

OCTOBER 1999

ESTATES OF ROYAL PALM BEACH PLAT 3
LYING IN THE NORTHEAST ONE-QUARTER SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



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DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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 3', SAID PARCEL LYING IN THE NORTHEAST ONE-QUARTER SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 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 TO THE NORTHWESTERLY CORNER OF THE PLAT OF THE ESTATES OF ROYAL PALM BEACH PLAT 2; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 178, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, THE FOLLOWING COURSES ALONG THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH PLAT 2; THENCE, SOUTH 00°16'17" WEST, A DISTANCE OF 184.89 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 326.00 FEET; AND WHOSE RADIUS POINT BEARS SOUTH 38°01'48" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'32", A DISTANCE OF 27.02 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 83°23'18" WEST, A DISTANCE OF 29.52 FEET; THENCE, NORTH 80°29'47" WEST, A DISTANCE OF 18.40 FEET; THENCE, SOUTH 29°54'13" WEST, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 14°56'07" EAST, A DISTANCE OF 35.88 FEET; TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE, SOUTH RADIUS POINT BEARS SOUTH 52°29'27" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'26", A DISTANCE OF 7.70 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 29°12'06" WEST, A DISTANCE OF 179.87 FEET; THENCE, SOUTH 74°12'06" WEST, A DISTANCE OF 35.35 FEET; THENCE, SOUTH 29°12'06" WEST, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 15°47'54" EAST, A DISTANCE OF 36.36 FEET; THENCE, SOUTH 29°12'06" WEST, A DISTANCE OF 10.42 FEET; TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 261.00 FEET; AND WHOSE RADIUS POINT BEARS NORTH 81°07'43" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°52'47", A DISTANCE OF 58.88 FEET TO A POINT ON THE BOUNDARY OF THE ESTATES OF ROYAL PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 44, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 261.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 84°14'56" WEST; THENCE, THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°33'27", A DISTANCE OF 7.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 276.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 47°02'12" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'29", A DISTANCE OF 10.32 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 260.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 32°03'29" WEST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°38'12", A DISTANCE OF 148.10 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°44'43" WEST, A DISTANCE OF 418.53 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH; SAID NORTHWEST CORNER BEING ON THE WEST LINE OF THE SAID NORTHEAST ONE-QUARTER; THENCE, NORTH 01°12'44" EAST, ALONG SAID WEST LINE, A DISTANCE OF 580.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.48 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, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THAT THE PERPETUAL MAINTENANCE OBLIGATION OF 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 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. 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.

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 21 DAY OF October, 1999.

BY: URBANDALE ROYAL P.B., INC.
A FLORIDA CORPORATION
ATTEST: Herbert Nadolny, Secretary
BY: S. Lyon Sachs, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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 21 DAY OF October, 1999.

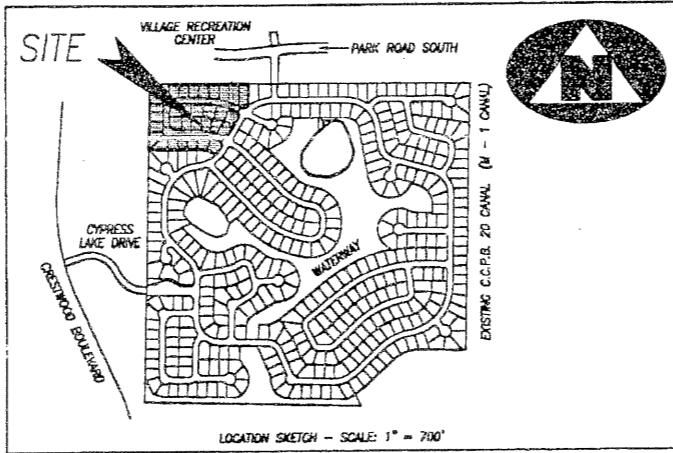
August 9, 2003
My Commission Expires
Rubin Dean Johnson
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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 21 DAY OF October, 1999.

THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: Herbert Nadolny, Secretary
BY: S. Lyon Sachs, President



ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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 21 DAY OF October, 1999.
August 9, 2003
My Commission Expires
Rubin Dean Johnson
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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: Nov. 29, 1999 at 11:00 P.M.
NAME: John F. Flanigan
JOHN F. FLANIGAN, ATTORNEY-AT-LAW LICENSED IN FLORIDA

VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

PLANNING AND ZONING COMMISSION:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December, 1999.
BY: Larry Moegel, Chairperson

VILLAGE COUNCIL:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF December, 1999.
BY: David Lodwick, Mayor

VILLAGE ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF December, 1999.
BY: Raymond C. Liggins Jr., P.E. Village Engineer

ATTEST:
BY: Mary Ann Beauld, Village Clerk

SUMMARY INFORMATION:

TRACT 'A' 1.63 ACRES
LOTS (32) 7.85 ACRES
TOTAL 9.48 ACRES
NUMBER OF LOTS = 32
LINEAL FEET IN STREETS = 1325 +/-
APPROXIMATE LOT DIMENSION = 80' WIDE X 115' DEEP
APPROXIMATE LOT SIZE = 9200 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.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS, ACCORDING TO SECTION 177.001(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: 10-20-99
BY: Wm. R. Van Campen, P.S.M. 2423

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 INSTRUMENT 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 177.001 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 D. Howard
FLORIDA CERTIFICATE NO. 5776
DATE: 12-16-99



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EMAIL: bmlms@aol.com WEB: http://members.aol.com/bmlms

RECORD PLAT
ESTATES OF ROYAL PALM BEACH PLAT 3
DATE: 10/01/99
SCALE: NONE
SHEET 1 OF 2