

SARATOGA AT ROYAL PALM PLAT V

(A PART OF ROYAL PALM HOMES P.U.D.)
LYING AND BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,
BEING A RE-PLAT OF A PORTION OF HAWTHORNE SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "SARATOGA AT ROYAL PALM BEACH PLAT V", SAID PARCEL LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, "VILLAGE OF ROYAL PALM BEACH", PALM BEACH COUNTY, FLORIDA; BEING A REPLAT OF A PORTION OF "HAWTHORNE SUBDIVISION", AS RECORDED IN PLAT BOOK 30, AT PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 15; SAID CORNER ALSO BEING A BOUNDARY CORNER OF SAID PLAT OF "HAWTHORNE SUBDIVISION", AND ALSO LYING ON THE WESTERN RIGHT-OF-WAY LINE OF A 150.00 FOOT WIDE RIGHT-OF-WAY FOR THE PALM BEACH CANAL (ALSO KNOWN AS THE C.P.B. 20 CANAL AND ALSO KNOWN AS THE M-1 CANAL); THENCE, SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG SAID WESTERN CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 1543.11 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, CONTINUE SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG SAID WESTERN CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 750.00 FEET; THENCE, DEPARTING FROM SAID SECTION LINE AND SAID CANAL RIGHT-OF-WAY LINE, NORTH 88°10'43" WEST, A DISTANCE OF 141.23 FEET; THENCE, SOUTH 01°49'17" WEST, A DISTANCE OF 54.55 FEET; THENCE, NORTH 88°10'43" WEST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 01°49'17" EAST, A DISTANCE OF 143.12 FEET; THENCE, SOUTH 89°00'00" WEST, A DISTANCE OF 1.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 280.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 40°23'53" WEST, THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.32 FEET (THROUGH AN ANGLE OF 42°13'10"); THENCE, NORTH 88°10'43" WEST, A DISTANCE OF 290.59 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 220.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 87°20'03" WEST; THENCE, NORTH-WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.22 FEET (THROUGH AN ANGLE OF 60°44'18"); THENCE, NORTH 83°24'15" WEST, A DISTANCE OF 359.21 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 875.13 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 26°35'45" EAST; THENCE, NORTH-WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 455.17 FEET (THROUGH AN ANGLE OF 29°48'03") TO A POINT ON A NON-TANGENT LINE; THENCE, NORTH 55°28'48" EAST, A DISTANCE OF 160.86 FEET; THENCE, NORTH 88°33'57" WEST, A DISTANCE OF 111.10 FEET; THENCE, NORTH 20°04'54" EAST, A DISTANCE OF 61.27 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 20°04'54" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.40 FEET (THROUGH AN ANGLE OF 76°32'58"); THENCE, NORTH 33°31'56" EAST, A DISTANCE OF 19.23 FEET; THENCE, NORTH 55°28'48" EAST, A DISTANCE OF 199.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 34°31'12" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (THROUGH AN ANGLE OF 90°00'00"); THENCE, SOUTH 34°31'12" EAST, A DISTANCE OF 57.69 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 31.31 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 55°28'48" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.18 FEET (THROUGH AN ANGLE OF 90°00'00") TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 25.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 34°31'12" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (THROUGH AN ANGLE OF 90°00'00"); THENCE, SOUTH 34°31'12" EAST, A DISTANCE OF 118.42 FEET; THENCE, NORTH 89°02'04" EAST, A DISTANCE OF 125.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 67°41'17" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (THROUGH AN ANGLE OF 90°00'00"); THENCE, SOUTH 67°41'17" EAST, A DISTANCE OF 196.00 FEET; THENCE, SOUTH 53°49'06" EAST, A DISTANCE OF 82.44 FEET; THENCE, NORTH 88°10'43" EAST, A DISTANCE OF 238.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 26.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 01°49'17" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.07 FEET; THE PREVIOUS 17 CURVES AND DISTANCES ARE ALONG THE SOUTHERLY LINE OF SAID "SARATOGA AT ROYAL PALM PLAT V", (THROUGH AN ANGLE OF 57°28'42") TO A POINT ON A NON-TANGENT LINE; THENCE, SOUTH 55°37'25" EAST, A DISTANCE OF 42.80 FEET; THENCE, SOUTH 88°10'43" EAST, A DISTANCE OF 97.17 FEET; THENCE, SOUTH 01°49'17" WEST, A DISTANCE OF 17.59 FEET; THENCE, SOUTH 88°10'43" EAST, A DISTANCE OF 166.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 22.26 ACRES, MORE OR LESS. A PORTION OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, "VILLAGE OF ROYAL PALM BEACH", PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

- TRACT "A", THE ROAD RIGHT-OF-WAY AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES.
- THE CANAL BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- TRACT "W" (WATERWAY) AND THE WATERWAY MAINTENANCE EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT PURPOSES AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORMWATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES.
- 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 SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND 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.

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WALLACE D. SANGER, PRESIDENT, AND JESS R. SANTAMARIA, SECRETARY, OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF DECEMBER, 1995.

BY: ROYAL PROFESSIONAL BUILDERS, INC.
A FLORIDA CORPORATION

BY: Wallace D. Sanger WALLACE D. SANGER, PRESIDENT
ATTEST: Jess R. Santamaria JESS R. SANTAMARIA, SECRETARY

ACKNOWLEDGEMENT:

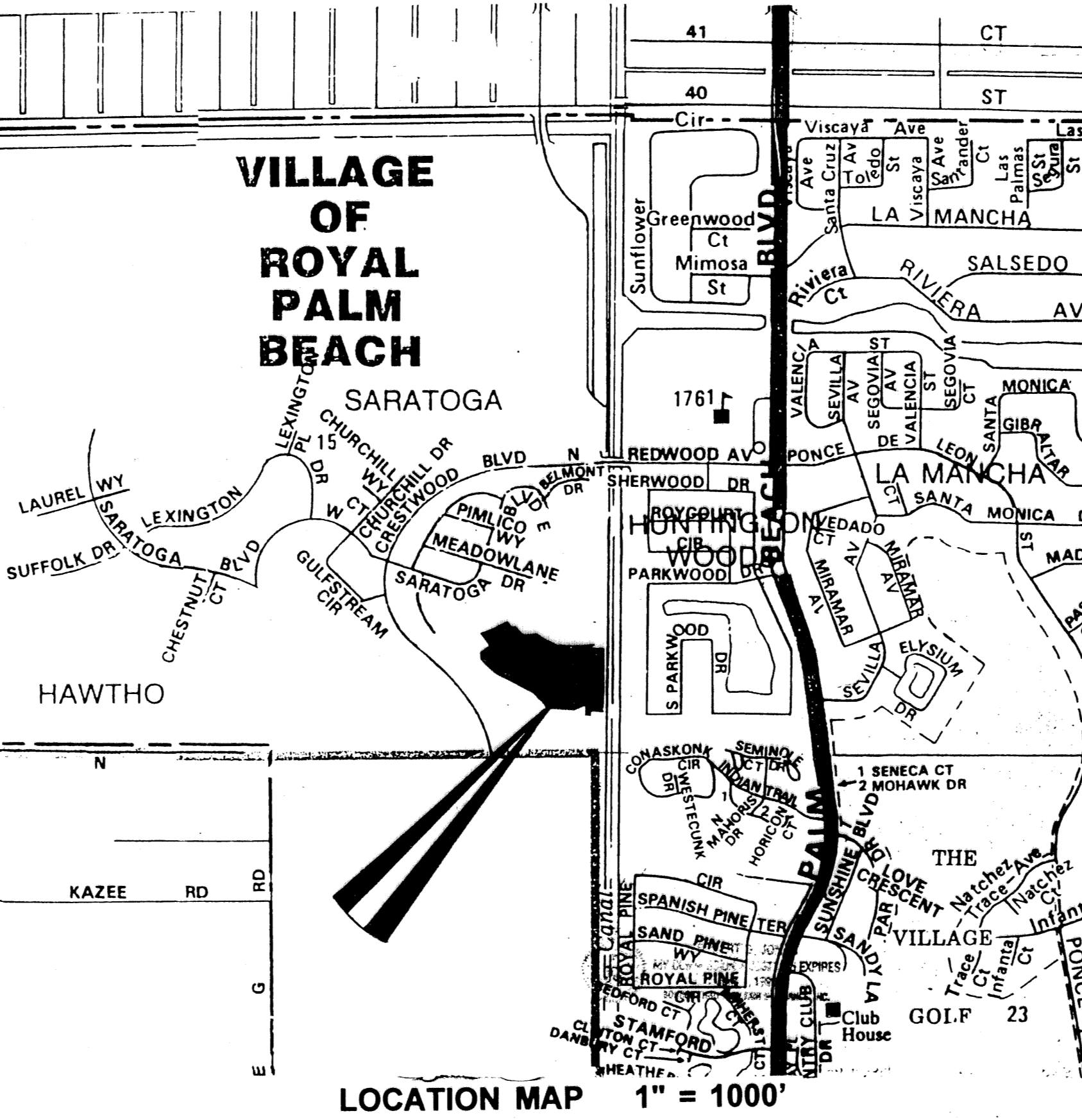
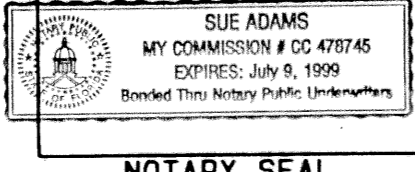
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND JESS R. SANTAMARIA OF ROYAL PROFESSIONAL BUILDERS, 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 20 DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: 7-9-99

Sue Adams
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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: 12-12-95

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

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 01°49'17" WEST, ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS SHOWN ON HAWTHORNE SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- ⊙ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.).
- Lines which intersect curves are non-radial unless otherwise noted.
- IN 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.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

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.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8380 AT PAGE 1916, AND OFFICIAL RECORDS BOOK 8380 AT PAGE 1916, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ONE MORTGAGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHANIE B. TEASLEY, ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF DECEMBER, 1995.

ONE MORTGAGE CORPORATION
AN INDIANA CORPORATION

BY: Stephanie B. Teasley STEPHANIE B. TEASLEY, ASSISTANT SECRETARY
WITNESS: Debra C. McKean DEBRA C. MCKEAN
Michelle Borch MICHELLE BORCH

ACKNOWLEDGMENT:

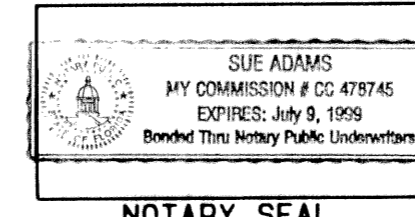
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED STEPHANIE B. TEASLEY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS ASSISTANT SECRETARY OF ONE MORTGAGE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT 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 20 DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: 7-9-99

Sue Adams
NOTARY PUBLIC



TITLE CERTIFICATION:

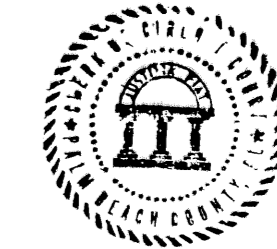
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, ROBERT D. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: FUCHS, JONES AND MORRIS, P.A.
ATTORNEYS-AT-LAW

DATE: 12/19/95

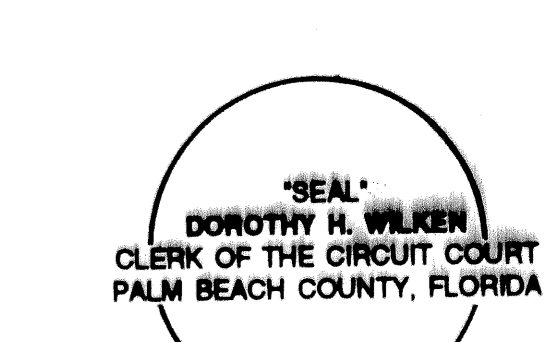
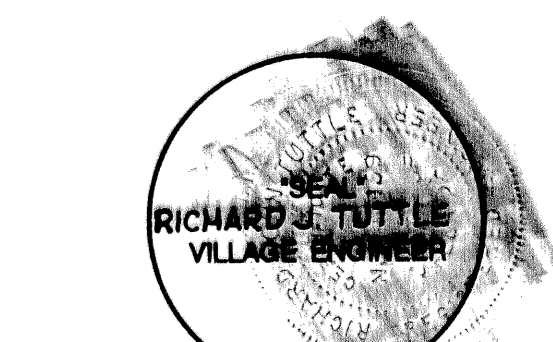
BY: Robert D. Jones
ROBERT D. JONES, ATTORNEY-AT-LAW



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 1:51 PM THIS 18 DAY OF January, A.D. 1995 AND DULY RECORDED IN PLAT BOOK 76 ON PAGES 111 THROUGH 114

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Dawn A. Martin
DEPUTY CLERK



This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9859 Phone (407) 848-2102

RECORD PLAT		SARATOGA AT ROYAL PALM PLAT V	
DWN	DJM	FB	DATE 10/02/95
CKD	FILE	P159-18.dwg	SCALE N.T.S.
WO #	P15	SHEET 1 OF 4	

SUBDIVISION SARATOGA AT ROYAL PALM PLAT V
BOOK 76
FLOOD ZONE
QUAD #
SE
ZIP CODE
PUD NAME Royal Palm Homes