STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

THIS _____ DAY OF ____ AD, 1989 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES

JOHN B. DUNKLE, CLERK

CIRCUIT COURT SEAL

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

MORTGAGEE'S CONSENT	MORTGAGEE'S CO
STATE OF FLORIDA)	
COUNTY OF PALM BEACH)	STATE OF FLORI
OCCITION THEIR DEFICITION	COUNTY OF PALM
RAINBERRY DEVELOPERS FOUR, INC, A FLORIDA CORPORATION AND FIRST AMERICAN	•
EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING	CENVIL - INVESTO
BUSINESS AS THE POLO CLUB, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A	IS A HOLDER C
BUSINESS AS THE PULL CLUB, MEMEBY CENTIFIES THAT THEY ARE THE HOLDER OF A	HEREBY JOIN IN
MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND	5 · · · · · · · · · · · · · · · · · · ·
CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN	THEREOF, AS SH
HEREON, AND AGREE THAT THEIR MORTGAGE WHICH HAS BEEN RECORDED IN OFFICIAL	IN OFFICIAL RE
RECORD BOOK 6114 AT PAGE 764, PUBLIC RECORDS OF PALM BEACH COUNTY,	BEACH COUNTY,
FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.	•
	IN WITNESS WHE
IN WITNESS WHEREOF, RAINBERRY DEVELOPERS FOUR, INC. A FLORIDA CORPORATION	SIGNED BY ITS
AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT	ITS CORPORATE
VENTURE DOING BUSINESS AS THE POLO CLUB, HAS CAUSED THESE PRESENTS TO BE	BOARD OF DIREC
	DOMINE OF BUILDE
	•
Secretary SIGNED BY ITS VICE-President AND ATTESTED TO BY ITS	
DECICHOR RESPECTIVELY, AND THEIR CURPURATE SEAL TO BE AFFIXED	•

VENTURE DOING BUSINESS AS THE POLO CLUB, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SIGNED BY ITS SIGNED BY ITS SIGNED BY ITS NESPECTIVELY, 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: Warran Carlman Vear BY: 6 7 Fact
Serve law
MARIAN PEARLMAN NEASE ROY FLACK
FIRST AMERICAN EQUITY POLO CORPORATION
A FLORIDA CORPORATION
ATTEST: BY: Caroline - //c.
ATTEST: BY: VICE PRECIDENT
<u>ACKNOWLEDGEMENT</u>
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
Pul Tinner manual Property ALFASE
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 // DAY OF
WITNESS MY HAND AND UPFICIAL SEAL THIS DAT OF 1505.

STATE OF FLORIDA COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED CINDI M. FRICK AND ELEANOR B. HALPERINTO N WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND 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.

MY COMMISSION EXPIRES: May 26, 1991

NOTARY

RAINBERRY

DEVELOPERS FOUR, INC.

FIRST AMERICAN

EQUITY POLO CORP.

NOTARY

INSENT

RS. INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES I AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS HOWN HEREON, AND AGREES THAT ITS MORTGAGE, WHICH IS DESCRIBED CORD BOOK 5869 AT PAGE 1392 OF THE PUBLIC RECORDS OF PALM FLORIDA. SHALL BE SUBORDINATED TO SAID DEDICATION.

EREOF CENVILLINVESTORS, INC., HAS CAUSED THESE PRESENTS TO BE

PRESIDENT AND ATTESTED TO BY ITS SECKETHAY AND SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CTORS. THIS _______ DAY OF _______ 1989.

> CENVILL INVESTORS, INC. A DELAWARE CORPORATION

ALYCE DRAKULICH ALVIN WILENSKY

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED _____ AND Alv.E. DRAKA AL WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS $\frac{F_{2, |\mathcal{I}|N}}{N}$ 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 SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS

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.

BROAD AND CASSEL (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 12TH DAY OF JULY 1989

CENVILL INVESTORS

ROBIN B. PETZOLD PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 4567

APPROVALS

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

SHEET 2 OF 4

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ZZA DAY OF AUGUST 1985

DEPUTY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22d DAY OF AUGUST HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

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:

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

0436-031 Pet. 84-71

2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

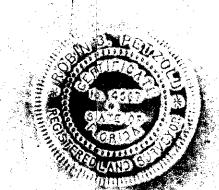
SCALE DRAWING NO.
VOL: PLATE DOC: 10066PLA

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



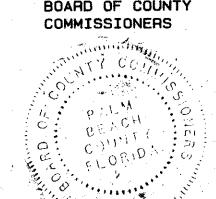
NOTARY

PUBLIC



PROFESSIONAL

LAND SURVEYOR



BOARD OF COUNTY

COUNTY

ENGINEER