

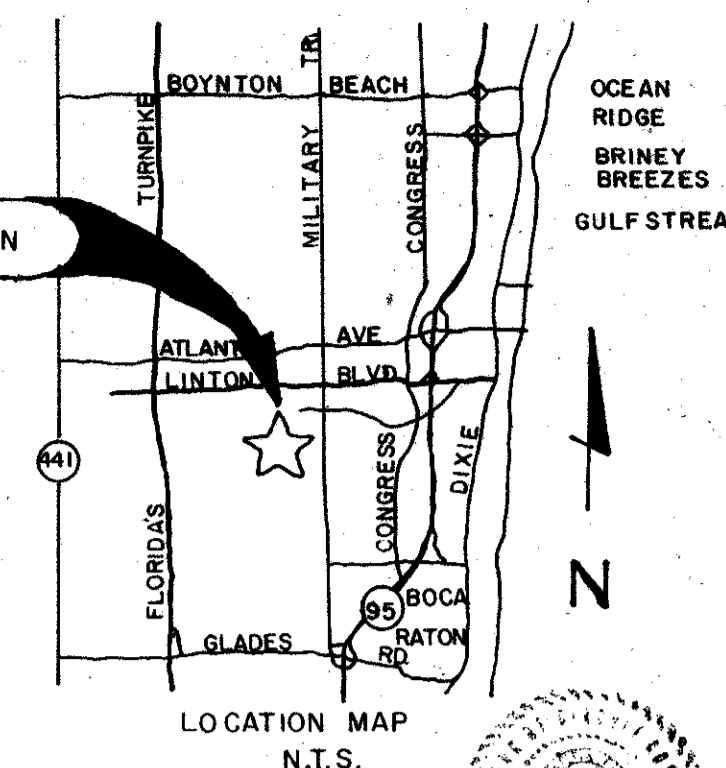
ROYAL HIDDEN COVE

A PART OF THE POLO CLUB P.U.D.
BEING A REPLAT OF A PORTION OF TRACT I, "THE POLO CLUB PLAT III" (P.B. 59 PGS. 110-112)
SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JULY, 1989

SHEET 1 OF 4

0436-031



107

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 8:50 A.M. THIS 29 DAY OF AUG AD, 1989 AND DULY RECORDED IN PLAT BOOK 63 ON PAGES 107 thru 110

JOHN B. DUNKLE, CLERK
By: Dawn A. Marden, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MONOGRAM BUILDING AND DESIGN IV, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "ROYAL HIDDEN COVE", A PART OF THE POLO CLUB P.U.D., SITUATE IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT I OF "THE POLO CLUB PLAT III", AS RECORDED IN PLAT BOOK 59, PAGES 110 THROUGH 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERMOST CORNER OF TRACT I OF "THE POLO CLUB PLAT III", AS RECORDED IN PLAT BOOK 59 AT PAGES 110 THROUGH 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-37 THE CANAL, 70.00 FEET IN WIDTH; THENCE ALONG SAID SOUTH LINE OF THE L.W.D.D. L-37 CANAL, S89°15'53"W, A DISTANCE OF 67.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE OF THE L.W.D.D. L-37 CANAL, S36°59'31"E, 37.11 FEET; THENCE S00°35'03"E, A DISTANCE OF 26.19 FEET; THENCE S09°38'04"E, A DISTANCE OF 54.48 FEET; THENCE S00°35'03"E, A DISTANCE OF 51.44 FEET; THENCE N87°35'29"W, A DISTANCE OF 36.87 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 50.00 FEET, FROM WHICH A RADIAL LINE BEARS S02°24'31"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 78°56'14", A DISTANCE OF 69.89 FEET; THENCE S13°28'17"W, A DISTANCE OF 700.00 FEET; THENCE S83°42'59"W, A DISTANCE OF 194.13 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF TRADITIONS BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT, AT A POINT ON A CURVE HAVING A RADIUS OF 100.00 FEET, FROM WHICH A RADIAL LINE BEARS S46°43'14"W; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 119°37'33", A DISTANCE OF 208.79 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS N72°54'18"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 64°59'09", A DISTANCE OF 28.36 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 445.39 FEET, FROM WHICH A RADIAL LINE BEARS N07°55'09"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 38°46'44", A DISTANCE OF 301.45 FEET; THENCE N59°08'25"W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 523.37 FEET FROM WHICH A RADIAL LINE BEARS S30°54'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°09'50", A DISTANCE OF 193.32 FEET; THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF TRADITIONS BOULEVARD, N36°56'06"W, A DISTANCE OF 34.55 FEET; THENCE N07°08'03"E, A DISTANCE OF 445.00 FEET FROM WHICH A RADIAL LINE BEARS S82°53'57"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°29'49", A DISTANCE OF 243.85 FEET; THENCE N38°29'52"E, A DISTANCE OF 344.53 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 555.00 FEET FROM WHICH A RADIAL LINE BEARS N51°30'08"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 39°13'59", A DISTANCE OF 380.03 FEET; THENCE N00°44'07"W, A DISTANCE OF 172.14 FEET TO INTERSECT THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF THE L.W.D.D. L-37 CANAL; THENCE ALONG A PORTION OF SAID SOUTH RIGHT-OF-WAY LINE, N89°15'53"E, A DISTANCE OF 701.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 29.112 ACRES OF LAND, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE ROYAL HIDDEN COVE AT THE POLO CLUB HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS F, G, H, AND I, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ROYAL HIDDEN COVE AT THE POLO CLUB HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE IF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, D AND E, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE AND MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE POLO CLUB OF BOCA RATON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE POLO CLUB OF BOCA RATON 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 ROADS.
- 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.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE ROYAL HIDDEN COVE AT THE POLO CLUB 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.

IN WITNESS WHEREOF, MONOGRAM BUILDING AND DESIGN IV, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, MONITOR HIDDEN COVE HOMES, INC., A FLORIDA CORPORATION AND SWANSON HIDDEN COVE HOMES, INC., A FLORIDA CORPORATION, AND THEIR CORPORATE SEALS TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 28 DAY OF June, 1989.

MONOGRAM BUILDING AND DESIGN IV, A FLORIDA GENERAL PARTNERSHIP, BY:
 MONITOR HIDDEN COVE HOMES, INC.
 ATTEST: Richard D. Bronson, SECRETARY
 BY: Shellie A. Ferguson, PRESIDENT

SWANSON HIDDEN COVE HOMES, INC.
 ATTEST: Don LaFon, VICE-PRESIDENT
 BY: Dan E. Swanson, PRESIDENT

ACKNOWLEDGEMENT

STATE OF CONNECTICUT
COUNTY OF HARTFORD

BEFORE ME PERSONALLY APPEARED SHELLIE A. FERGUSON AND RICHARD D. BRONSON, 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 MONITOR HIDDEN COVE 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 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 June, 1989.
MY COMMISSION EXPIRES: March 31, 1990
BY: Ellari M. Mirand, NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAN E. SWANSON AND Don LaFon, 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 SWANSON HIDDEN COVE 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June, 1989.
MY COMMISSION EXPIRES: Nov 16, 1990
BY: Kathleen Robinson

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

FIRST AMERICAN BANK AND TRUST, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED EXECUTED IN FAVOR OF RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, RECORDED IN OFFICIAL RECORDS BOOK 5869, PAGE 1385, AS ASSIGNED TO FIRST AMERICAN BANK AND TRUST BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 6089, PAGE 637, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT SUCH MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 7 DAY OF JULY, 1989.

FIRST AMERICAN BANK AND TRUST
ATTEST: Donald W. Blankman, VICE PRESIDENT
BY: John H. Fulmer, VICE PRESIDENT

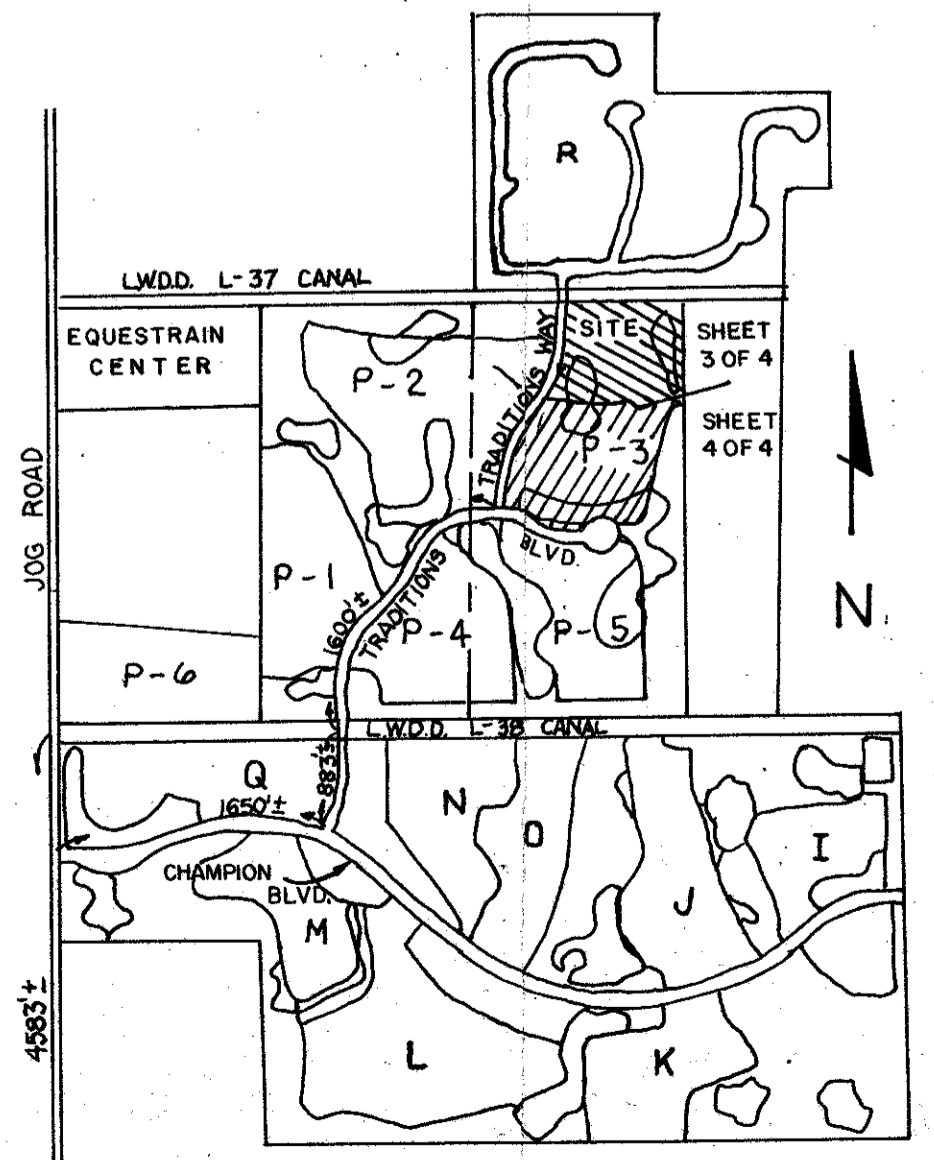
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN H. FULLMER AND DONALD W. BLANKMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF FIRST AMERICAN BANK AND TRUST 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 7th DAY OF JULY, 1989.
MY COMMISSION EXPIRES: July 1, 1990
BY: John H. Fulmer, NOTARY PUBLIC

SUBMITTER: Royal Hidden Cove
PAGE 107
BOOK 63
FLOOR BOOK 200B
BLOCK 37
CORRECTIONS 84-71
LOT CODE 33445
-702477
Polo Club P.U.D.



0436-031
Pet. 84-71

63/107

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN	M. E. H.	DATE	1989
CHECKED	R. B. P.	SCALE	NONE
DRAWING NO.	10066PL		

ROYAL HIDDEN COVE
PART OF
THE POLO CLUB P.U.D.

SEAL MONITOR HIDDEN COVE HOMES, INC. SEAL NOTARY PUBLIC SEAL SWANSON HIDDEN COVE HOMES, INC. SEAL NOTARY PUBLIC SEAL FIRST AMERICAN BANK AND TRUST SEAL NOTARY PUBLIC SEAL PROFESSIONAL SAVINGS BANK SEAL NOTARY PUBLIC