



(A P.U.D.)

STAMFORD AT ROYAL PALM BEACH

A REPLAT OF A PORTION OF TRACT 'F' ACCORDING TO THE PLAT OF HAWTHORN II AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST

SHEET 1 OF 3 JANUARY, 1988

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OFFICE OF PALM BEACH COUNTY, FLORIDA
 This Plan was filed for record on 1/11/88
 at 11:17 AM and duly recorded in the Public Records of Palm Beach County, Florida, Book 31, Page 26 through 35.
 JAMES B. DANIELS, Clerk, Circuit Court
 James O. Post, D.C.

P.U.D. TABULAR DATA

SITE AREA	25.33 ACRES
TOTAL DWELLING UNITS	500 LOTS
DENSITY	7.89 LOTS / ACRE
WATER MANAGEMENT TRACTS	1.76 ACRES
STAMFORD AVE.	885.76 LINEAR FEET

LOCATION MAP
N.T.S.

DESCRIPTION:

BEING A PORTION OF TRACT 'F' OF HAWTHORN II AS RECORDED IN PLAT BOOK 31, PAGES 26 THRU 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO SHOWN AS PARCEL 222 ON THE VILLAGE OF ROYAL PALM BEACH MASTER LAND LINE PLAN LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'F'; THENCE NORTH 01°33'36" EAST ALONG THE WESTERLY LINE OF SAID TRACT 'F', SAME LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE PALM BEACH CANAL; 14-1 AS RECORDED IN CANAL PLAT BOOK 20 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 810.00 FEET; THENCE SOUTH 87°22'40" EAST, A DISTANCE OF 114.028 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD (A 106 FOOT RIGHT-OF-WAY AS NOW Laid OUT AND IN USE); THENCE SOUTH 01°37'43" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD, SAME LINE ALSO BEING THE EASTERLY LINE OF SAID TRACT 'F', A DISTANCE OF 1095.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 30°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.27 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HEATHERWOOD AVENUE (AN 80 FOOT UNIMPROVED RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF HEATHERWOOD AVENUE, SAME LINE ALSO BEING THE SOUTHERLY LINE OF SAID TRACT 'F', THE FOLLOWING FIVE COURSES; THENCE NORTH 88°22'17" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 197.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 34°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.59 FEET; THENCE NORTH 54°22'17" WEST ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 34°02'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 356.54 FEET; THENCE NORTH 89°25'07" WEST ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 134.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.33 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT BURG AND DIVOSTA CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS STAMFORD AT ROYAL PALM BEACH AND AS DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" - THAT TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE ACCESS, UTILITY AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS.
- UTILITY EASEMENTS - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.
- DRAINAGE EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID CORPORATION OR ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS. EASEMENT NO. 2 ACCORDING TO OFFICIAL RECORD BOOK 2188, PAGES 1714-1715, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS HEREBY TERMINATED UPON RECORDING OF THE DRAINAGE EASEMENTS AS SHOWN HEREON ACCORDING TO SAID OFFICIAL RECORD BOOK 2188, PAGES 1714-1715.
- 20 FOOT LAKE MAINTENANCE EASEMENT - THAT THE DESIGNATED 20 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- 20 FOOT LAKE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR ACCESS RIGHTS.
- 25 FOOT BUFFER EASEMENTS AND LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- WATER MANAGEMENT TRACTS - THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS WATER MANAGEMENT TRACT NO. 1 AND NO. 2 ARE HEREBY DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- RECREATION TRACT - THAT THE DESIGNATED RECREATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH FOR RECREATION PURPOSES.

IN WITNESS WHEREOF BURG AND DIVOSTA CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF JANUARY, A.D. 1988.

BURG AND DIVOSTA CORPORATION,
 A FLORIDA CORPORATION
 ATTEST: Wilkie E. Stearns BY: Paul K. Kaindl VP
 ITS ASST. SECRETARY ITS VICE PRESIDENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
 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 5974 AT PAGE 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY AND ATTESTED TO BY ITS PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF JANUARY, 1988.

ROYAL PALM BEACH COLONY, LIMITED PARTNERSHIP
 A DELAWARE LIMITED PARTNERSHIP
 BY: John J. Kuntz INCORPORATED
 ITS SECRETARY ITS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert H. Kaldan and Martin S. Katz 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 STEIN MANAGEMENT CO., INC. A P.L.A. CORP., MEMBERS PARTNERS OF ROYAL PALM BEACH COLONY, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID LIMITED PARTNERSHIP 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 LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF June, A.D. 1988.

8/10/91
 MY COMMISSION EXPIRES Notary Public - State of Florida

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

I, STEVEN L. CRAIG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BURG AND DIVOSTA CORPORATION, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE 6-23-88 BY: Steven L. Craig
 STEVEN L. CRAIG
 218 CLEMATIS STREET
 WEST PALM BEACH, FLA.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
 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 5974 AT PAGE 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY AND ATTESTED TO BY ITS PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF January, 1988.

ATTEST: Robert H. Kaldan BY: John J. Kuntz
 ITS SECRETARY ITS VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert H. Kaldan and Martin S. Katz 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 STEIN MANAGEMENT CO., INC. A P.L.A. CORP., MEMBERS PARTNERS OF ROYAL PALM BEACH COLONY, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID LIMITED PARTNERSHIP 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF July, A.D. 1988.

10-28-88
 MY COMMISSION EXPIRES Notary Public - State of Florida

APPROVAL - VILLAGE ENGINEER

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 THERE TO.

APPROVAL - VILLAGE OF ROYAL PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAN HAS BEEN OFFICIALLY APPROVED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THIS 11th DAY OF July, A.D. 1988.

APPROVED: John J. Kuntz VILLAGE ENGINEER
John J. Kuntz MAYOR John J. Kuntz VILLAGE CLERK

APPROVAL - PLANNING AND ZONING COMMISSION

IT IS HEREBY CERTIFIED THAT ON THIS 11th DAY OF July, A.D. 1988, THE ROYAL PALM BEACH PLANNING AND ZONING COMMISSION APPROVED THE ATTACHED PLAT.

BY: John J. Kuntz CHAIRMAN

SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- D.E. DENOTES DRAINAGE EASEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- BEARINGS BASED ON THE EAST LINE OF THE M-1 CANAL HAVING A BEARING OF N01°33'56"E
- BUILDINGS OF ANY KIND SHALL NOT BE PLACED ON UTILITY, DRAINAGE, OR LAKE MAINTENANCE EASEMENTS.
- TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS SHALL BE ALLOWED AFTER CONSENT OF ALL COMPANIES OCCUPYING SAME.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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 INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION OF DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA S.S.
 COUNTY OF PALM BEACH

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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 2114-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY AND THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATE July 12, 1988
Perry C. White
 PERRY C. WHITE
 PROFESSIONAL LAND SURVEYOR NO. 4213
 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NORLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS TESTING SURVEYORS
BOYNTON BEACH, FLORIDA

