## ROYAL PALM COVE

PART OF THE POLO CLUB P.U.D

DAN E. SWANSON, PRESIDENT

BEING A REPLAT OF A PORTION OF TRACT III, "THE POLO CLUB PLAT 11' SITUATE IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT MONITOR HOMES, INC. A FLORIDA CORPORATION AND D.E. SWANSON CUSTOM HOMES, INC., A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS MONOGRAM BUILDING AND DESIGN, OWNERS OF THE LAND SHOWN HEREON AS ROYAL PLAM ROVE, PART OF THE POLO CLUB P.U.D., SITUATE IN SECTION 35, TOWNSHIP 40 SOUTH, PANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF "TRACT III" OF "THE POLO CLUB PLAT IT". AS RECORDED IN PLAT BOOK : 7. PAGES ! THROUGH ! OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERNMOST CORNER OF "THE POLO CLUB PLAT II". AS RECORDED IN PLAT BOOK z ? AT PAGES dash . THROUGH arphi OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOU'H LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 4299 AT PAGE 552, S89°07'44"W. A DISTANCE IF 30.00 FEET: THENCE DEPARTING FROM THE AFOREMENTIONED SOUTH LINE OF S.ID L.W.D.D. L-38 CANAL AND ALONG A LINE 30.00 FEET WEST OF AND PARALLEL 'O THE WEST LINE OF THE L.W.D.D. E-3 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 4299 AT PAGE 552, SO1'37'09"E. A DISTANCE OF 409.40 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID LINE 30.00 WEST OF AND PARALLEL TO THE L.W.D.D. E-3 CANAL, 101°37'09"E, A DISTANCE OF 348.06 FEET; THENCE DEPARTING FROM THE AFOREMENTIONED LINE. S88\*22'51"W. A DISTANCE OF 46.17 FEET; THENCE S6722'13"W, A DISTANCE OF 92.47 FEET: THENCE S12\*27'16"W. A DISTANCE 0 91.09 FEET: THENCE S37"33'34"W. A DISTANCE OF 30.76 FEET: THENCE S6745'33"W, A DISTANCE OF 60.53 FEET: THENCE N89°09'59"W, A DISTANCE OF 134.71 FEET: THENCE S69°32'31"W, A DISTANCE OF 148.41 FEET; THENCE S2°09'54"W, A DISTANCE OF 65.23 FEET: THENCE S10"44'39"E, A DISTANCEOF 93.01 FEET; THENCE S51 46 47 E. A DISTANCE OF 81.88 FEET TO A POINT LONG A CURVE, HAVING A RADIUS OF 845.00 FEET. FROM WHICH A RADIAL INE BEARS \$32.58.08.E. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURY, SUBTENDING A CENTRAL ANGLE OF 07'26'24". A DISTANCE OF 109.73 FEET THENCE S49'35'27"W, A DISTANCE OF 134,14 FEET TO THE BEGINNING OF A CURE. HAVING A RADIUS OF 886.30 FEET, FROM WHICH A RADIAL LINE BEAR N40°24'33"W, THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, SUBTENING A CENTRAL ANGLE OF 03'11'37", A DISTANCE OF 49.40 FEET; THENCE N16'5'38"W. A DISTANCE OF 382.32 FEET: THENCE N27'16'59"W. A DISTANCE 0 291.06 FEET: THENCE N20°35'53"E, A DISTANCE OF 203.52 FEET; THENCE 183°14'07"E, A DISTANCE OF 600.31 FEET: THENCE N61'37'54"E. A DISTANCE OF 122.95 FEET: THENCE N86'09'55"E, A DISTANCE OF 137.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 10.494 ACRES, MRE OR LESS.

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

- 1. TRACTS A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO ROYAL PALM COVE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSONS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT C. AS SHOWN HEREON IS HEREBY DEDICATED TO ROYAL PALM COVE HOMEOWNERS' ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 4. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. 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 ROADS.
- 6. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 7. THE LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ROYAL PALM COVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR LANDSCAPE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8. THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ROYAL PALM COVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SIDEWALK AND PEDESTRIAN CIRCULATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

<sup>*</sup> •	EAL ONITOR HOMES, NC.	SEAL NOTARY PUBLIC	SEAL D.E. SWANSON CUSTOM HOMES	SEAL NOTARY PUBLIC
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N WITNESS WHEREOF,	MONITOR HO	MES, INC.	A FLORIDA	CORPORATION	AND D.E.
WANSON CUSTOM HOMES,	, INC., A FL	ORICA CORPO	RATION, A	JOINT VENTUR	E DOING
JSINESS AS MONOGRAM (	BUILCING AND	DESIGN, H	AS CAUSED	THESE PRESEN	TS TO BE
IGNED BY ITS PRESIDE					
RESIDENT AND ATTES					
DAPOHATE SEALS TO BE	AFFIXED HE	HETO BY A	NO WITH TH	E AUTHORITY	OF THEIR
DARD OF DIRECTORS, T	HIS 7-1 DA	Y OF	19	87.	
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ONITOR HOMES, INC.			(	·	
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RICHARD D. BRONSON, SECRETARY SHELLIE A. FERGUSON, PRESIDENT D.E. SWANSON CUSTOM HOMES, INC.

**ACKNOWLEDGEMENT** STATE OF FLORIDA COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED SHELLIE A. FERGUSON AND HICHARD D. BRONSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIOUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF MONITOR HOMES, INC., A FLORIDA CORPORATION , 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

SAID CORPORATION.	
WITNESS MY HAND AND OFFICIAL SEAL THIS TO DAY OF TONE . 198	17.
MY COMMISSION EXPIRES:  NOTARY PUB	t
ACKNOWLEDGEMENT STATE OF FLORIDA ) COUNTY OF PALM BEACH )	il I U
BEFORE ME PERSONALLY APPEARED DAN E. SWANSON AND TO ME	WELL
KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXE	UTED

HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICE STAFF CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AU-HORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION

WITNESS MY H	HAND AND OFFICIAL SE	EAL THIS 400	2.4	4
MY COMMISSIO	ON EXPIRES:		and the same of the	* : > *

MORTGAGEE'S CONSENT STATE OF Flicida COUNTY OF CALL PAGE

CENVILL INVESTORS, 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 5081 AT PAGE 494, AS ASSIGNED TO CENVILL INVESTORS. INC., A DELAWARE CORPORATION, IN OFFICIAL RECORD BOOK 5164 AT PAGE 1777, AS CORRECTED IN OFFICIAL RECORD BOOK 5181 AT PAGE 1130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENVILL INVESTORS, INC., A DELAWARE CORPORATION, HAS DATE: \_\_\_\_ CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRES- AND ATTESTED TO BY ITS SECY. AND ITS CORPORATE SEAL TO BE, AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF JUNE. 1987.

ATTEST: Clase Accept Co & Co.	BY:	A: VIN	WILENSKY, P	RESIDENT
ACKNOWLEDGEMENT				•

STATE OF FARAGOD COUNTY OF THE SAME A

BEFORE ME PERSONALLY APPEARED ALVA WILLOW AND WELL TRAKTICA. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND MHO EXECUTED THE FOREGOING INSTRUMENT AS TRESIDENT AND SETTEMENT OF CENVILL INVESTORS. INC., A DELAWARE 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 MY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

NESS MY HAN	D AND OFFICIAL SEAL	THIS 5 5	AY OF TOAKE	1987.
COMMISSION		71	Market Sto	INCAN TARY PUBLIC
·	SEAL CENVILL-INVESTORS	SEAL S, NOTARY P	ÚBLIC	

MORTGAGEE'S CONSENT STATE OF FLORIDA CCUNTY OF ANALYSIS )

EQUITABLE MONTGAGE RESOURCES. INC. HEREBY CERTIFIES THAT IT'S A HOLDER OF A MORTSAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE CHNERS THERIOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5106 AT PAGE 1204, AS MODIFIED BY RENEWAL NOTE AID MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 5186 AT DAGE 1001. ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, EQUITABLE MORTGAGE RESOURCES, INC., HAS CAUSED THESE PRESENTS TO BE DIGNED BY ITS VILLER 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 ZETT DAY OF THE 1987.

ATTEST:		And the second	BY:	(c) Turne	11	X.2. 25" 4"	
	SALECE LOD BROW	M. SEGRETAR,	τ - · · · · · · · · · · · · · · · · · ·	AWRE	VE A A	VIELINSK	

ACKNOWLEDGEMENT STATE OF FLORIDA

WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTHUMENT AS \_\_\_\_\_ AND \_\_\_\_ OF EQUITABLE MORTGAGE RESOURCES. THE ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICES OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SET OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION

WITNESS	MY	HAND	AND	OFFICIAL	SEAL	THIS	174	DAY OF	LUNE	. 10-	
MY COMMI	ISSI	ON EX	(Pic	. ds P 1 ( f)	<u> </u>	1121	na manggalaki sahika manasar panasar saman	h sheet	i I NO	TARY PUBLIC	

TITLE CERTIFICATION

I. WILLIAM BOYES. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MONITOR HOMES INC., A FLORIDA CORPORATION AND D.E. SWANSON HOMES INC., A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS MONOGRAM BUILDING AND DESIGN. THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON: THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN AND KORNFELD J. AL

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			WEST	PALM	BE.	ACH.	FL	ACIRO	33	3401

SURVEYOR'S CERTIFICATE

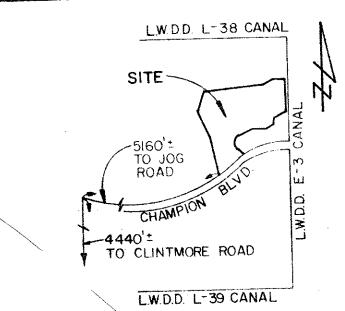
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE 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 P BEACH COUNTY, FLORIDA.

HIS	* · · · · · · · · · · · · · · · · · · ·	DAY	OF	 1987.

CHAEL A. MANZIE HOFESSIONAL LAND SURVEYOR LORIDA CERTIFICATE NO. 4069

EQUITABLE MORTGAGE NOTARY PUBLIC RESOURCES. INC.

SEAL COUNTY ENGINEER PROFESSIONAL LAND SURVEYOR



CATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS JO DAY OF THE AD, 1987 AND DULY RECORDED IN PLAT BOOK 57 ON PAGES

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

JOHN B. DUNKLE, CLERK

SEAL BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 48 DAY OF JULY 1987 MERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°07'44"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 35. TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING EQUAL TO THE BEARING BASE OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 ON PAGES 4 THROUGH 4 / OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT D.E. DENOTES DRAINAGE EASEMENT L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:

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 ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS 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 PRIDATTIFS BEING DETERMINED BY THE USE HIGHTS GRANTED.

- 3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY TURRENT PALM BEACH COUNTY ZONING REGULATIONS.

STANLEY/MERIDIAN JRVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLOP DA 33407.

P.I.D. TABLE				
TOTAL ACP AGE DENSITY TOTAL WELLING UNITS BUILFING COVERAGE	10.494 2.86 30 2.135	DU/AC. DU	WATER AREA OPEN SPACE ROADS	0.000 AG. 7.052 AC. 1.307 AC.

0436-018 Neridia 2000 LOMBARD STREET WEST PALM BEACH, FL. <del>mana</del>ina inc ROYAL PALM COVE

> PART OF THE POLO CLUB P.U.