

42/148

P.U.D.

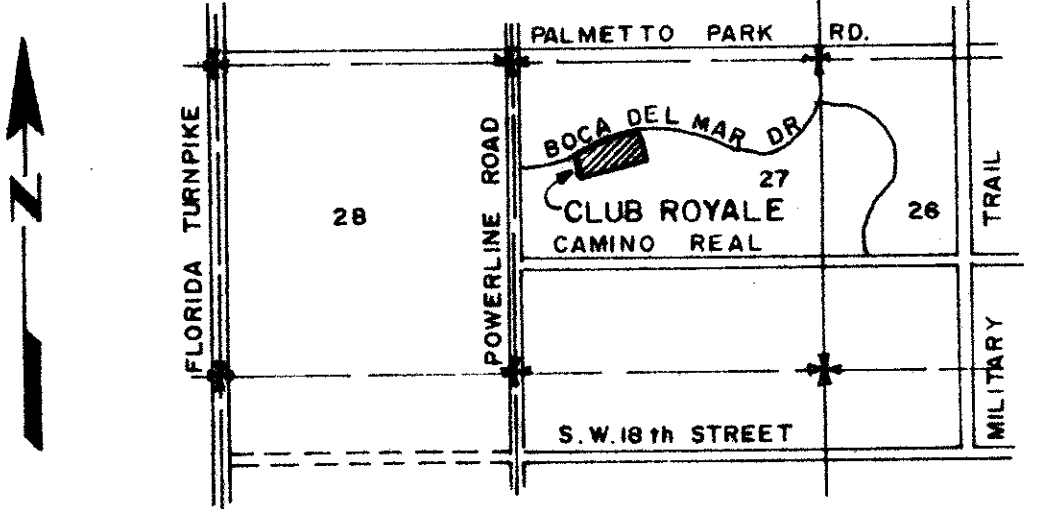
# CLUB ROYALE

A PLAT OF A PORTION OF SECTION 27, TWP. 47 S., RGE. 42 E.  
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 45, BOCA DEL MAR NO.3, AS RECORDED  
IN PLAT BOOK 30, PAGES 82 - 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
PALM BEACH COUNTY, FLORIDA

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COUNTY OF PALM BEACH,  
STATE OF FLORIDA  
This Plat was filed for record at 9:18 A.M.  
on the 19 day of June  
1981 and duly recorded in Plat Book  
30 on page 148-149  
J. B. DUNKLE, Clerk of Court  
J. B. Dunkle

### LOCATION SKETCH



BISCAYNE ENGINEERING COMPANY, INC. CONSULTING ENGINEERS & LAND SURVEYORS MIAMI-FT. LAUDERDALE-STUART  
WEST PALM-COCOA  
FEBRUARY, 1981  
SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO BUILDERS [FLORIDA] INC., A Florida Corporation, owner of the land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as CLUB ROYALE, being more particularly described as follows:

A parcel of land being a portion of Tract 45, BOCA DEL MAR NO. 3 as recorded in Plat Book 30, Pages 82-84 of the Public Records of Palm Beach County, said parcel being more particularly described as follows:

Beginning at the Southwest corner of the aforementioned Tract 45; thence with a bearing of N. 24° 09' 25" W., along the Westerly boundary of Tract 45, a distance of 344.39 feet to a point of curvature; thence with a curve to the right having a radius of 25.00 feet, an arc length of 39.86 feet to a point of compound curvature; thence with a curve to the right along the Northerly boundary of Tract 45, having a radius of 2380.95 feet, an arc length of 881.81 feet to a point; thence with a bearing of N. 88° 30' 20" E., a distance of 237.25 feet to a point; thence with a bearing of S. 1° 29' 40" E., a distance of 157.43 feet to a point; thence with a bearing of S. 44° 39' 28" E., a distance of 134.35 feet to a point; thence with a bearing of S. 0° 26' 32" W., a distance of 208.00 feet to a point lying on the Southerly boundary of Tract 45; thence with a bearing of N. 89° 39' 28" W., along said Southerly boundary of Tract 45, a distance of 311.57 feet to a point; thence with a bearing of S. 84° 00' 00" W., a distance of 756.61 feet, more or less to the Point of Beginning.

as caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

The tract for private road and utility purposes, Tract "A" as shown is hereby dedicated to Club Royale Condominium Association, Inc. and will be the perpetual maintenance obligation of said association. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights. The Water Management Tract, shown hereon as Tract "B", is hereby dedicated to Club Royale Condominium Association, Inc. All Common Area, shown hereon as Tract "C", is hereby dedicated to Club Royale Condominium Association, Inc.

IN WITNESS WHEREOF, the said corporation, MINTO BUILDERS [FLORIDA] INC., has caused these presents to be signed by its Vice-President, J. E. MacKENZIE, and attested by its Assistant Secretary, ESTHER HOUSTON and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 4th day of February, A. D. 1981

*Esther Houston*  
ESTHER HOUSTON  
Assistant Secretary

MINTO BUILDERS [FLORIDA] INC.

*J. E. MacKenzie*  
J. E. MacKENZIE, Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared J. E. MacKENZIE and ESTHER HOUSTON, to me well known and known to me to be the  
COUNTY OF BROWARD } individuals described in and who executed the foregoing instrument as J. E. MacKENZIE, Vice President and ESTHER  
HOUSTON, Assistant Secretary of the above named MINTO BUILDERS [FLORIDA] INC., a Florida corporation, and they acknowledged to and before  
me that they executed such instrument as such Vice President and Assistant Secretary respectively, 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 4th day of February, A. D. 1981

*September 18, 1981*  
My Commission Expires

*Francis V. Powell*  
Notary Public, State of Florida

### TITLE CERTIFICATE

STATE OF FLORIDA } We, HOLLAND and KNIGHT, duly licensed attorneys in the State of Florida hereby  
COUNTY OF BROWARD } certify that we have examined the title to the hereon described property; that we find the title of the property is  
vested to MINTO BUILDERS [FLORIDA] INC., that the current taxes have been paid; and that the property is free of encumbrances.

*JANUARY 21, 1981*  
Date

*Holland and Knight*  
HOLLAND and KNIGHT  
by  
Attorneys-at-law, Licensed in Florida

### 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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed, as required by law and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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 Palm Beach County, Florida.

*George C. Bolton*  
GEORGE C. BOLTON  
Professional Land Surveyor  
Florida Registration No. 1643

0205-012

PUD  
Club Royale  
42  
148

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 16th day of June, A.D. 1981

*Frank Foster*  
By: FRANK FOSTER, Chairman

### COUNTY ENGINEER

This plat is hereby approved for record this 16th day of June, A. D. 1981

*H.F. Kahlert*  
By: H.F. KAHLERT, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

*John B. Dunkle*  
By: DEPUTY CLERK

This instrument Prepared by:  
BISCAYNE ENGINEERING COMPANY, INC.  
6561 Sunset Strip, Sunrise, Florida, 33313

