

# 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 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

JULY, 1989

SHEET 2 OF 4

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1989 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
JOHN B. DUNKLE, CLERK  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
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, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT THEIR MORTGAGE WHICH HAS BEEN RECORDED IN OFFICIAL RECORD BOOK 6114 AT PAGE 764, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Secretary SIGNED BY ITS Vice-President AND ATTESTED TO BY ITS Secretary RESPECTIVELY, AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS DAY OF July 11, 1989.

RAINBERRY DEVELOPERS FOUR, INC.  
A FLORIDA CORPORATION

ATTEST: Marian Pearlman Nease BY: Roy Flack  
Secretary President  
MARIAN PEARLMAN NEASE ROY FLACK  
FIRST AMERICAN EQUITY POLO CORPORATION  
A FLORIDA CORPORATION

ATTEST: Paul J. Douglas BY: Paul J. Douglas  
Secretary Vice President  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE 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 RAINBERRY DEVELOPERS FOUR, 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 11<sup>th</sup> DAY OF July, 1989.  
MY COMMISSION EXPIRES: May 26, 1991 Paul J. Douglas  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED SINDI M. FRICK AND ELANOR G. HALPERIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF FIRST AMERICAN EQUITY POLO CORPORATION, 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 7<sup>th</sup> DAY OF JULY, 1989.  
MY COMMISSION EXPIRES: May 26, 1991 Paul J. Douglas  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
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 5969 AT PAGE 1392 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF CENVILL INVESTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT 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 7<sup>th</sup> DAY OF July, 1989.

CENVILL INVESTORS, INC.  
A DELAWARE CORPORATION

ATTEST: Alyce Drakulich BY: Alvin Wilensky  
Secretary Treasurer  
ALYCE DRAKULICH ALVIN WILENSKY

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE 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 CENVILL INVESTORS, INC., A DELAWARE 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 7<sup>th</sup> DAY OF July, 1989.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

### TITLE CERTIFICATION

I, GARY S. DUNAY, 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 MONITOR HIDDEN COVE HOMES, INC. A FLORIDA CORPORATION AND SWANSON HIDDEN COVE HOMES, INC., A FLORIDA CORPORATION, A GENERAL PARTNERSHIP DOING BUSINESS AS MONOGRAM BUILDING AND DESIGN IV; 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 AND THE PROPERTY IS FOUND TO CONTAIN NO ENCUMBRANCES WHICH WOULD AFFECT THE SUBDIVISION OF THIS PROPERTY.

DATE: July 11, 1989 BY: Gary S. Dunay  
GARY S. DUNAY, ESQUIRE

### SURVEYOR'S CERTIFICATION

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 PALM BEACH COUNTY, FLORIDA.

THIS 12<sup>th</sup> DAY OF JULY, 1989. Robin B. Petzold  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22<sup>nd</sup> DAY OF AUGUST, 1989.  
BY: Carol J. Elmgvist  
CAROL J. ELMGVIST, CLERK

ATTEST: John B. Dunkle  
JOHN B. DUNKLE, CLERK  
BY: Herbert F. Kahlert  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22<sup>nd</sup> DAY OF August, 1989

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°15'33"E ALONG THE NORTH LINE OF TRACT I, AND BEING EQUAL TO THE BEARING BASE 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.

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:  
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:

2. 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 PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING RESTRICTIONS.

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARK E. HUMMEL IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407

| P.U.D. TABULAR DATA |                |
|---------------------|----------------|
| TOTAL AREA          | 29.11 ACRES    |
| NUMBER OF UNITS     | 39 UNITS       |
| DENSITY             | 1.34 D.U./ACRE |
| WATER BODIES        | 4.92 ACRES     |
| OPEN SPACE          | 4.52 ACRES     |
| ROADS               | 2.62 ACRES     |
| ZONING PETITION NO. | 84-71F         |

SUBMISSION \* Royal Hidden Cove  
BOOK 63 PAGE 107  
FLOOD ZONE B FLOOD MAP # 2208  
QUAD # 37 ZONING # 84-71  
TAZ-477 ZIP CODE 33445  
PUD NAME Polo Club PUD

0436-031  
Pet. 84-71

63/108

SEAL RAINBERRY DEVELOPERS FOUR, INC. SEAL NOTARY PUBLIC SEAL FIRST AMERICAN EQUITY POLO CORP. SEAL NOTARY PUBLIC SEAL CENVILL INVESTORS INC. SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL BOARD OF COUNTY COMMISSIONERS SEAL COUNTY ENGINEER

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

|                                       |  |
|---------------------------------------|--|
| DRAWN M.E.H.                          | CURE 28, 1989                              |
| CHECKED R.B.P.                        | SCALE NONE'                                |
| DRAWING NO. VOL: PLAT 8 DOC: 10086PLA | ROYAL HIDDEN COVE PART OF POLO CLUB P.U.D. |

