OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD

ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

**DEDICATION:** 

STATE OF FLORIDA

POINT OF BEGINNING.

AT ROYAL PALM PLAT 1").

RESERVATIONS:

ACTIVITIES.

CONTAINING: 11.28 ACRES, MORE OR LESS.

ROYAL PALM BEACH, FLORIDA.

COUNTY OF PALM BEACH

PARTICULARLY DESCRIBED AS FOLLOWS:

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 III", 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

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 "HAWTHORN SUBDIVISION", AS RECORDED IN PLAT BOOK 30, AT PAGE 104 OF THE PUBLIC RECORDS

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 15, SAID CORNER ALSO BEING A BOUNDARY CORNER OF SAID PLAT OF "HAWTHORN SUBDIVISION", AND ALSO LYING ON THE WESTERN RIGHT-OF-WAY LINE OF A 190.00 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 519.61 FEET TO THE

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 1023.50 FEET; THENCE, DEPARTING FROM SAID SECTION LINE AND SAID CANAL RIGHT-OF-WAY LINE NORTH 88°10'43" WEST, A DISTANCE OF 166.32 FEET; THENCE, NORTH 01°49'17" EAST, A DISTANCE OF 17.59 FEET;

THENCE, NORTH 88°10'43" WEST, A DISTANCE OF 97.17 FEET; THENCE, NORTH 55°37'25" WEST, A DISTANCE OF 42.60 FEET TO A POINT

ON A CURVE: THENCE, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 55°37'25" WEST,

HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 32°33'18", AN ARC LENGTH OF 14.77 FEET; THENCE, NORTH 01°49'17" EAST,

A DISTANCE OF 294.50 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 96.00 FEET AND FROM WHICH A RADIAL LINE BEARS

NORTH 88°10'43" WEST: THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.28 FEET (THROUGH AN ANGLE OF 69°24'02"): THENCE, NORTH 67°34'45" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF

404.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 22°25'15" EAST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE,

A DISTANCE OF 427.15 FEET (THROUGH AN ANGLE OF 60°34'45"); THENCE, NORTH 07°00'00" WEST, A DISTANCE OF 100.00 FEET TO THE

BEGINNING OF A CURVE HAVING A RADIUS OF 111.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 83°00'00" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.05 FEET (THROUGH AN ANGLE OF 12°55'55") TO A NON-TANGENT LINE;

THENCE, NORTH 81°07'12" EAST, A DISTANCE OF 125.09 FEET; THENCE, NORTH 75°55'30" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 295.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 75°55'30" WEST; THENCE, NORTHERLY

ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.47 FEET (THROUGH AN ANGLE OF 03°23'35") TO A POINT ON A NON-TANGENT LINE;

THENCE, NORTH 72°31'55" EAST, ALONG THE PROLONGATION OF A RADIAL LINE OF SAID CURVE THROUGH SAID POINT, A DISTANCE OF

100.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 395.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 72°31'55"

WEST: THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.00 FEET (THROUGH AN ANGLE OF 00°43'31") TO A NON-

TANGENT LINE: THENCE, NORTH 37°58'07" EAST, A DISTANCE OF 12.34 FEET; THENCE, SOUTH 89°27'26" EAST, A DISTANCE OF 263.66

FEFT: THENCE, NORTH 01°49'17" EAST, A DISTANCE OF 45.39 FEET; THENCE, SOUTH 88°10'43" EAST, A DISTANCE OF 50.00 FEET;

THENCE. SOUTH 01°49'17" WEST, A DISTANCE OF 45.00 FEET; THENCE, SOUTH 88°10'43" EAST, A DISTANCE OF 141.23 FEET TO THE

POINT OF BEGINNING. (THE PREVIOUS 17 COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "SARATOGA"

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

. TRACT "A". THE ROAD RIGHT-OF-WAY AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE

TRACTS "O-1" AND "O-2", OPEN SPACE AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER

PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF

THE CANAL BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SARATOGA LAKES HOMEOWNERS' ASSOCIATION,

THE WATERWAY MAINTENANCE EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SARATOGA AT ROYAL

. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE

6. 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

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, IT SUCCESSORS AND

PALM PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED STORMWATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE

MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND IS THE PERPETUAL

PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES.

## SARATOGA AT ROYAL PALM PLAT III

SHEET 1 of 3

(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 HAWTHORN SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

# HAWTHORN VILLAGE GREAT DANE OF ROYAL KAZEE BEACH

LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, ROYAL PROFESSIONAL BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WALLACE D. SANGER, AS PRESIDENT, AND JESS R. SANTAMARIA, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF FEB., A.D., 1995.

BY: ROYAL PROFESSIONAL BUILDERS, INC.

A FLORIDA CORPORATION

**ACKNOWLEDGEMENT:** 

STATE OF FLORIDA COUNTY OF PALM BEACH )

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 A DAY OF

NOTARY PUBLIC STATE OF FLORIDA

COMMESSION NO. CC316904 MY COMMESSION EXP. OCT. 10,1997

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH )

I, ROBERT D. JONES, 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 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 HERON; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

AREA TABULATION:

TRACT "A" . . . . . . . . . . . . 2.28 ACRES TRACT "0-1" ..... 0.11 ACRES TRACT "0-2" ..... 0.04 ACRES 

11:57 A.M THIS 215 DAY OF MARCH A.D., 1995, AND DULY RECORDED IN PLAT BOOK 74 ON PAGES 155 THROUGH 157

DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD A

STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

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

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

#### SURVEYOR'S NOTES:

- 1. 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 HAWTHORN 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.).
- . A DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- 4. DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
- 5. O DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)
- 6. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 7. 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:**

- 1. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA ZONING CODE.
- 2. 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.

### APPROVALS:

STATE OF FLORIDA COUNTY OF PALM BEACH

### PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF MARCH, A.D., 1995

N WASUKANIS, CHAIRPERSO

### VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MARCH

### VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MARCH . A.D., 1995



Land Surveying and Mapping, Inc Fax (407) 844-9659

ROYAL PALM BEACH, FLOR

RECORD PLAT SARATOGA AT ROYAL PALM

DATE 03/01/95 WO.# P15 FILE PISHITB.dwg SCALE N.T.S. SHEET 1 OF 3