

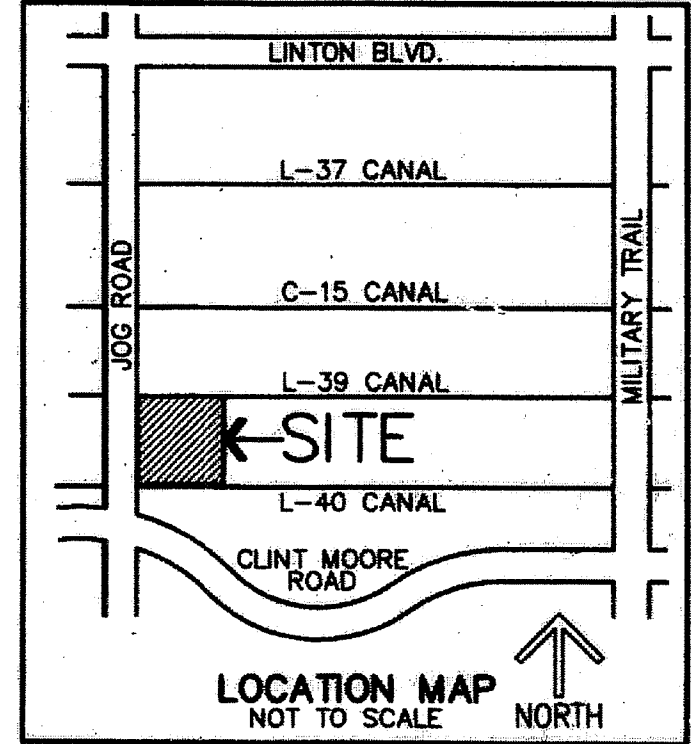
20140110365

"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.

# ROYAL PALM POLO

A PLANNED UNIT DEVELOPMENT  
BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
JUNE - 2013



194  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:20 A.M.  
THIS 28 DAY OF MARCH  
A.D. 2013 AND DULY RECORDED  
IN PLAT BOOK 113 ON  
PAGES 194 AND 200.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE N.89°13'11"E. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N.01°03'59"W. ALONG THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2755, PAGE 240 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 936.04 FEET; THENCE N.12°28'41"E. ALONG THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9188, PAGE 1816 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 51.34 FEET; THENCE N.01°03'59"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 236.88 FEET; THENCE N.43°56'01"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE N.01°03'59"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.12 FEET; THENCE N.13°23'59"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 56.18 FEET; THENCE N.46°38'53"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET; THENCE N.01°03'59"W. ALONG THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2755, PAGE 240 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,292.40 FEET; THENCE N.89°23'36"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-39 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 57.42 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1,283.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE N.01°03'00"W. ALONG SAID EAST LINE, A DISTANCE OF 1.16 FEET; THENCE N.89°23'36"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-39 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE LYING 56.26 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 734.73 FEET TO A POINT OF INTERSECTION WITH THE MONUMENTED WEST LINE OF LE LAC, RECORDED IN PLAT BOOK 39, PAGES 145 AND 146, AND LE LAC - PLAT 4, A P.U.D., RECORDED IN PLAT BOOK 112, PAGES 199 AND 198, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°09'04"E. ALONG SAID MONUMENTED LINE, A DISTANCE OF 39.70 FEET TO A CONCRETE MONUMENT MARKING THE WEST LINE OF SAID LE LAC AND LE LAC - PLAT 4, A P.U.D.; THENCE CONTINUE S.01°09'04"E. ALONG SAID MONUMENTED LINE, A DISTANCE OF 1,059.76 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID LE LAC - PLAT 4, A P.U.D.; THENCE CONTINUE S.01°09'04"E. ALONG SAID MONUMENTED LINE, A DISTANCE OF 203.30 FEET TO A CONCRETE MONUMENT MARKING THE WEST LINE OF SAID LE LAC; THENCE CONTINUE S.01°09'04"E. ALONG SAID MONUMENTED LINE, A DISTANCE OF 1,322.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 34; THENCE S.89°13'11"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2021.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,299,960 SQUARE FEET/121.670 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. UTILITY EASEMENTS

THE UTILITY EASEMENTS ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES; NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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

### 2. RECREATION TRACT

TRACT F AS SHOWN HEREON IS HEREBY DEDICATED TO THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

### 3. RESIDENTIAL ACCESS STREET

TRACT R AS SHOWN HEREON IS RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET AND UTILITY PURPOSES, UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS/EGRESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

### 4. OPEN SPACE TRACTS

TRACTS L1 THROUGH L3 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS/EGRESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

TRACT L-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 7223, PAGE 1135, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT L-1 IS SUBJECT TO EASEMENTS IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 2615, PAGE 170, AND OFFICIAL RECORD BOOK 2661, PAGE 770 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 5. BUS RIDER SHELTER EASEMENT

THE BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSES OF A BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

### 6. WATER MANAGEMENT TRACTS

TRACTS W1 THROUGH W3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BOCA RATON, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 7. DRAINAGE, LAKE MAINTENANCE 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 ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. THE CITY OF BOCA RATON 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 AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### 8. LIFT STATION EASEMENT

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

## DEDICATION AND RESERVATIONS CONTINUED:

### 9. SCHOOL BUS RIDER SHELTER EASEMENT

THE SCHOOL BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF A SCHOOL BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

### 10. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 4 DAY OF Dec 2013.

WITNESS:  
PRINT NAME STEFAN GORDON  
[Signature]  
WITNESS:  
PRINT NAME Fred Proffier  
[Signature]  
ACKNOWLEDGMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD R. BARNES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE PARTNERSHIP SEAL OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR PARTNERSHIP AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF December 2013  
MY COMMISSION EXPIRES: Feb 10, 2016  
COMMISSION NUMBER: EB161060  
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 RECORDS BOOK 26478 AT PAGE 300 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF December 2013  
WITNESS:  
PRINT NAME DAVID B. DICKINSON  
BY: [Signature]  
NAME: STEW  
TITLE:  
WITNESS: Barbara Koelick Knapp  
PRINT NAME: BARBARA KOELICK KNAPP

ACKNOWLEDGMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED JOHN C. ORLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM POLO REALTY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 2 DAY OF December 2013  
MY COMMISSION EXPIRES: April 25, 2017  
COMMISSION NUMBER: FF 12011  
TITLE CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)

I, HARVEY E. OYER, III, 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 TOLL FL I, LLC, 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 PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 12/2/13  
[Signature]  
HARVEY E. OYER, III  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

PALM BEACH COUNTY APPROVAL:  
PALM BEACH COUNTY HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS IDENTIFIED AS PB02C ON THE PLAT AND THE LIFT STATION EASEMENT.  
BY: [Signature] 12/1/14  
BEVIN BEAUDET, PE  
DIRECTOR OF  
PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

OWNER: [Seal]  
OWNER NOTARY: [Seal]  
MORTGAGEE: [Seal]  
MORTGAGEE NOTARY: [Seal]  
ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC.: [Seal]  
ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC. NOTARY: [Seal]  
CITY OF BOCA RATON: [Seal]  
SURVEYOR: [Seal]

## TABULAR DATA:

ZONING: R-1-D PUD  
LAND USE DESIGNATION: CR/1 & CL/1  
SITE - 5,299,960 SQUARE FEET/121.670 ACRES  
PARCELS A, B AND C - 2,816,970 SQUARE FEET/64,648 ACRES  
RESIDENTIAL LOTS - 997,869 SQUARE FEET/22,908 ACRES  
TRACT R (ROADWAY) - 321,736 SQUARE FEET/7,388 ACRES  
TRACTS L1-L3 (OPEN SPACE) - 614,600 SQUARE FEET/14,109 ACRES  
TRACT F (RECREATION) - 129,892 SQUARE FEET/2,982 ACRES  
TRACTS W1-W3 (LAKE TRACTS) - 419,766 SQUARE FEET/9,637 ACRES

TABULAR DATA	SQUARE FEET	ACRES
PARCEL A	1,073,420	24.642
PARCEL B	755,348	17.340
PARCEL C	987,331	22.666
TRACT F	129,892	2.982
TRACT L1	567,237	13.022
TRACT L2	24,728	0.568
TRACT L3	20,728	0.476
TRACT R	320,763	7.364
TRACT W1	137,770	3.163
TRACT W2	210,970	4.843
TRACT W3	71,026	1.631
RESIDENTIAL LOTS	1,000,749	22.974
TOTAL AREA THIS PLAT	5,299,960	121.669

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ACCEPTANCE OF RESERVATIONS:  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
OWNERS  
THE ROYAL PALM POLO PROPERTY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 17 DAY OF DECEMBER 2013.

WITNESS: [Signature] NAME: Max Smutson  
BY: [Signature] NAME: WILLIAM SCHMIDT  
WITNESS: [Signature] NAME: Domen Savastano

ACKNOWLEDGMENT:  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED William Schmidt, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 17 DAY OF December 2013  
MY COMMISSION EXPIRES: 6/5/2017  
COMMISSION NUMBER: FF 024224  
Saira Khaja  
PRINT NAME

CITY APPROVALS:  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL ON THIS DAY OF 12 2013. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.  
BY: [Signature]  
SUSAN WHELCHER, MAYOR  
BY: [Signature]  
GEORGE S. BROWN, DEPUTY CITY MANAGER  
BY: [Signature]  
SUSAN S. SAXTON, CITY CLERK  
BY: [Signature]  
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF December 2013  
MY COMMISSION EXPIRES: 6/5/2017  
COMMISSION NUMBER: FF 024224  
Saira Khaja  
PRINT NAME

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 ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.  
DATED: 12-17-13  
[Signature]  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #5591

SURVEY NOTES:  
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 BEING DETERMINED BY USE RIGHTS GRANTED.  
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.  
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.  
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89°13'11"W. ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT  
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
SHEET 1 OF 7  
[Seal]