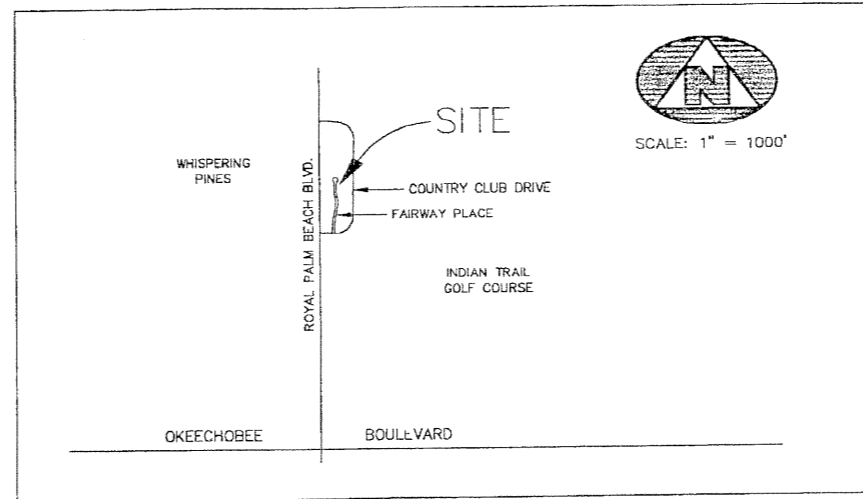


FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT

BEING A REPLAT OF A PORTION OF FAIRWAYS AT ROYAL PALM BEACH, RECORDED IN PLAT BOOK 56, PAGE 50, PUBLIC RECORDS, AND LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

17

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 1:43 p.m. THIS 10 DAY OF January 1999, AND DULY RECORDED IN PLAT BOOK 56 ON PAGES 17 THROUGH 19 THIS 10 DAY OF January 1999.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Jessie J. Hemen*
DEPUTY CLERK



DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT HONOR BILT ASSOCIATES, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "FAIRWAYS AT ROYAL PALM BEACH PARTIAL REPLAT", A REPLAT OF A PORTION OF FAIRWAYS AT ROYAL PALM BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF FAIRWAYS AT ROYAL PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 56, PAGE 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LESS BLOCK 1, BLOCK 2 AND TRACT "A" (FAIRWAY PLACE), AS SHOWN ON SAID PLAT OF FAIRWAYS AT ROYAL PALM BEACH,

CONTAINING 5.20 ACRES, MORE OR LESS.

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

1. BLOCK "3", "4", "5", "6" AND "7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
2. TRACT "O", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
3. TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
4. THE RETENTION AREA, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
5. 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.
6. 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 FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
7. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE COUNCIL OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 15th DAY OF December, 1999.

BY: HONOR BILT ASSOCIATES, INC., A FLORIDA CORPORATION
ATTEST: *Roger Bacon* ROGER BACON, SECRETARY BY: *Gary D. Posner* GARY D. POSNER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED GARY D. POSNER AND ROGER BACON OF HONOR BILT ASSOCIATES, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTFULLY, 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 15th DAY OF December, 1999.

MY COMMISSION EXPIRES: _____
Fatima A. Vajira
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., 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 16th DAY OF December, 1999.

FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Roger Bacon* BY: *Richard Demane*
ROGER BACON, SECRETARY RICHARD DEMANE, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RICHARD DEMANE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF FAIRWAYS AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF December, 1999.

MY COMMISSION EXPIRES: _____
Fatima A. Vajira
NOTARY PUBLIC

CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: _____, P.S.M.

FLORIDA LICENSE NO. _____

DATE: _____

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) 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 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 SECTION 177.09(19), F.S., 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: 12-14-99 BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN, F.S.M. NO. 222
STATE OF FLORIDA

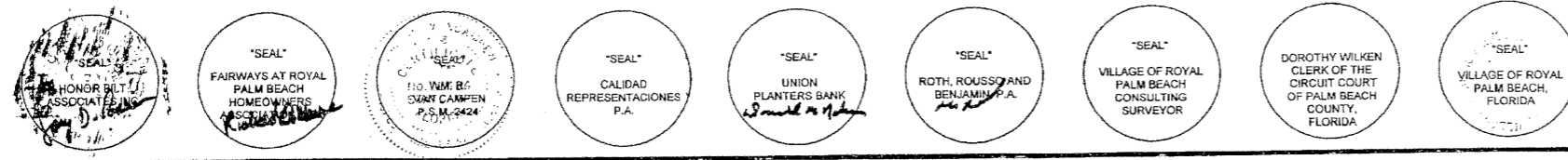
SURVEYOR'S NOTES:

1. THE BASE BEARING (BB) AS SHOWN HEREON IS S02°26'53"W ALONG THE EAST LINE OF THE PLAT OF FAIRWAYS AT ROYAL PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. □ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. ■ DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
5. ⊕ DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
6. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
7. (R) DENOTES RADIAL LINE
8. C/L DENOTES CENTERLINE
9. 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.
5. THE VILLAGE OF ROYAL PALM BEACH HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN CITY MAINTAINED ROADS.

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



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RECORD PLAT
FAIRWAYS AT ROYAL PALM BEACH
PARTIAL REPLAT

DWN:MKH	FB	DATE: 12/01/99	WS: P4POS
CKD:BVC	FILE: P4POS	SCALE: NONE	SHEET 1 OF 3