

MARCH 2001

ESTATES OF ROYAL PALM BEACH PLAT 5

SHEET 1 OF 3

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

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 5', SAID PARCEL LYING IN THE NORTHEAST ONE-QUARTER OF 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 OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND IS ALSO CONTIGUOUS TO CYPRESS HEAD UNIT 2 PLAT 1, THE ESTATES OF ROYAL PALM BEACH AND ESTATES OF ROYAL PALM BEACH PLAT 4, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 48, PLAT BOOK 82, PAGE 42 AND PLAT BOOK 89, PAGE 128, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF LOT 141, BLOCK B, OF SAID PLAT OF ESTATES OF ROYAL PALM BEACH PLAT 4, THENCE, THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH PLAT 4:

THENCE, SOUTH 01°17'59" WEST, A DISTANCE OF 153.04 FEET; THENCE, SOUTH 38°40'32" WEST, A DISTANCE OF 111.82 FEET; THENCE, SOUTH 67°11'27" WEST, A DISTANCE OF 111.93 FEET; THENCE, SOUTH 73°33'53" WEST, A DISTANCE OF 181.44 FEET TO THE POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°36'11" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'50", A DISTANCE OF 201.73 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 46°07'59" WEST, A DISTANCE OF 250.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°18'42", A DISTANCE OF 88.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 80.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°04'02", A DISTANCE OF 36.72 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°29'18" WEST, A DISTANCE OF 231.39 FEET; THENCE, NORTH 35°18'40" WEST, A DISTANCE OF 74.19 FEET; THENCE, NORTH 23°24'23" WEST, A DISTANCE OF 160.00 FEET; THENCE, NORTH 33°27'23" WEST, A DISTANCE OF 200.48 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF CYPRESS HEAD UNIT 2 PLAT 1; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 38°18'59" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE AND ALONG THE BOUNDARY OF SAID PLAT OF CYPRESS HEAD UNIT 2 PLAT 1, THROUGH A CENTRAL ANGLE OF 60°46'04", A DISTANCE OF 2.88 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 50°54'57" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF CYPRESS HEAD UNIT 2 PLAT 1 AND ALONG THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH, A DISTANCE OF 527.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,170.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF THE ESTATES OF ROYAL PALM BEACH, THROUGH A CENTRAL ANGLE OF 27°33'22", A DISTANCE OF 564.07 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 55°15'53" EAST, DEPARTING SAID PLAT BOUNDARIES, A DISTANCE OF 14.15 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,160.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 10°58'07" EAST; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°06'06", A DISTANCE OF 245.01 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°52'01" EAST, A DISTANCE OF 178.75 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF PLAT 4; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 475.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°49'05" WEST; THENCE, THE FOLLOWING COURSES ALONG THE BOUNDARY OF SAID PLAT OF ESTATES OF ROYAL PALM BEACH PLAT 4: THENCE, SOUTHERLY ALONG THE AFORESAID CURVE, THROUGH A CENTRAL ANGLE OF 04°42'48", A DISTANCE OF 38.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 525.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'52", A DISTANCE OF 54.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'11", A DISTANCE OF 36.74 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 02°17'40" WEST, A DISTANCE OF 50.01 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 01°08'00" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°21'51", A DISTANCE OF 37.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 525.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°12'28", A DISTANCE OF 47.41 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88°52'01" WEST, A DISTANCE OF 42.58 FEET; THENCE, SOUTH 01°07'59" WEST, A DISTANCE OF 45.00 FEET; THENCE, NORTH 88°52'01" WEST, A DISTANCE OF 46.20 FEET TO THE POINT OF BEGINNING.

ESTATES OF ROYAL PALM BEACH
CONTAINING: 16.82 ACRES, MORE OR LESS.

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

- TRACT "A", (ROADWAY), 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, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 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.
- 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.
- THE "W&P" (WATERWAY & PRESERVE) MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORMWATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 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 21st DAY OF March, 2001.

BY: Herbert Nadolny HERBERT NADOLNY, SECRETARY
BY: J. Lynn Sachs J. LYNN 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 21st DAY OF March, 2001.
August 9, 2003 Ruby Dean Johnson DATE: March 21, 2001
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 21st DAY OF March, 2001.

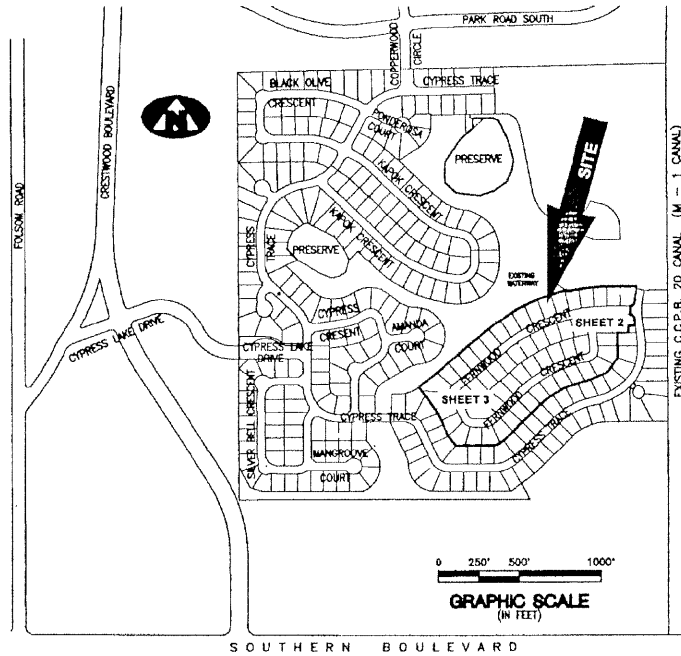
THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: Herbert Nadolny HERBERT NADOLNY, SECRETARY
BY: J. Lynn Sachs J. LYNN SACHS, PRESIDENT

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 21st DAY OF March, 2001.
August 9, 2003 Ruby Dean Johnson SEAL:
NOTARY PUBLIC



LOCATION MAP AND INDEX TO SHEETS

SUMMARY INFORMATION:

TRACT "A" (ROADWAY) 3.01 ACRES
LOTS (59) 13.81 ACRES
TOTAL 16.82 ACRES

DENSITY: 3.5 DU/ACRE
NUMBER OF LOTS = 59
LINEAL FEET IN STREETS = 2639
APPROXIMATE LOT DIMENSION = 80' WIDE X 115' DEEP
APPROXIMATE LOT SIZE = 9200 SQUARE FEET

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DRENNEN L. WHITMIRE, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN 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: April 5, 2001 NAME: Drennen L. Whitmire, Jr.
DRENNEN L. WHITMIRE, JR., ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S NOTES:

- THE BASE BEARING (BB) IS SOUTH 01°07'59" WEST ALONG THE WEST LINE OF LOT 141, BLOCK B, ESTATES OF ROYAL PALM BEACH PLAT 4, RECORDED IN PLAT BOOK 89, PAGE 128, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- 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:

- BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ZONING CODE.
- 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.
- 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 OPERATION OF THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT.

VILLAGE OF ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

VILLAGE COUNCIL:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF May, 2001.
BY: David Lodwick DAVID LODWICK, MAYOR

VILLAGE ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF MAY, 2001.
BY: Raymond C. Liggins, Jr. RAYMOND C. LIGGINS, JR., P.E., VILLAGE ENGINEER

ATTEST:
BY: Mary Ann Gould MARY ANN GOULD, VILLAGE CLERK

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, FLORIDA. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: Norman J. Howard 5-11-01 FLORIDA LICENSE NO. 7

SEAL URBANDALE ROYAL P.B., INC.

SEAL ESTATES OF ROYAL PALM BEACH HOMEOWNERS' ASSOCIATION, INC.

SEAL RAYMOND C. LIGGINS, JR., P.E. VILLAGE ENGINEER, VILLAGE OF ROYAL PALM BEACH, FLORIDA

SEAL DOROTHY WILKEN CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

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 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. 177.081(9), F.S. WILL BE SET UNDER THE GUARANTEE POSTED WITH THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.
BY: Wm. R. Van Campen WIM R. VAN CAMPEN, P.S.M. 2424 DATED THIS 21st DAY OF MARCH, 2001.

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.
THIS INSTRUMENT WAS PREPARED BY WIM R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

126 DRAWN
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 10:30 AM THIS 14th DAY OF May, 2001 AND DULY RECORDED IN PLAT BOOK NO. 90 ON PAGES 126-128.
DOROTHY WILKEN CLERK OF THE CIRCUIT COURT BY: Milie Rojas DEPUTY CLERK