

ROYAL HIGHLANDS, UNIT NO. 1-B

A SUBDIVISION OF A PORTION OF SEC. 1, TWP. 21 SO., RGE. 17 E., AND A PORTION OF SEC. 6, TWP. 21 SO., RGE. 18 E.,
HERNANDO COUNTY, FLORIDA.

4. Approved
Feb 15, 1971
H. H. Hinchman
County Clerk
H. H. Hinchman
Feb 15, 1971
H. H. Hinchman
County Clerk
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Feb 15, 1971
H. H. Hinchman
County Clerk

BEING A REPLAT OF ROYAL HIGHLANDS, UNIT NO. 1-A, AS RECORDED IN PLAT BOOK 11, PAGES 72 THRU 81 INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DEDICATION

ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY HERETOFORE DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ON THIS 15th DAY OF February, 1971.
ATTEST: Herbert L. Kaplan SECRETARY Steven Gordon PRESIDENT

COUNTY OF HERNANDO STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L. KAPLAN AND STEVEN GORDON TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February, 1971.
MY COMMISSION EXPIRES March 15, 1974. Joe Goldstein NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT, THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE 17TH DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.
Norman A. Pahl
FLORIDA REGISTERED LAND SURVEYOR NO. 1349

PREPARED BY:

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DATE Feb 15, 1971

ABTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ROYAL PALM BEACH COLONY, INC., IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA THIS 11th DAY OF February, 1971.

GULF COAST ABSTRACT COMPANY

BY: Ch. Eppley MANAGER

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 15th DAY OF February, 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO
COUNTY, FLORIDA.

ATTEST: Norman Paul Hinchman CLERK

BY: Murray B. Smble CHAIRMAN

CLERK'S CERTIFICATE

I, NORMAN PAUL HINCHMAN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 14th DAY OF February, 1971, FILE NO. 1007 AND RECORDED IN PLAT BOOK 11, PAGES 82 thru 83.

Norman Paul Hinchman
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA.

NOTE-EASEMENTS

THERE EXISTS A 5.0' EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE; A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE EXCEPT WATERFRONT LOTS FOR DRAINAGE AND/OR UTILITIES.



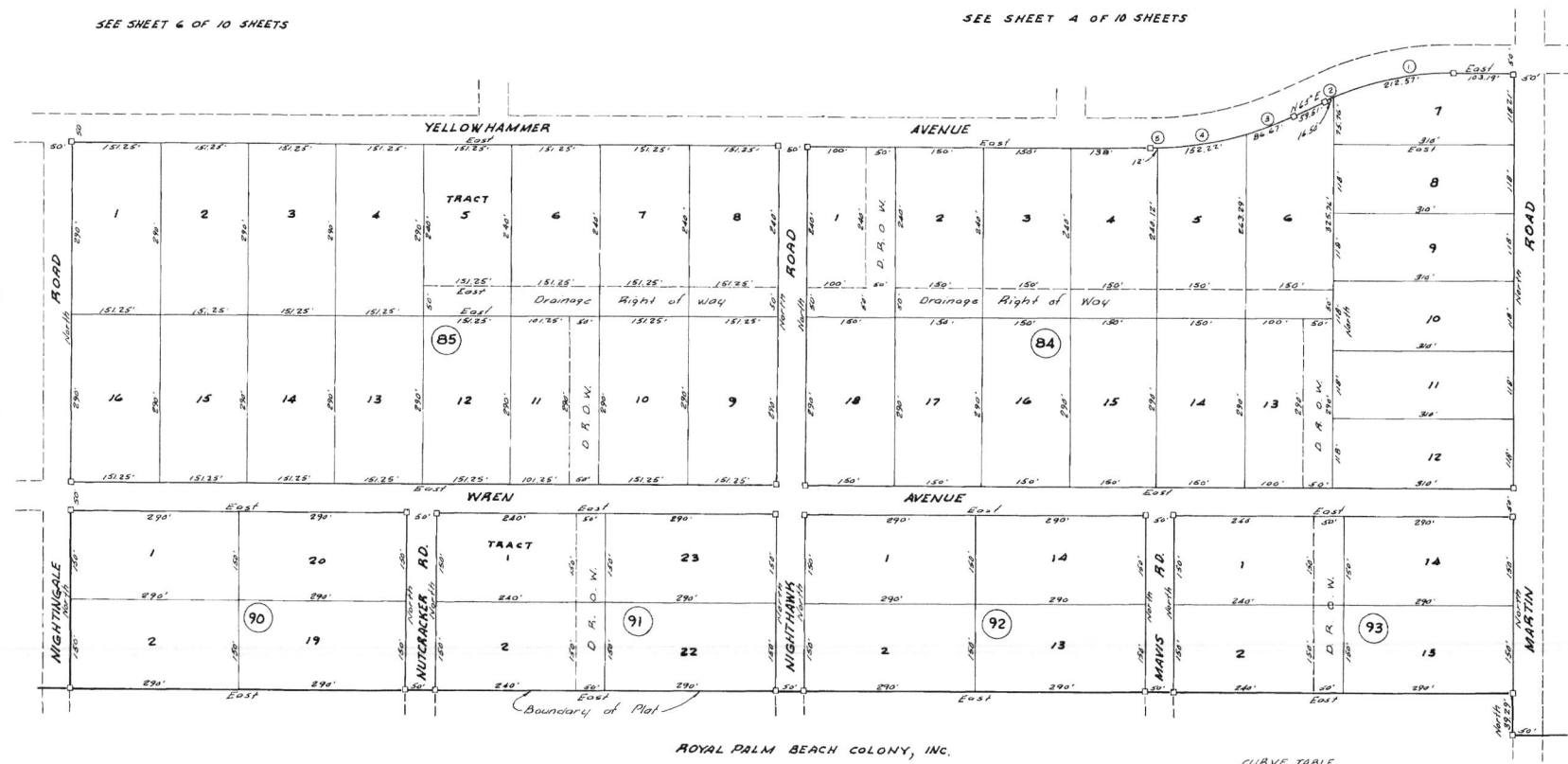
SCALE 1"=100'
□ = P.R.M.

SEE SHEET 6 OF 10 SHEETS

SEE SHEET 4 OF 10 SHEETS

SEE SHEET 8 OF 10 SHEETS

SEE SHEET 5 OF 10 SHEETS



ROYAL PALM BEACH COLONY, INC.

CURVE TABLE						
NO.	Δ	Rad.	Arc	Tan	Chd.	Btg.
1	23°11'54"	52.5'	212.57'	107.76'	211.12'	574°24'02"W
2	1°48'04"	32.5'	16.50'	8.23'	16.50'	345°33'30"W
3	0°38'10"	27.5'	8.67'	4.34'	8.67'	56°19'10"W
4	15°10'05"	57.5'	132.72'	74.54'	51.78'	50°15'09"W
5	1°11'45"	57.5'	12.00'	6.00'	12.00'	389°45'42"W