

MARCH 1998

# THE ESTATES OF ROYAL PALM BEACH

SHEET 1 of 3

42

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
CITY OF ROYAL PALM BEACH )

LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "THE ESTATES OF ROYAL PALM BEACH", SAID PARCEL LYING 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:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE, SOUTH 01°12'44" WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 569.08 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°12'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 752.71 FEET TO THE NORTHWEST CORNER OF CYPRESS HEAD UNIT 2 PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 48, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA; THENCE, SOUTH 89°47'16" EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 151.91 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 72°04'17" WEST; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, THROUGH A CENTRAL ANGLE OF 48°42'21", A DISTANCE OF 21.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, THROUGH A CENTRAL ANGLE OF 00°34'28", A DISTANCE OF 25.82 FEET TO THE END OF SAID CURVE; THENCE, NORTH 63°17'41" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 254.01 FEET; THENCE, NORTH 41°38'52" WEST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 98.48 FEET; THENCE, NORTH 11°10'52" WEST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 55.04 FEET; THENCE, NORTH 29°09'29" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 57.03 FEET; THENCE, NORTH 59°53'49" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 74.13 FEET; THENCE, NORTH 74°30'34" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 27.33 FEET; THENCE, SOUTH 63°17'41" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 183.46 FEET; THENCE, SOUTH 36°46'28" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 89.01 FEET; THENCE, SOUTH 26°20'38" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 38.01 FEET; THENCE, NORTH 49°04'55" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 74.22 FEET; THENCE, SOUTH 44°00'00" EAST, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 126.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 850.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, THROUGH A CENTRAL ANGLE OF 38°05'05", A DISTANCE OF 565.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, THROUGH A CENTRAL ANGLE OF 37°39'45", A DISTANCE OF 104.93 FEET TO THE NORTHWEST CORNER OF SAID CYPRESS HEAD UNIT 2 PLAT 1; THENCE, NORTH 00°11'11" WEST, ALONG THE EASTERLY BOUNDARY OF SAID CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 230.12 FEET; THENCE, NORTH 50°54'57" EAST, DEPARTING SAID BOUNDARY OF CYPRESS HEAD UNIT 2 PLAT 1, A DISTANCE OF 34.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1170.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°17'00", A DISTANCE OF 39.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°01'32" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°11'32", A DISTANCE OF 44.33 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 44°09'00" WEST, A DISTANCE OF 422.17 FEET; THENCE, NORTH 52°48'00" WEST, A DISTANCE OF 142.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 261.92 FEET AND WHOSE RADIUS POINT BEARS NORTH 49°14'55" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'27", A DISTANCE OF 7.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'29", A DISTANCE OF 15.32 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 260.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 52°29'29" WEST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°33'58", A DISTANCE OF 148.18 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°44'43" WEST, A DISTANCE OF 418.93 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34 AND THE POINT OF BEGINNING.

CONTAINING: 18.93 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", 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/OR ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- TRACT "WIP", 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/OR ASSIGNS, AS A WATERWAY AND PRESERVE TRACT FOR DRAINAGE, STORMWATER MANAGEMENT, AND PRESERVE PURPOSES IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE ACCESS EASEMENT, 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/OR ASSIGNS, FOR ACCESS TO THE WATERWAY AND PRESERVE TRACT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE FENCE EASEMENT, 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/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF A FENCE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 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 ESTATES OF ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE WATERWAY AND PRESERVE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO ASSOCIATED WATERWAY AND PRESERVE TRACTS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR 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.
- 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, URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY S. LYON SACHS, AS PRESIDENT, AND HERBERT NADOLNY, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF March, 1998.

BY: URBANDALE ROYAL P.B., INC.  
A FLORIDA CORPORATION

ATTEST: *Herbert Nadolny* HERBERT NADOLNY, SECRETARY BY: *S. Lyon Sachs* S. LYON SACHS, PRESIDENT

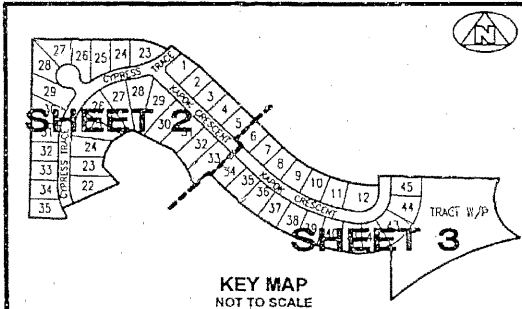
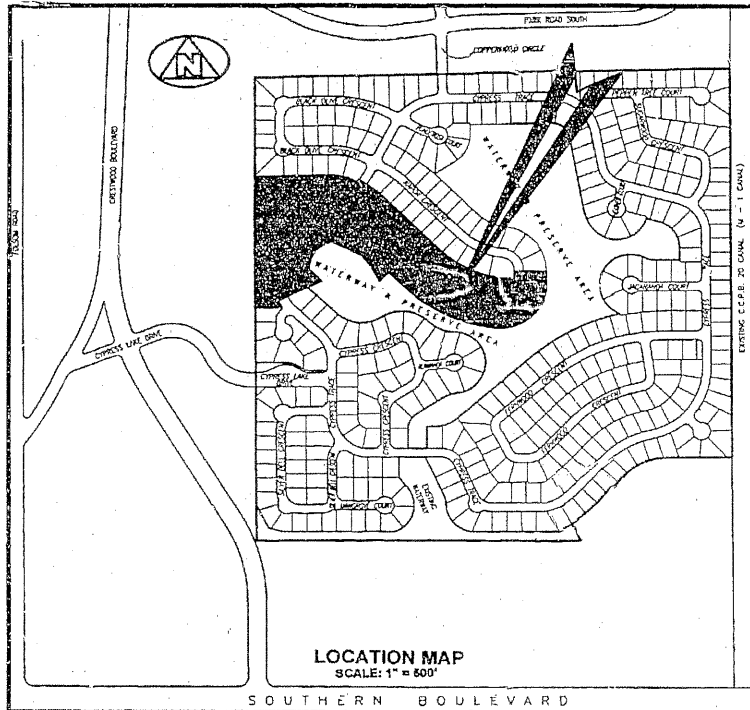
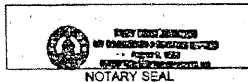
### ACKNOWLEDGEMENT:

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 18 DAY OF March, 1998

*Ruby Dean Johnson*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/9/99



### ACCEPTANCE OF RESERVATIONS AND/OR DEDICATIONS

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 RESERVATIONS AND/OR DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF March, 1998.

THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: *Herbert Nadolny* HERBERT NADOLNY, SECRETARY BY: *S. Lyon Sachs* S. LYON SACHS, PRESIDENT

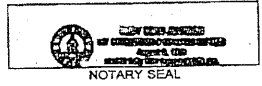
### ACKNOWLEDGEMENT:

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 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 18 DAY OF March, 1998

*Ruby Dean Johnson*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/9/99



### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUIDANCE OF 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.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 3-16-98

BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN, P.S.M. 2424

### SURVEYOR'S NOTES:

- THE BASE BEARING (BB) AS SHOWN HEREON, IS 89°12'44" ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- (I) 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.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- (R) DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- (P.C.P.) DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- (P.C.P.) DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- (P.C.P.) DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- (R) DENOTES RADIAL LINE.
- CL DENOTES CENTERLINE.
- PT DENOTES POINT OF TANGENCY.
- PC DENOTES POINT OF CURVATURE.
- PCC DENOTES POINT OF COMPOUND CURVATURE.
- PRC DENOTES POINT OF REVERSE CURVATURE.
- PI DENOTES POINT OF INTERSECTION.
- RP DENOTES RADIUS POINT.

### 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 DRAINAGE FACILITIES WITHIN 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, JOHN F. FLANIGAN, 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 TO URBANDALE ROYAL P.B., INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD AFFECTING THE PROPERTY, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 16, 1998

NAME: *John F. Flanigan*  
JOHN F. FLANIGAN, ATTORNEY AT-LAW

### APPROVALS AND ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
VILLAGE OF ROYAL PALM BEACH )

PLANNING AND ZONING COMMISSION:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF March, 1998.

BY: *Larry Nogel*  
LARRY NOGEL, CHAIRMAN

VILLAGE COUNCIL:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF March, 1998.

BY: *Anthony K. Mastrotot*  
ANTHONY K. MASTROTOT, MAYOR

VILLAGE ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF March, 1998.

BY: *Richard J. Tuttle*  
RICHARD J. TUTTLE, P.E. VILLAGE ENGINEER

ATTEST: *Mary Ann Gold*  
MARY ANN GOLD, VILLAGE CLERK

### AREA TABULATION:

TRACT "A"	2.77 ACRES
TRACT "WIP"	3.20 ACRES
LOTS (49)	12.98 ACRES
TOTAL	18.93 ACRES
DENSITY	2.0 DU/ACRE

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

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Palm Beach, FL 33404  
Tel: (561) 844-9059 Fax: (561) 844-9107

**RECORD PLAT**  
**THE ESTATES OF ROYAL PALM BEACH**

OWN	DATE	FILE	SCALE	SHEET
11/01/97	11/01/97	PJ-424	N.T.S.	1 OF 3

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THIS PLAT WAS FILED FOR RECORD AT 4:04 PM THIS 25th DAY OF March, 1998, AND DULY RECORDED IN PLAT BOOK 82, ON PAGES 42 THROUGH 44.  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
*Dorothy H. Wilken*  
DEPUTY CLERK

"SEAL"  
URBANDALE ROYAL P.B., INC.

"SEAL"  
THE ESTATES OF ROYAL PALM BEACH HOMEOWNERS ASSOCIATION, INC.

"SEAL"  
WM. R. VAN CAMPEN, P.S.M.

"SEAL"  
RICHARD J. TUTTLE, P.E.  
VILLAGE OF ROYAL PALM BEACH, FLORIDA

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