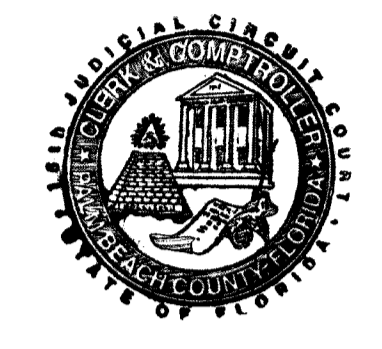


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:22 PM THIS 15th DAY OF August A.D. 2018 AND DULY RECORDED IN PLAT BOOK 129 ON PAGES 26 AND 27

SHARON R. BOCK CLERK AND COMPTROLLER

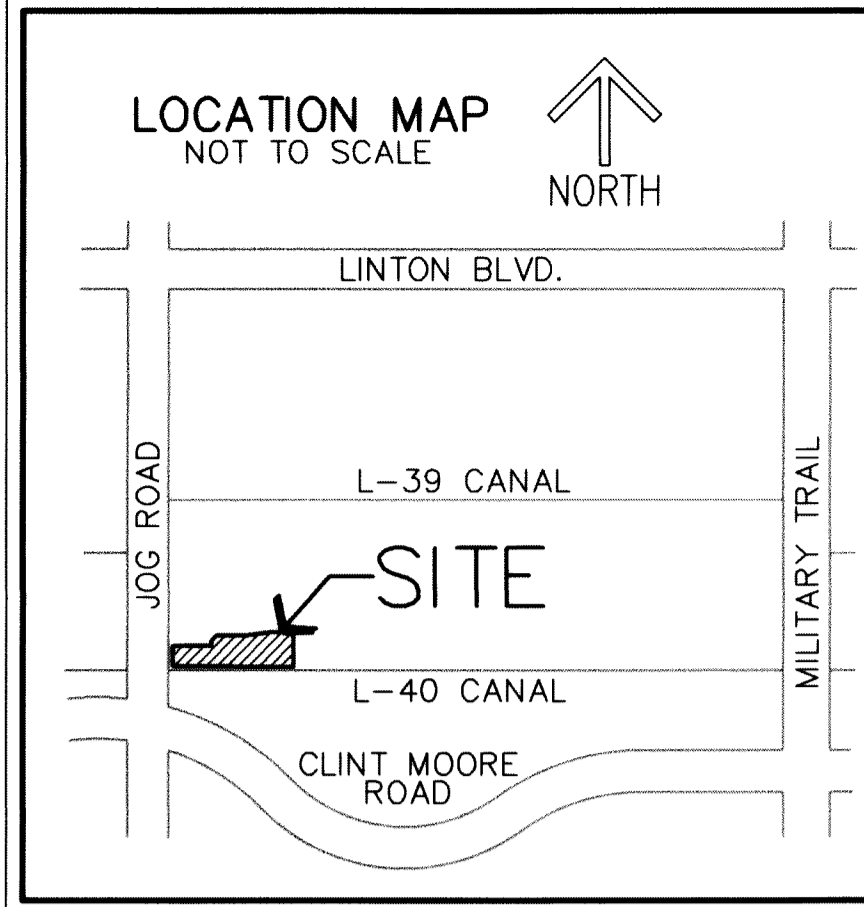
BY: [Signature] DEPUTY CLERK



ROYAL PALM POLO PLAT THREE

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF PARCEL A, ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ROYAL PALM POLO PLAT THREE, BEING A REPLAT OF A PORTION OF PARCEL A, ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N.89°13'11"E. ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 542.91 FEET TO THE SOUTHWEST CORNER OF LOT 153, ROYAL PALM POLO PLAT TWO, AS RECORDED IN PLAT BOOK 122, PAGES 105 THROUGH 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°46'49"W. ALONG THE WEST LINE OF SAID ROYAL PALM POLO PLAT TWO, A DISTANCE OF 147.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 153; THENCE ALONG THE SOUTH LINE OF SAID ROYAL PALM POLO PLAT TWO, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; N.82°39'12"W., A DISTANCE OF 46.18 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 15°16'35"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 67.99 FEET; THENCE S.82°04'14"W., A DISTANCE OF 91.79 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 07°08'57"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 52.41 FEET; THENCE S.89°13'11"W., A DISTANCE OF 89.64 FEET; THENCE S.44°04'36"W., A DISTANCE OF 35.44 FEET; THENCE S.01°03'59"E., A DISTANCE OF 23.95 FEET; THENCE S.88°56'01"W., A DISTANCE OF 172.00 FEET TO THE SOUTHWEST CORNER OF LOT 160 OF SAID ROYAL PALM POLO PLAT TWO; THENCE S.01°03'59"E. ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 90.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA CONTAINING 69,675 SQUARE FEET/1.5995 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- UTILITY EASEMENTS**
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES; THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES; NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- SIDEWALK EASEMENT**
THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BOCA RATON.
- LAKE WORTH DRAINAGE EASEMENT RESTRICTION**
LOT 159 SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 26515, PAGE 776 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- ACCESS EASEMENTS**
THE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS ACCESS EASEMENTS SERVING ADJUTING PARCELS FOR INGRESS, EGRESS AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

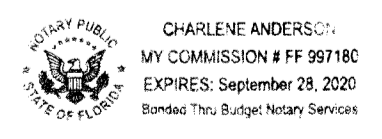
IN WITNESS WHEREOF, THE ABOVE NAMED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF October, 2018

WITNESS: [Signature] ZARNE BOCK
PRINT NAME: ZARNE BOCK
BY: [Signature] DONALD R. BARNES
PRINT NAME: DONALD R. BARNES
VICE PRESIDENT

ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED DONALD R. BARNES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE PARTNERSHIP SEAL OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR PARTNERSHIP AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF October, 2018
MY COMMISSION EXPIRES: [Signature] CHARLENE ANDERSON
NOTARY PUBLIC
COMMISSION NUMBER: [Signature] CHARLENE ANDERSON
PRINT NAME



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 1st DAY OF October, 2018

WITNESS: [Signature] ZARNE BOCK
NAME: ZARNE BOCK
BY: [Signature] ADAM RULE
PRESIDENT
WITNESS: [Signature] STUART GORDON
NAME: STUART GORDON

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ADAM RULE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 1st DAY OF October, 2018
[Signature] CHARLENE ANDERSON
NOTARY PUBLIC

COMMISSION NUMBER: [Signature] CHARLENE ANDERSON
MY COMMISSION # FF 997180
EXPIRES: September 28, 2020
Notary Public - Notary Services
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, HARVEY E. OYER, III, 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 IN TOLL FL I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 18, 2018
[Signature] HARVEY E. OYER, III
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL ON THIS 14th DAY OF June, 2018. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature] SCOTT SINGER
SCOTT SINGER, MAYOR
BY: [Signature] GEORGE BROWN
GEORGE BROWN, DEPUTY CITY MANAGER
BY: [Signature] SUSAN S. SAXTON
SUSAN S. SAXTON, CITY CLERK
BY: [Signature] MAURICE C. MOREL, PE
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

"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 PALM BEACH COUNTY.

TABULAR DATA:

ZONING: R-1-D PUD
LAND USE DESIGNATION: CR/1 & CL/1
SITE - 69,675 SQUARE FEET/1.5995 ACRES
RESIDENTIAL LOTS - 69,675 SQUARE FEET/1.5995 ACRES

TABULAR DATA	SQUARE FEET	ACRES
RESIDENTIAL LOTS	69,675	1.5995
TOTAL AREA THIS PLAT	69,675	1.5995

DEVELOPMENT REGULATION	SETBACK
FRONT SETBACK	10'
SIDE SETBACK	6'
REAR SETBACK	10'
SCREEN ENCLOSURES	STREET YARD: 4' ENCROACHMENT SIDE INTERIOR/REAR: 5' SETBACK
PATIOS, TERRACES AND POOL DECKS	STREET YARD: 4' ENCROACHMENT SIDE /REAR: 5' SETBACK OPEN PATIOS: 5' SETBACK

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°13'11"E. ALONG THE SOUTH LINE OF PARCEL A, ROYAL PALM POLO, AS RECORDED IN PLAT BOOK 117, PAGES 194 THROUGH 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

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; 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED: 10-8-18
[Signature] DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991

OWNER: [Seal]

OWNER NOTARY: [Seal]

ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC.: [Seal]

ROYAL PALM POLO PROPERTY OWNERS ASSOCIATION, INC. NOTARY: [Seal]

CITY OF BOCA RATON: [Seal]

SURVEYOR: [Seal]