ROYAL HIDDEN COVE REPLAT NO. 1

A PART OF THE POLO CLUB P.U.D. BEING A REPLAT OF LOTS 12 & 13 OF ROYAL HIDDEN COVE (P.B. 63 PAGE 107-110) LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA N 60* 49' 43" W 7000.76 TO TRAVERSE STATION "KING" TRACT B (PRM) EXIST 12' UTILITY 762872.24 EASEMENT, P.B. 63 WATER MANAGEMENT TRACT TO BE MAINTAINED 938862.55 PG. 107 - 110 BY THE POLO CLUB OF BOCA RATON PROPERTY OWNER ASSOCIATION, INC. PER P.B. 63 PG. 107-110 R = 85.00' Δ = 31° 00'00" EXIST 20' MAINT EASEMENT, PB. 63 PG. 107 - 110 LOT II P.B. 63 PG. 107-110 LOT 14 P.B. 63 PG. 107-110 LOT AREA 0.728 ACRES PARCEL A - 2 ai EXIST 15' LAND--SCAPE EASE. PB. 63 PG.107-110 (PRM) 762936.57 763075.74 **/ 939105.66** L=16.00 L = 71.59 939053.73 R = 405.65' L= 87.59 \$24° 05'47"E 61.33" Δ= 12° 22' 19" LEXIST 10' UTILITY (PCP)

763002.76

939103.44

N 46* 17 38" W 4797.32' TO TRAVERSE STATION "DAKOTA"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TUSCAN HARVEY HOMES, INC., A FLORIDA THE LAND SHOWN HEREON AS ROYAL HIDDEN COVE, REPLAT NO. 1, A PART OF THE POLO CLUB P.U.D. BEING A REPLAT OF LOTS 12 & 13 of ROYAL HIDDEN COVE, AS RECORDED IN PLAT BOOK 63, ON PAGES 107 THROUGH 110, INCLUSIVE OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, ACCORDING TO THE PLAT OF ROYAL HIDDEN COVE, AS RECORDED IN PLAT BOOK 63 PAGES 107 THROUGH 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON

IN WITNESS WHEREOF, TUSCAN HARVEY HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF LIVENBER 1996.

STATE OF FLORIDA

COUNTY OF PALM BEACE

BEFORE HE PERSONALLY APPEARED DAVID B. HARVEY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCAN BARYEY BONES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE HE THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE PORECOING INSTRUMENT IS THE CORPORATION SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID IN-STRUMENT BY DUE AND REGULAR CORPORATE AUTEORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITHESS BY HAND AND OFFICIAL SEAL THIS 20 DAY OF NOVEMber. 1996.

HY COMMISSION EXPIRES: MY COMMISSION & COZGISGO MOPIFES MAICH 11, 1997

MAICH 11, 1997

BONDED THRU THOY HAN INSUHANCE, INC.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACE

I, EDWARD POPKIN, 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 TUSCAN HARVEY HOMES, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL HORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR

OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUM-BRANCES OF RECORD. DATED: NOV. 22 NJ 1986

N 49 * 58 44 E 633.09

P.B.59 PG. 110-112

TO N.E. CORNER TRACT I

THE POLO CLUB PLAT III

EDWARD POPKIN

ATTORNEY-AT-LAW LICENSED IN FLORIDA

THIS INSTRUMENT WAS PREPARED BY JAMES J. GIBSON OF J. J. GIBSON AND ASSOCIATES, INC., 3850 N.W. BOCA RATON BOULEYARD, SUITE 3, BOCA RATON, FLORIDA 33431.

0436-045

TUSCAN HARVEY HOMES, INC. A FLORIDA CORPORATION

NOTARY PUBLIC

LAND SURVEYOR

DOROTHY H. WILKEN, Clerk of Circuit Court

COUNT 31/4 4

FEB-05-1997 4:20pm 97-044507

LOCATION MAP NOT TO SCALE

CLINT MOORE ROAD

LINTON BLYD

L-37 CANAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC 177.071 (2), F.S., THIS DAY OF Feb

SURVEYORS NOTES

- IES AND ALL APPLICABLE COUNTY APPROVALS ON PERMITS AS REQUIRED FOR SUCH
- 3) IN THOSE CASES WHERE UTILITY, WATER, SEWER AND DRAINAGE EASEMENTS CROSS DRAINAGE EASEMENTS SHALL HAVE PRIORITY.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING RECULATIONS.
- 5) THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.

COORDINATES SHOWN ARE GRID DATUM - NAD 83 1990 ADJUSTMENT ZONE-FLORIDA EAST LINEAR UNIT - US SURVEY POOT

COORDINATE SISTEM- 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCE ARE GROUND SCALE FACTOR- 1.0000285

GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT RE-PRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELLEF; THAT PERHANENT REFERENCE MONUMENTS ("P.R.M.A") HAVE BEEN PLACED AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JAMES J. GIRSON, P.L.S. LICENSE NO. 2398 STATE OF FLORIDA

SUSAN M. KUNTZ

M INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) L.S. 2398

SENTERRA DRIVE

PER P.B. 63 PG. 107-110

EASEMENT, P.B. 63

S 10* 49'33" E 874.64'

TO PRM NO. 3708

PG. 107-110

INDICATES EXISTING PERMANENT CONTROL POINT (P.C.P.) L.S. 4567