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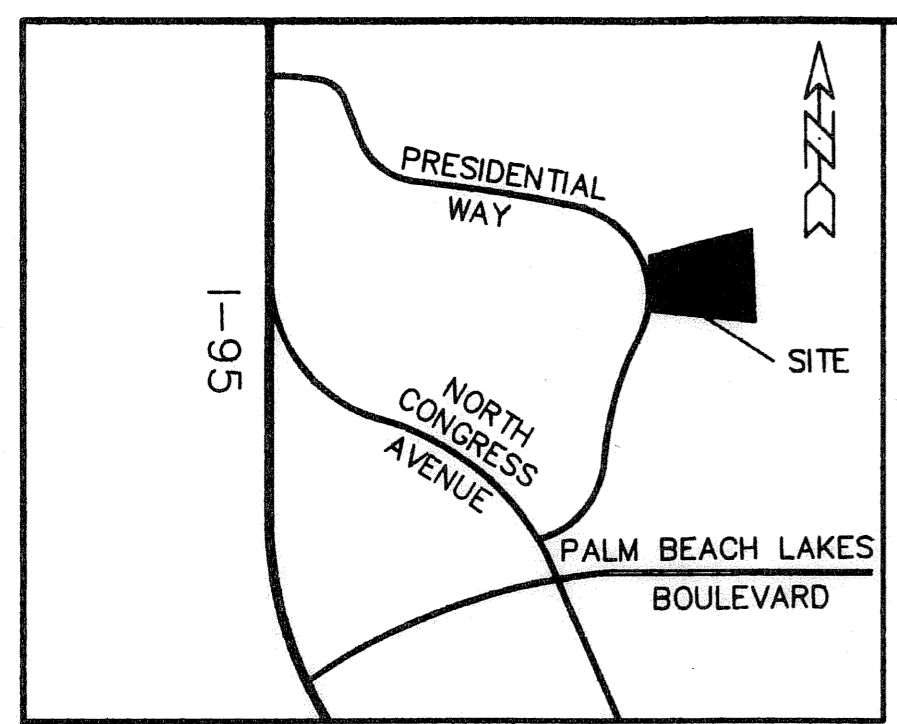
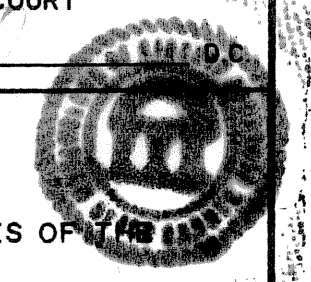
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BK 103 Pg 159

EMBASSY PLACE

BEING A REPLAT OF A PORTION OF LOT 5 AND A PORTION OF TRACT "B", PLAT I, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGES 72 THROUGH 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALL LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:42
A.M. THIS 17th DAY OF January 2005
AND DULY RECORDED IN PLAT BOOK NO. 103
ON PAGE 159
SHARON R. BOON
CLERK OF THE CIRCUIT COURT
BY: [Signature]



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE P.L. GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS EMBASSY PLACE, BEING A REPLAT OF A PORTION OF LOT 5 AND A PORTION OF TRACT "B", PLAT I, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGES 72 THROUGH 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 44 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 5, PLAT I, THE PRESIDENT COUNTRY CLUB, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 29, PAGE 72, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF SAID LOT 5, AND BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PRESIDENTIAL WAY, AS RECORDED IN SAID PLAT; THENCE NORTH 77°56'40" EAST AND RADIAL TO SAID RIGHT-OF-WAY, ALONG THE NORTHERLY LINE OF LOT 5, A DISTANCE OF 140.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 AND INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 580.00 FEET AND FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°56'40" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY LINE OF LOT 5, THROUGH A CENTRAL ANGLE OF 13°16'19", A DISTANCE OF 134.35 FEET TO A POINT, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE LANDS OF THE PRESIDENT CONDOMINIUM FOUR, AS DESCRIBED IN OFFICIAL RECORD BOOK 3647, PAGE 984; THENCE SOUTH 87°56'12" WEST ALONG THE NORTHERN BOUNDARY LINE OF SAID LANDS OF THE PRESIDENT CONDOMINIUM FOUR, A DISTANCE OF 75.08 FEET TO A POINT; THENCE SOUTH 84°11'39" WEST, CONTINUING ALONG THE NORTHERN BOUNDARY LINE OF SAID LANDS OF THE PRESIDENT CONDOMINIUM FOUR, A DISTANCE OF 65.71 FEET TO THE WESTERLY LINE OF LOT 5 AND THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF PRESIDENTIAL WAY, BEING A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 440.00 FEET AND FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS NORTH 87°10'41" WEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF LOT 5, THROUGH A CENTRAL ANGLE OF 14°23'39", A DISTANCE OF 114.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PORTION OF TRACT B, PLAT I, THE PRESIDENT COUNTRY CLUB, WEST PALM BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 29, PAGE 72, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 5 AS SHOWN IN SAID PLAT, AND BEING ALSO A POINT ON THE WESTERLY LINE OF TRACT B; THENCE NORTH 77°56'40" EAST, ALONG THE WESTERLY LINE OF TRACT B, A DISTANCE OF 108.00 FEET TO A POINT; THENCE SOUTH 17°15'54" WEST, A DISTANCE OF 81.68 FEET TO A POINT; THENCE SOUTH 87°56'12" WEST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF TRACT B, BEING A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 580.00 FEET AND FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°47'01" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF TRACT B, THROUGH A CENTRAL ANGLE OF 13°16'19", A DISTANCE OF 134.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.67 ACRES, MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE EMBASSY PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LAND AND BUFFER AND BUFFERS TO THE EMBASSY PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

THE WATER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER UTILITIES.

2. TRACTS
TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND OTHER APPURTENANCES THERE TO, INCLUDING INGRESS/EGRESS, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EMBASSY PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF January, 2005.

P.L. GROUP, INC.
A FLORIDA CORPORATION
WITNESS: [Signature] BY: [Signature]
PRINTED NAME: CHRISTOPHER A. CRAFT
WITNESS: [Signature]
PRINTED NAME: LESLIE GINISCHIO

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PASCAL LEVY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF P.L. GROUP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORGOING 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 7th DAY OF January, 2005.
MY COMMISSION EXPIRES: 1/6/06
COMMISSION NO. DD 074788
[Signature] NOTARY PUBLIC
DAVID W. CRAFT
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE EMBASSY PLACE CONDOMINIUM ASSOCIATION, INC., 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 7th DAY OF January, 2005.

EMBASSY PLACE CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: [Signature] BY: [Signature]
PRINTED NAME: CHRISTOPHER A. CRAFT
WITNESS: [Signature]
PRINTED NAME: LESLIE GINISCHIO

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PASCAL LEVY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF EMBASSY PLACE CONDOMINIUM ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORGOING 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 7th DAY OF January, 2005.
MY COMMISSION EXPIRES: 1/6/06
COMMISSION NO. DD 074788
[Signature] NOTARY PUBLIC
DAVID W. CRAFT
PRINTED NAME

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 17935 AT PAGE 529 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF January, 2005.

STERLING BANK
A FLORIDA BANKING CORPORATION
WITNESS: [Signature] BY: [Signature]
PRINT NAME: Michael Rosenberg
WITNESS: [Signature]
PRINT NAME: Cecelia Cassidy

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID EILER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FORGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF STERLING BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORGOING 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 16th DAY OF January, 2005.
MY COMMISSION EXPIRES: August 27, 2007
COMMISSION NO. DD 245479
[Signature] NOTARY PUBLIC
NISTRA ADMINIS
PRINT NOTARY NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

DATED: 1-7-05 BY: [Signature]
DAVID W. CRAFT, P.A.

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 11th DAY OF January, 2005.

BY: [Signature] LOIS FRANKEL, MAYOR
CITY PLANNING BOARD
BY: [Signature] PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.091, FLORIDA STATUTES.

BY: [Signature] DATE: 1-10-05
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REGISTER # LS 4169

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF CITY OF WEST PALM BEACH.
 - THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
 - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- P.R.M. = PERMANENT REFERENCE MONUMENT
 - C.M. = CONCRETE MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - R/W = RIGHT OF WAY
 - C = CENTERLINE
 - U. E. = UTILITY EASEMENT
 - D. E. = DRAINAGE EASEMENT
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = CURVE CENTRAL ANGLE
 - = SET P.R.M. LB 4396
 - = P.R.M. FOUND (AS NOTED)
 - P.C. = POINT OF CURVATURE
 - CH. = CHORD LENGTH
 - I.R. = IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - W.E. = WATER EASEMENT

SURVEYOR'S CERTIFICATION

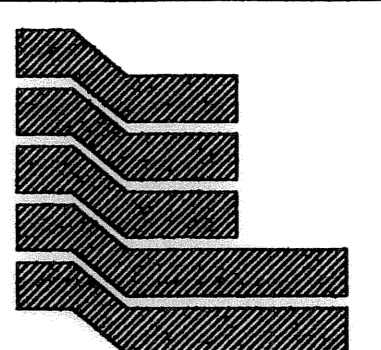
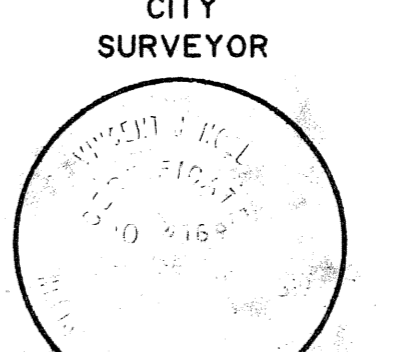
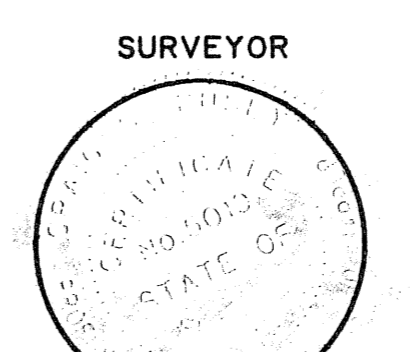
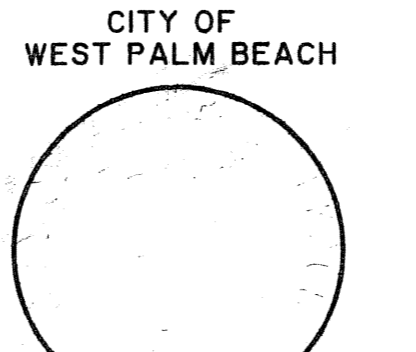
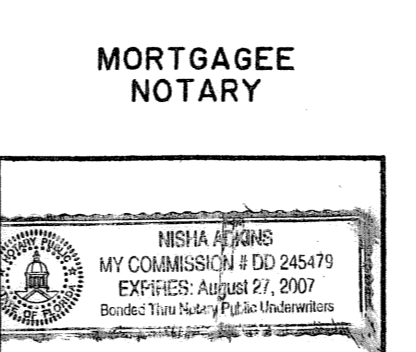
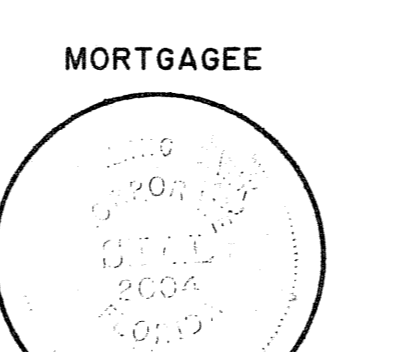
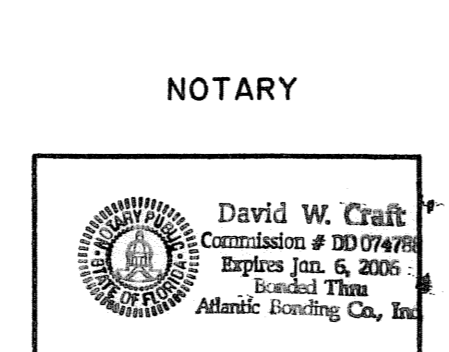
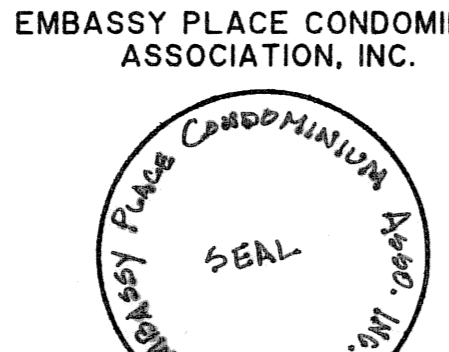
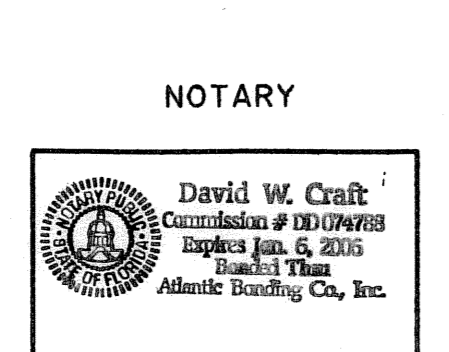
STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 1/7/05
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. LS 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

EMBASSY PLACE