

LOCATION MAP

DESCRIPTION

(A P.U.D.)

STAMFORD AT ROYAL PALM BEACH

A REPLAT OF A PORTION OF TRACT "F" ACCORDING TO THE PLAT OF HAWTHORN II AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST

SHEET 1 OF 3

JANUARY, 1988

MORTGAGEE'S CONSENT: STATE OF FLORIDA

THE UNDERSIONED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 53.79
AT PAGE 1965 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SHALL BE SUBCROMATED TO THE DEDICATION SHOWN HEREON.

IN WITHESS WHEREOF, THE SAID LIMITED PARTNERSHEP HAS CAUSED THESE PRESENTS TO BE SIGNED BY 175 WHITH HAND ATTESTED TO BY 175 CALO TAKE AND 175 OFFICIAL SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF 178 TIGS 46 DAY OF JEWA , 1988

ROYAL PALM BEACH COLONY, LIMITED PARTNERSHIP A DELAWARE LIMITED PARTNERSHIP

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH

DEFORE WE PERSONALLY APPEARED HIS TO BE THE PROTYCULAS DESCRIBED IN AND WHO EXECUTED THE FORESOING INSTRUMENT AS PRESIDENT AND SECRETARY OF STEIN MANAGEMENT CO., INC.

A RLA. CORP., GENERAL PARTNERS OF ROYAL PALM BEACH COLONY, LIMITED PARTNERS A DELAWARE LIMITED PARTNERS P. AND SEVERALLY ACKNOWLEDGED TO AND REFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED PARTNERS P. AND

THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID LIMITED PARTNERS AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERS-IP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF JUNE AD. 1988.

MY COMMISSION EXPIRES

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PAUL MEACH

LISTEVEN LICHAIS ... A DLLY LICENSED ATTORNEY DI THE STATE OF FLORIDA DO HEREN CERTIFY THAT I HAVE EXAMPLED THE TITLE TO THE PROPERTY DESCRIBED WINCOM YHAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BLAS AND DIVOSTA COMPORATION, A FLORIDA COMPORATION. THAT THE CAMBERT TAXES HAVE BEEN PAID, THAT I FIND ALL MORTGACES ARE SHOWN

AND ARE TIME AND CORNECT, AND THAT THERE ARE NO OTHER EXCLASSIANCES OF STEVEN L. CRAID
WOOD, COMB, MUMPHY & CRAFT SIS CLEMATIS STREET ...

CONTRACTOR CONTENT STATE OF FLORIDA

COUNTY OF PALM MEACH THE UNIQUESTICS HEARING CERTIFIES THAT IT IS THE HOLDER OF A HORIGAGE LPON THE PROPERTY RESONAND MERCON AND DOES HEREBY JOIN IN AND CONNENT TO THE DEDICATION OF THE LIND SERENDED IN SAID REDICATION BY THE OWNER TRENCO' AND ARREST WHETERS HERETSAGE WHICH IS RECOVERD IN OFFICIAL RECORD BOOK FETS AT PAGE OF THE PUBLIC RECORDS OF PALM SEACH COLINTY, FLORIDA, SMALL

IN WITHERIN WARRIOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SEPTEMBER ITS AND ATTESTED TO BY ITS ALL MANERS OF THE STREET OF THE STR THES GENERAL OF THE

SOUTHEAST BANK HA

LOOKOW EDGENERATE

COLMITY OF PALM MEACH

TO ME WELL HOMER, AND MINIOR TO BE TO THE THE POLYMENCE DESCRIBED BY
AND WHO EXECUTED THE POLYMENTS HAS INABELT AS A SECONDARY AND
OF THE POLYMENTS HAVE HAVE AN AND THE POLYMENT AS SUCTOFFICENS OF
SAID AND CONTINUE AND THAT THE SEAL AFFINED TO THE FOREIGNED RETHRACK!
IS THE OPPERAL THAT OF SAID ASSOCIATION AND THAT IT WAS AFFIRED TO SAID DETRIMENT BY ME AND MOLLAR AUTHORITY, AND THAT HAVE INCTRISED IN THE FREE ACT AND MED OF SAID AMOUNTABLE

A STATE OF THE SECOND S

APPROVAL - VILLAGE ENGINEER

CHAVE CAREFULLY EXAMPLED THIS HAP AND FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THE MANUCIPAL ORDINANCES AND RECLUREMENTS APPLICABLE THERETO.

Jant G Kung VILLAGE ENGINEER

APPROVAL - VILLAGE OF ROYAL PALM BEACH IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE

VILLAGE OF ROYAL PALM BEACH FLORIDA, THIS // DAY OF LAG

APPROVAL - PLANNING AND ZONING COMMISSION

IT IS HEREBY CERTIFIED THAT ON THES // DAY OF JOH . AD. 1988, THE ROYAL PALM BEACH PLANNING AND ZONING COMMISSION APPROVED THE ATTACHED PLAT.

SURVEYOR'S NOTES:

D B DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).

2) DE DENOTES DRAINAGE EASEMENT.

3) UE DENOTES UTILITY EASEMENT.

4) BEARINGS BASED ON THE EAST LINE OF THE M-1 CANAL HAVING A BEARING OF

5) MULDINGS OF ANY KIND SHALL NOT BE PLACED ON UTILITY. DRADIAGE, OR LAKE MAINTENANCE EASEMENTS.

ELI TIMES ON SHILES PLACED ON UTALITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMER USE OR UPON DRAINAGE EASEMENTS SHALL BE ALLOWED AFTER CONSENT OF ALL COMPANIES OCCUPYING SAME.

7) LANCISCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

B) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

9) DI INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION AVE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHON THE AREAS OF INTERSECTION

SURVEYOR'S CERTIFICATE:

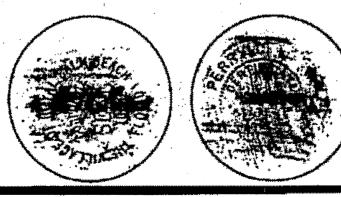
STATE OF FLORIDA COUNTY OF PALM BEACH

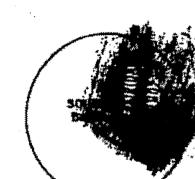
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TIME AND CONFECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONLMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET LINCER THE QUARANTEES POSTED WITH THE BOAND OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177. FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHON CHAPTER 21 HH-C. FLORIDA ADMINISTRATIVE CODE. SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ONOBIANCES OF PALM BEACH COUNTY AND THE

VILLAGE OF ROYAL PALM BEACH, FLORIDA.

PROFESSIONAL LAND SURVEYOR NO. 4213

THIS INSTRUMENT PREPARED BY PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS TESTING SURVEYORS BOYNTON BEACH, FLORIDA





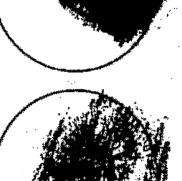
STATE OF PLONIDA

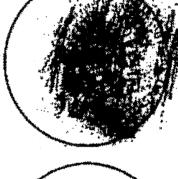
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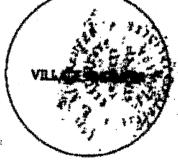
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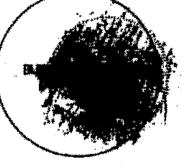
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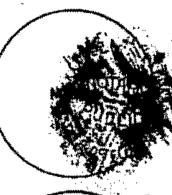
A PARADER Class Cheese Court

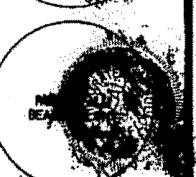


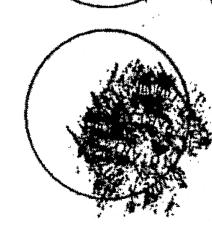












SHEET 1 OF 3

£14, * * , #

DEDICATION

CONTADADAS 25.33 ACRES, MORE OR LESS.

KNOW ALL MEN THESE PRESENTS, THAT BURG AND DIVOSTA CORPORATION, A FLORIDA COMPORATION, OWNERS OF THE LANDS SHOWN HEREON AS STAMFORD AT ROYAL PALM MEACH AND AS DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

PUD. TABLLAR DATA

BEING A PORTION OF TRACT "F" OF HAWTHOWN II AS RECORDED IN PLAT BOOK 31.

ROYAL PALM BEAGL PALM BEAGL COUNTY, FLORIDA BEING MORE PARTICILARLY

THENCE SOUTH BY2240" EAST, A DISTANCE OF 114026 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY ROOM - OF-WAY LINE OF MOYAL PALM BEACH

BOLL EVANO IA 106 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USEN THEIRE

A DISTANCE OF 109528 FEET TO THE MESSAGE OF A CURVE CONCAVE TO THE

NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 50'00'0 THENCE SOUTHWESTERLY ALONG THE ANC OF SAID CLRYE, A DISTANCE OF 38.27 FEET TO THE HORTHERLY RIGHT-OF-WAY LINE OF HEATHERWOOD AVENUE IAN BO FOOT UNDAPROVED REGIT-OF-WAYS: THENCE ALONG THE SAID NORTHERLY MIGHT-OF-WAY LINE OF HEATHERWOOD AVENUE, SAME LINE ALSO MEING THE SOUTHERLY LINE OF SAID TRACT TO, THE FOLLOWING FIVE COURSES, THENCE NORTH 88"22"17" WEST, ALONG A

SOUTH OF 3743" WEST ALONG SAID WESTERLY MIGHT-OF-WAY LINE OF ROYAL PALM REACH BOLL EVAND, SAME LINE ALSO BEING THE EASTERLY LINE OF SAID TRACT "F".

LIDE TANGENT TO THE LAST DESCRIBED CARVE, A DISTANCE OF 197,00 FEET TO THE

A LINE TANGENT TO SAID CLEVE, A DISTANCE OF 300,00 FEET TO THE BEGINNING OF

A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF GOODO FEET AND A CENTRAL ANGLE OF 34'02'50", THENCE HORTHWESTERLY ALONG THE ARC OF SAID

CLINYE, A DISTANCE OF 356.54 FEET; THENCE NORTH 88"25"07" WEST ALONG A LINE

TANCENT TO SAID CURVE, A DISTANCE OF 136.76 FEET TO THE POINT OF BEGINNING

BEGINNING OF A CLIPVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350,00 FEET AND A CENTRAL ANGLE OF 34"00"00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.69 FEET; THENCE NORTH 54"22"17" WEST ALONG

PAGES 26 THRU 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO SHOWN AS PARCEL ZZZ ON THE VILLAGE OF ROYAL PALM BEACH MASTER LAND USE PLAN, LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT TO THENCE NORTH 01"33"56" EAST ALONG THE WESTERLY LINE OF SAID TRACT IT, SAIR LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE PALM BEACH CANAL: M-L AS RECORDED IN CANAL PLAT BOOK 20 OF THE SAID PUBLIC RECORDS, A DISTANCE OF BIOLOG FEET;

TOTAL DWELLING LINETS _____ 200 LOTS

WATER MANAGEMENT TRACTS _ 1.76 ACRES

- 1) TRACT "A" THAT TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWHERS ASSOCIATION, INC. FOR PRIVATE ACCESS LITTLITY AND DRAINAGE PURPOSES, AND IS THE PEREPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSUME.
- 2) UTILITY EASEMENTS THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.
- 3) DRADUGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO STANFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL. MAINTENANCE OBLIGATIONS OF SAID COMPONATION OR ITS SUCCESSIONS ON ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF MOYAL PALM BEACH. THE VILLAGE OF MOYAL PALM BEACH SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRADUAGE EASEMENTS. EASEMENT NO. 2 ACCORDING TO OFFICIAL RECORD BOOK 2106 PAGES 1714-1715, PUBLIC RECORDS OF PALM BEACH COUNTY, FLONDA, IS HENEBY TERMONATED UPON RECORDING OF THE DRAINAGE EASEMENTS AS SHOWN HEREON, ACCOPOUNG TO SAID OFFICIAL RECOND BOOK 2186, PAGES 1714-1715.
- 4) 20 FOOT LAKE MAINTENANCE EASEMENT THAT THE DESIGNATED 20 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE STANFORD AT ROYAL PALM BEACH HONEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL. MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH
- 5) 20 FOOT LAKE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR ACCESS RIGHTS.
- E) 25 FOOT BUFFER EASEMENTS AND LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE STAMFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE CRLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE
- 73 WATER MANAGEMENT TRACTS THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS WATER MANAGEMENT TRACT NO. 1 AND NO. 2 ARE REPERY DEDICATED TO THE STANFORD AT ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC. AND IS THE PEOPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ON ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VALLAGE OF ROYAL PALM BEACH.
- BU RECREATION TRACT THAT THE DESIMATED RECREATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE STANFORD AT NOYAL PALM MEACH HOMEOWNERS ASSOCIATION DIC AND IS THE PENFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS MO ASSISSE, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH FOR RECREATION PUPPOSES.

IN WITHERS WHEREOF BLING AND DIVOSTA CORPORATION, A FLORIDA COMPONATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THES 29th DAY OF VINE

BUNG AND DIVOSTA CONFORATION. A FLORIDA CORPORATION

ATTEST! William 2 3/4 ITS: ADDT. SECRETARY

ITS Vice Practicate

ACKNOWLEDGEMENT:

COUNTY OF PALM SEADS

I REPEBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE NE, AN OFFICER DULY AUTHORIZED TO ADMINISTER DATHS AND TAKE ACCORDINATIONALLY, OF BURE & DIVOSTA CORPORATION, A PLORIDA CORPORATION, A PLORIDA CORPORATION, A PLORIDA CORPORATION, AND OFFICER OF THE PROPERTY OF THE DESCRIPTION AND THEY ACCORDING EXPORE WE THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF LITS BOARD OF INSCIDENCE FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND MEED BY THE ACT AND DEED OF SAID CORPORATION. WITHEST MY HAIC AND OFFICIAL SEAL THIS 201 DAY OF AULL AD. 1988.

10-28-BB

Raid U.S. Yallak