ROYAL PALM POLO PLAT FOUR

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF ROYAL PALM POLO PLAT TWO, ALL OF LOTS 64 THROUGH 123, TOGETHER WITH ALL OF TRACT R2 AND TRACT W4, AS RECORDED IN PLAT BOOK 122, PAGES 105 THROUGH 111. TOGETHER WITH LOTS 94 THROUGH 98 OF BLOCK 2 AND A PORTION OF TRACT R, ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

> LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

> > THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

"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 PALM BEACH COUNTY.

DEVELOPMENT REGULATION	SETBACK
FRONT SETBACK	10'
SIDE SETBACK	6'
REAR SETBACK	10'
SCREEN ENCLOSURES	STREET YARD: 4' ENCROACHMENT
	SIDE INTERIOR/REAR: 5' SETBACK
PATIOS, TERRACES AND POOL DECKS	STREET YARD: 4' ENCROACHMENT
	SIDE /REAR: 5' SETBACK OPEN PATIOS: 5' SETBACK

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION. INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 ________ DAY OF _________, 20_1.

ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT Alle NAME Talfalk

ACKNOWLEDGMENT: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ADAM RULE , WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

TITLE CERTIFICATION COUNTY OF PALM BEACH

COMMISSION NUMBER: AFRICO 918

I, HARVEY E. OYER, III, 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 TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED

HARVEY E. OYER, III

LICENSED IN FLORIDA

ATTORNEY AT LAW

CITY APPROVALS: THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, UN THIS _____ DAY OF _____, 20__. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN _____ DAY OF ____

ACCORDANCE WITH SECTION 177.081 (1). F.S. 1 411. GEORGE S. BROWN, DEPUTY CITY MANAGER MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

TABULAR DATA:

ZONING: R-1-D PUD

LAND USE DESIGNATION: CR/1 & CL/1

SITE - 1,076,573 SQUARE FEET/24.7147 ACRES

RESIDENTIAL LOTS - 802,579 SQUARE FEET/18.4247 ACRES

TRACT R (ROADWAY) - 127,738 SQUARE FEET/2.9324 ACRES

TRACT W (LAKE TRACT) - 146,256 SQUARE FEET/3.3576 ACRES

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING
- REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89"13'11"W. ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

SURVEYOR'S CERTIFICATE:

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; 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 AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

> DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA

> > SURVEYOR

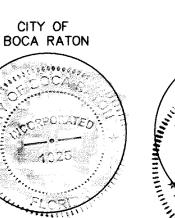
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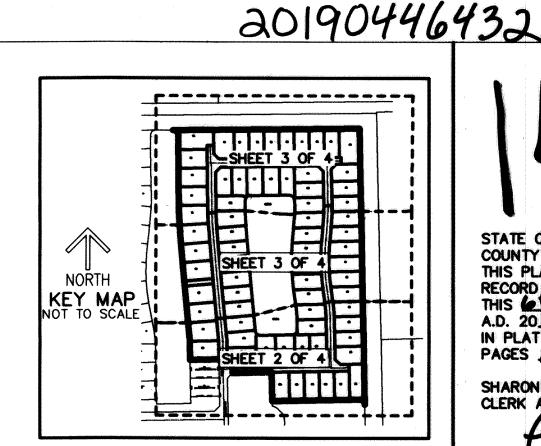
STATE OF

LB #3591

ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC.

ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC.





CLERK AND COMBIROLLER

STATE OF FLORIDA

COUNTY OF PALM BEACH

SHEET 1 OF 4

DEDICATION AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ROYAL PALM POLO PLAT FOUR. BEING A REPLAT OF A PORTION OF ROYAL PALM POLO PLAT TWO, ALL OF LOTS 64 THROUGH 123, TOGETHER WITH ALL OF TRACT R2 AND TRACT W4, AS RECORDED IN PLAT BOOK 122, PAGES 105 THROUGH 111. TOGETHER WITH LOTS 94 THROUGH 98 OF BLOCK 2 AND A PORTION OF TRACT R. ROYAL PALM POLO. AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST,

CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 64, BLOCK 1 OF SAID THE ROYAL PALM POLO PLAT; THENCE N.01°09'04"W, A DISTANCE OF 86.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 4"00"01"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 9.77 FEET TO THE POINT OF TANGENCY; THENCE N.05°09'05"W. ALONG THE WEST LINE OF SAID ROYAL PALM POLO PLAT TWO, A DISTANCE OF 527.18 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1160.00 FEET AND A CENTRAL ANGLE OF 04"31"31"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 91.62 FEET TO THE POINT OF TANGENCY; THENCE N.00°37'34"W. ALONG THE WEST LINE OF SAID ROYAL PALM POLO PLAT TWO, A DISTANCE OF 378.32 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89'58'49"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 39.26 FEET TO THE NORTH LINE OF SAID ROYAL PALM POLO PLAT TWO; THENCE N.89°23'37"E. ALONG THE NORTH LINE OF SAID ROYAL PALM POLO PLAT TWO, A DISTANCE OF 906.31 FEET TO THE NORTHEAST CORNER OF SAID ROYAL PALM POLO PLAT TWO; THENCE S.01°09'04"E. ALONG THE EAST LINE OF SAID ROYAL PALM POLO PLAT TWO, A DISTANCE OF 1341.96 FEET TO POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S.88°50'56"W. A DISTANCE OF 425.00 FEET; THENCE N.01°09'04"W. A DISTANCE OF 140.00 FEET; THENCE S.88°50'56"W. A DISTANCE OF 190.08 FEET; THENCE N.01'09'04"W. A DISTANCE OF 40.00 FEET; THENCE N.46'09'04"W. A DISTANCE OF 35.36 FEET; THENCE S.88'50'56"W. A DISTANCE OF 40.00 FEET; THENCE N.01°09'04"W. A DISTANCE OF 3.35 FEET; THENCE S.88°50'56"W. A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,076,573 SQUARE FEET/24.7147 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. RESIDENTIAL ACCESS STREETS

TRACT R AS SHOWN HEREON IS RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET AND UTILITY PURPOSES, UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS/EGRESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

3. WATER MANAGEMENT TRACTS TRACT W AS SHOWN HEREON IS HEREBY RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BOCA RATON.

4. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON. ARE HEREBY RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. THE CITY OF BOCA RATON 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 STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. SIDEWALK EASEMENTS

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BOCA RATON.

FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF BOCA RATON HILLS SECTION 3, AS RECORDED IN PLAT BOOK 23, PAGE 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE NAMED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 15th DAY OF JULY, 2019.

TOLL FL I/LKC A PLORIDA LIMITED LIABILITY COMPANY 1 WITNESS: _ STUART GORDON PRINT NAME A DONALD R. BARNES VICE PRESIDENT PRINT NAME (atherine Goliat ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED DONALD R. BARNES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL I. LLC. A FLORIDA LIMITED LIABILITY COMPANY. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

CHARLENE ANDERSON MY COMMISSION # FF 997180 COMMISSION NUMBER: 997160 EXPIRES: September 28, 2020 Bonded Thru Budget Notary Service PRINT NAME

OWNER

NOTARY

EXPIRES: August 8, 2019 Bonded Thru Notary Public Underwrite

