

20160374782

105

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:20 A.M.  
THIS 24 DAY OF Oct  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 122 ON  
PAGES 105 AND 111  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

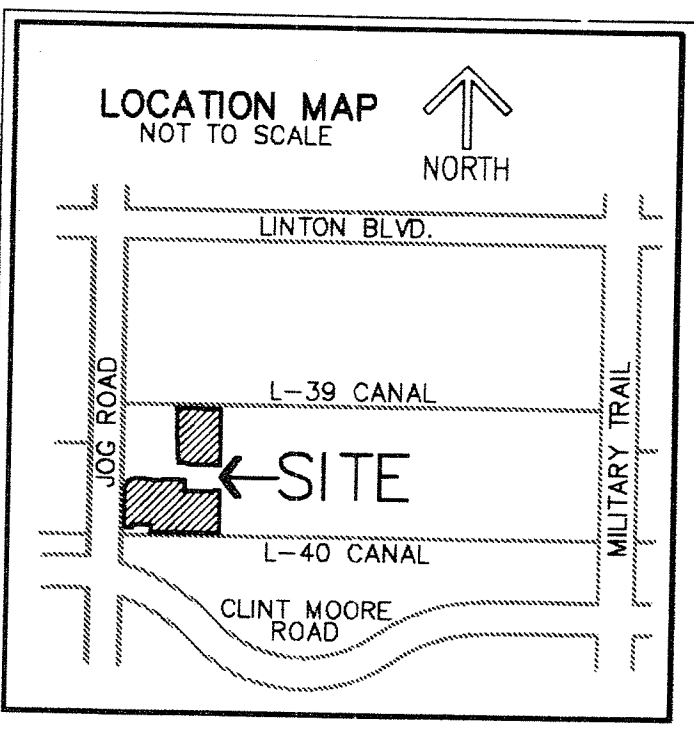
SHEET 1 OF 7

# ROYAL PALM POLO PLAT TWO

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF PARCEL A, TOGETHER WITH ALL OF PARCEL B, PARCEL C, TRACT L3, LOTS 161 AND 162 OF BLOCK 4,  
ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN 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

"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.



### 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 ROYAL PALM POLO PLAT TWO, BEING A REPLAT OF PORTION OF PARCEL A, TOGETHER WITH ALL OF PARCEL B, PARCEL C, TRACT L3, LOTS 161 AND 162 OF BLOCK 4, ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, PARCEL B, PARCEL C, TRACT L3, LOTS 161 AND 162 OF BLOCK 4, ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL A:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N.01°03'59"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 90.07 FEET; THENCE N.88°56'01"E., A DISTANCE OF 172.00 FEET; THENCE N.01°03'59"W., A DISTANCE OF 23.95 FEET; THENCE N.44°04'36"E., A DISTANCE OF 35.44 FEET; THENCE N.89°13'11"E., A DISTANCE OF 89.64 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 07°08'57"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 52.41 FEET; THENCE N.82°04'14"E., A DISTANCE OF 91.79 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 15°16'35"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 87.99 FEET; THENCE S.82°39'12"E., A DISTANCE OF 46.18 FEET; THENCE S.00°46'49"E., A DISTANCE OF 147.58 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL A; THENCE S.89°13'11"W. ALONG SAID SOUTH LINE, A DISTANCE OF 542.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING A TOTAL OF 2,792,350 SQUARE FEET/64.104 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

**1. UTILITY EASEMENTS**  
THE UTILITY EASEMENTS RUNNING 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**2. RESIDENTIAL ACCESS STREETS**  
TRACTS R1 AND R2 AS SHOWN HEREON ARE RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET AND UTILITY 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.

**3. OPEN SPACE TRACT**  
TRACT L AS SHOWN HEREON IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

**4. WATER MANAGEMENT TRACTS**  
TRACTS W1 THROUGH W4, 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.

**5. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR 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.

**6. SIDEWALK EASEMENTS**  
THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BOCA RATON.

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 1st DAY OF August, 2016.

TOLL FL I, LLC  
A FLORIDA LIMITED LIABILITY PARTNERSHIP  
BY: [Signature]  
DONALD R. BARNES  
VICE PRESIDENT  
WITNESS: [Signature]  
Zane Beard  
PRINT NAME

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED DONALD R. BARNES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known 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 1st DAY OF August, 2016  
MY COMMISSION EXPIRES: 9/28/20 [Signature]  
COMMISSION NUMBER: FF 997180  
NOTARY PUBLIC  
PRINT NAME

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
THE ROYAL PALM POLO PROPERTY OWNERS 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 1st DAY OF August, 2016.

ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: [Signature]  
WITNESS: [Signature]  
NAME: STUART GORDON  
WITNESS: [Signature]  
NAME: ZANE BEARD

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED Robert Razler, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known 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 1st DAY OF August, 2016  
MY COMMISSION EXPIRES: 9/28/20 [Signature]  
COMMISSION NUMBER: FF 997180  
NOTARY PUBLIC

### 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 24 3rd 2016 [Signature]  
HARVEY E. OYER, III  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

OWNER SEAL  
OWNER NOTARY  
ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC. SEAL  
ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC. NOTARY  
CITY OF BOCA RATON  
SURVEYOR

### TABULAR DATA:

ZONING: R-1-D PUD  
LAND USE DESIGNATION: CR/1 & CL/1  
SITE - 2,792,350 SQUARE FEET/64.104 ACRES  
RESIDENTIAL LOTS - 2,024,639 SQUARE FEET/46.479 ACRES  
TRACTS R1 AND R2 (ROADWAY) - 314,224 SQUARE FEET/7.214 ACRES  
TRACT L (OPEN SPACE) - 21,630 SQUARE FEET/0.497 ACRES  
TRACTS W1-W4 (LAKE TRACTS) - 431,857 SQUARE FEET/9.914 ACRES

TABULAR DATA	SQUARE FEET	ACRES
TRACT L	21,630	0.497
TRACT R1	210,898	4.841
TRACT R2	103,326	2.372
TRACT W1	89,564	2.066
TRACT W2	106,924	2.455
TRACT W3	79,113	1.816
TRACT W4	146,256	3.358
RESIDENTIAL LOTS	2,024,639	46.479
TOTAL AREA THIS PLAT	2,792,350	64.104

### 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 20th DAY OF August, 2016. 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 HAYNIE, 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

### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- 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.
- 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, 1980 ADJUSTMENT.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

### 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: 8/5/16 [Signature]  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591