

JULY 1999

ESTATES OF ROYAL PALM BEACH PLAT 2

LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

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DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT URBANDALE ROYAL, P.B., INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "ESTATES OF ROYAL PALM BEACH PLAT 2," SAID PARCEL LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE, SOUTH 89°44'43" EAST, ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER A DISTANCE OF 822.17 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89°44'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 563.35 FEET; THENCE, SOUTH 00°15'17" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 115.00 FEET; THENCE, SOUTH 89°44'43" EAST, A DISTANCE OF 2.89 FEET; THENCE, SOUTH 00°15'17" WEST, A DISTANCE OF 175.00 FEET; THENCE, SOUTH 89°44'43" EAST, A DISTANCE OF 215.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°00'00", A DISTANCE OF 136.63 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 09°44'43" EAST, A DISTANCE OF 427.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 214.07 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°15'52", A DISTANCE OF 199.01 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 04°08'33" WEST, A DISTANCE OF 101.51 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 81°01'14" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°38'53", A DISTANCE OF 1.88 FEET TO THE END OF SAID CURVE AND TO A POINT ON THE BOUNDARY OF THE PLAT OF THE ESTATES OF ROYAL PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, THE FOLLOWING FIVE COURSES ALONG THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH; THENCE, NORTH 88°29'28" WEST, A DISTANCE OF 485.14 FEET; THENCE, SOUTH 01°30'34" WEST, A DISTANCE OF 39.87 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 560.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°01'32" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°21'32", A DISTANCE OF 443.33 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 44°49'00" WEST, A DISTANCE OF 472.17 FEET; THENCE, NORTH 52°48'08" WEST, A DISTANCE OF 142.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 281.82 FEET AND WHOSE RADIUS POINT BEARS NORTH 42°14'58" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE AND DEPARTING THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH, THROUGH A CENTRAL ANGLE OF 12°52'47", A DISTANCE OF 58.88 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 29°12'05" EAST, A DISTANCE OF 10.42 FEET; THENCE, NORTH 15°47'54" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 29°12'05" EAST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 74°12'06" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 29°12'05" EAST, A DISTANCE OF 179.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'26", A DISTANCE OF 7.70 FEET TO THE END OF SAID CURVE; THENCE, NORTH 14°56'08" WEST, A DISTANCE OF 35.66 FEET; THENCE, NORTH 28°34'13" EAST, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 60°25'47" EAST, A DISTANCE OF 18.40 FEET; THENCE, NORTH 83°23'18" EAST, A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 325.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 42°47'37" EAST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'52", A DISTANCE OF 27.02 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°15'17" EAST, A DISTANCE OF 184.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 23.96 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 2. THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- 3. THE DRAINAGE EASEMENTS AND 12 FOOT WATERWAY MAINTENANCE EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 4. THE FENCE EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR CONSTRUCTION AND MAINTENANCE OF A FENCE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 5. TRACT "W/P", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 6. THE 15 FOOT ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO TRACT "W/P" AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 7. A UTILITY EASEMENT OVER ALL OF TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER FACILITIES.
- 8. THE 4 FOOT LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF July, 1999.

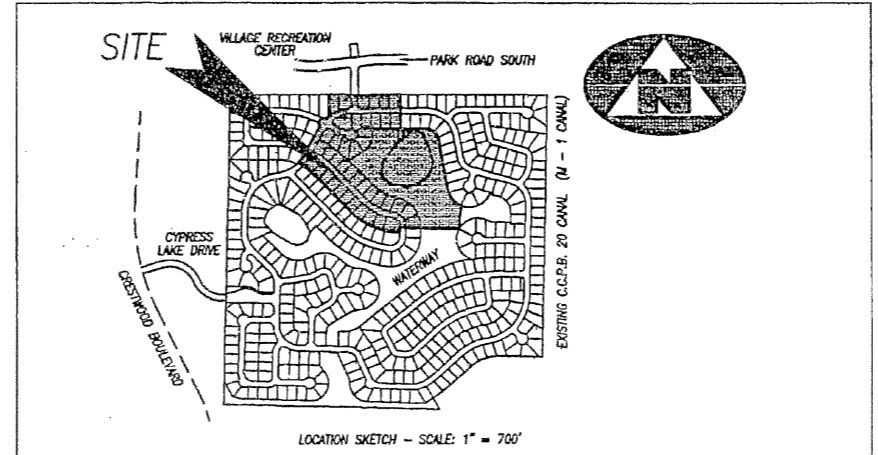
BY: URBANDALE ROYAL P.B., INC. A FLORIDA CORPORATION
ATTEST: Herbert Nadolny SECRETARY BY: S. Lyon Sachs S. LYON SACHS, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED S. LYON SACHS AND HERBERT NADOLNY OF URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 6th DAY OF July, 1999.
August 9, 2003 BY COMMISSION EXPIRES



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION 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 6th DAY OF July, 1999.

ATTEST: Herbert Nadolny HERBERT NADOLNY, SECRETARY BY: S. Lyon Sachs S. LYON SACHS, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED S. LYON SACHS AND HERBERT NADOLNY, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 6th DAY OF July, 1999.
August 9, 2003 BY COMMISSION EXPIRES

VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

PLANNING AND ZONING COMMISSION:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF August, 1999.

BY: Larry Roegel LARRY ROEGEL, CHAIRMAN

VILLAGE COUNCIL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF August, 1999.

BY: David A. Lodwick DAVID A. LODWICK, MAYOR

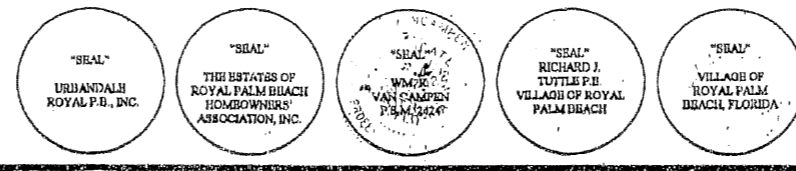
VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August, 1999.

BY: Richard J. Tuttle RICHARD J. TUTTLE, P.E., VILLAGE ENGINEER

ATTEST:

BY: Mary Ann Gould MARY ANN GOULD, VILLAGE CLERK



SUMMARY INFORMATION:

ACCESS TRACT	0.04 ACRES
TRACT "A"	3.11 ACRES
TRACT "W/P"	10.85 ACRES
LOTS (42)	10.18 ACRES
TOTAL	23.96 ACRES

NUMBER OF LOTS = 42
LINEAL FEET IN STREETS = 2592 +/-
APPROXIMATE LOT DIMENSION = 60' WIDE BY 115' DEEP.
APPROXIMATE LOT SIZE = 6200 SQUARE FEET.

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 THIS COUNTY.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JOHN F. FLANIGAN, 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 TO URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AFFECTING THE PROPERTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 8, 1999 at 11:00 A.M. NAME: John F. Flanigan JOHN F. FLANIGAN, ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND THAT MONUMENTS, ACCORDING TO SECTION 177.081 (9) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATE: 7-30-99 NAME: Wm. R. Van Campen Wm. R. VAN CAMPEN, P.S.M. NO. 2487 STATE OF FLORIDA

BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404 CERTIFICATE OF AUTHORIZATION NUMBER LB2171

SURVEYOR'S NOTES:

- 1. THE BASE BEARING (BB) AS SHOWN HEREON, IS SOUTH 89°44'43" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA ZONING CODE.
- 2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT.

CERTIFICATE OF REVIEW:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 F.S. TO DETERMINE THAT ALL DATA - REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECTS ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: Norman J. Howard NORMAN J. HOWARD

FLORIDA CERTIFICATE NO. 5776

DATE: 8-30-99

THIS INSTRUMENT WAS PREPARED BY Wm. R. VAN CAMPEN, P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404.

BENCH MARK Land Surveying & Mapping Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Phone 448-2102 L.B. 2171 Fax (407) 844-9659
EMAIL: bmls@aol.com WEB: http://members.aol.com/bmls

RECORD PLAT
ESTATES OF ROYAL PALM BEACH PLAT 2
DATE: 07/01/99 WOP: PJL
DWP: MKL PD: DATE: 07/01/99 WOP: PJL
CND: T.V.C. FILE: 1999-11-18 SEAL: NONE SHEET 1 OF 3