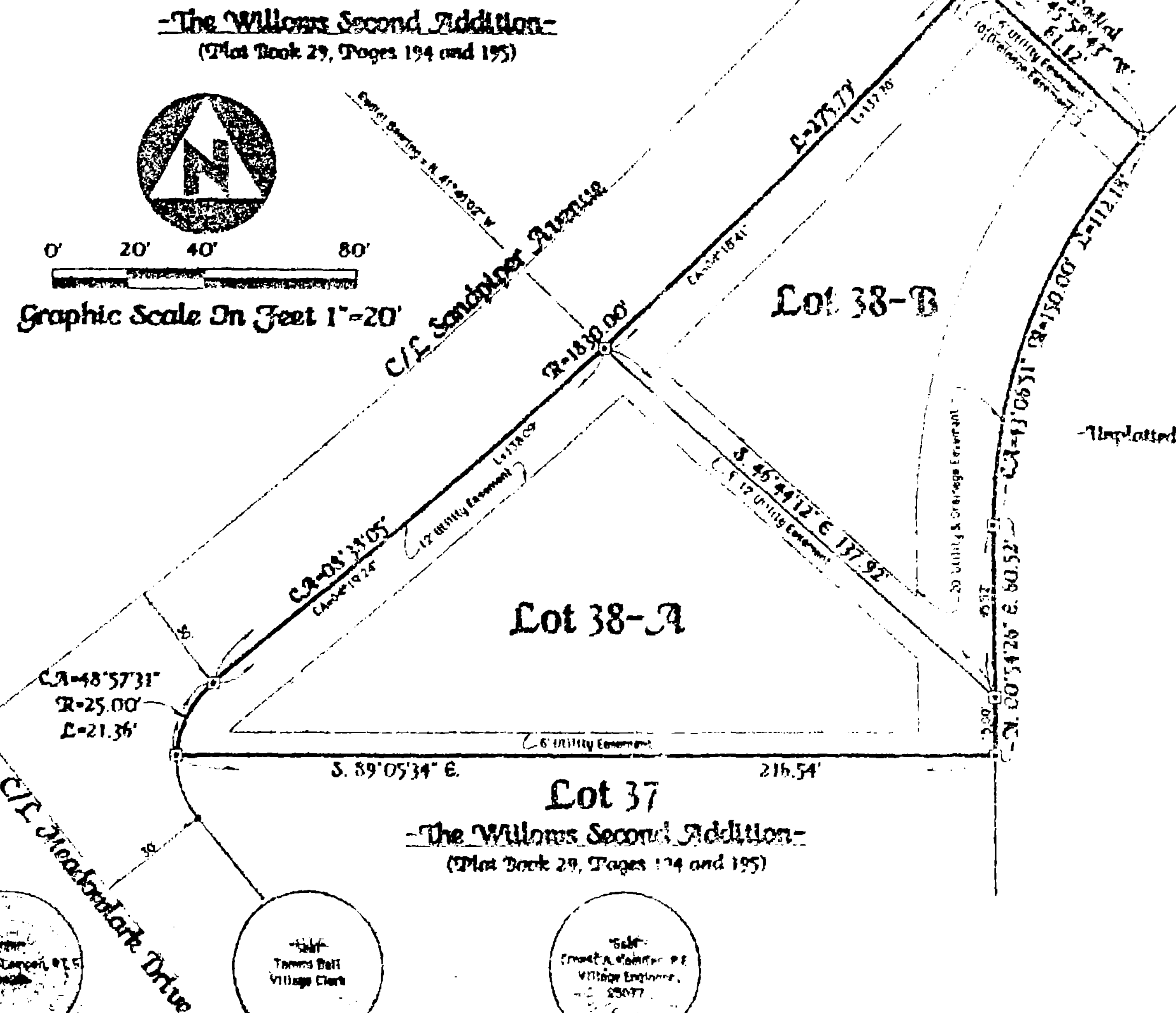
County Of Palm Beach

I, Walter R. Van Curen, do hereby certify that the plat shown herein is a true and correct representation of a survey made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, that (P.R.M.) permanent reference monuments have been placed as required by law, further that the survey data complies with all the requirements of Chapter 177 Florida Statutes as amended, and furthermore of the Village Of Royal Palm Beach, Florida, and further, that the boundary survey interconnecting the property shown herein to its neighbors with Chapter 217-A, F.S.C.

Walter R. Van Curen, P.E.

Dated this 12th day of February, A.D., 1987.

Walter R. Van Curen, P.E.  
Village Engineer  
Florida Registration No. 7454



-The Willows Second Addition-  
(Plat Book 29, Pages 194 and 195)

Lot 39

Village Of Royal Palm Beach

## Approvals:

State Of Florida

County Of Palm Beach

## Certificate Of Approval Of The Village Council:

Plat Of Lot 38, Block A, The Willows Second Addition, has been presented and approved by the Village Council of Royal Palm Beach, Florida, on this 12th day of February, A.D., 1987.

By Sam L. Latham, Mayor

Attest:

By Tommy Hall, Village Clerk

## Certificate Of Approval By Planning And Zoning Commission:

This is to certify that on 12th day of February, A.D., 1987, the Village Of Royal Palm Beach Planning and Zoning Commission approved the above plat.

By Raymond W. Blake, Director Of Planning And Zoning

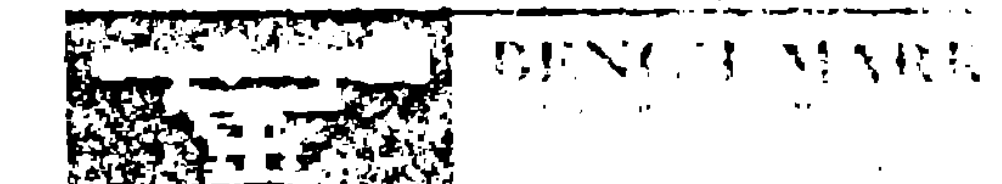
## Certificate Of Approval Of The Village Engineer:

I hereby certify that I have carefully examined this plat, and find that it conforms with the provisions of The Platting Law, and with the provisions of the Village Ordinance and regulations applicable thereto.

Dated this 12th day of February, A.D., 1987.

By Walter R. Van Curen, P.E., Village Engineer  
Florida Registration No. 7454

This instrument was prepared by Wm. P. Van Curen, P.E., and for the office of Walter R. Van Curen, P.E., at 4152 W. Blue Cypress Boulevard, Suite 101, Royal Palm Beach, Florida.



Replat Of Lot 38, Block "A",  
The Willows Second Addition



February 1, 2022

**Via Electronic Submission**  
[adisisto@royalpalmbeach.com](mailto:adisisto@royalpalmbeach.com)

Nick Uhren, P.E., Director  
Palm Beach Transportation Planning Agency  
2300 N Jog Road  
4<sup>th</sup> Floor  
West Palm Beach, FL 33411

**Re:           2019 Transportation Alternatives Grant Program; Bicycle / Pedestrian  
Network Wayfinding**

Dear Mr. Uhren:

Hope this letter finds you well. As a member of the Royal Palm Beach Recreation Advisory Board, I support the Village of Royal Palm Beach's application for funding the Bicycle / Pedestrian Network Wayfinding Project. Installing signage and shelters throughout the existing pathway system would make choosing non-motorized transportation options more inviting, while also educating the public on the various bicycle and pedestrian routes to schools, parks, and businesses.

I would greatly appreciate your support of the Village's efforts to improve pedestrian safety and encourage non-motorized transportation.

Please do not hesitate to contact our office if you wish to discuss this matter further.

Very truly yours,

/s/ *John S. Riordan*

John S. Riordan  
Recreation Advisory Board Member





## Village of Royal Palm Beach, Florida

1050 Royal Palm Beach Boulevard Royal Palm Beach, Florida 33411

Telephone (561) 790-5161 Fax (561) 791-7095 E-mail: [cmarsh@royalpalmbeach.com](mailto:cmarsh@royalpalmbeach.com)

Christopher Marsh, P.E.  
Village Engineer

February 17, 2022

Valerie Neilson, AICP  
Interim Executive Director  
Palm Beach Transportation Planning Agency  
301 Datura Street  
West Palm Beach, FL 33401

RE: Palm Beach TPA 2022 Transportation Alternatives Grant

Ms. Neilson,

Should the Village of Royal Palm Beach be a recipient of the aforementioned Grant for the Pedestrian Network Wayfinding project; the Village Engineering Department is fully committed to the design and construction of said project. We will administer and construct the project to the high standards represented by the Palm Beach Transportation Planning Agency.

Thank you for your consideration of this grant application.

Sincerely,

Chris Marsh  
Village Engineer



**RESOLUTION NO. 22-05**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING THE BICYCLE/PEDESTRIAN NETWORK WAYFINDING PROJECT AS PROPOSED, COMMITTING TO FUND ONGOING OPERATIONS AND MAINTENANCE THROUGH THE USEFUL LIFE OF THE PROJECT,**

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Section 2: The Village Council hereby commits to funding the Operation and Maintenance costs for the project throughout its usable life.

Section 3: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17<sup>th</sup> day of March, 2022.

VILLAGE OF ROYAL PALM BEACH

\_\_\_\_\_  
FRED PINTO, MAYOR

ATTEST:

\_\_\_\_\_  
DIANE DISANTO, VILLAGE CLERK

(SEAL)