2003-0279897

COUNTY OF PALM BEACH) SE

This Plat was filed for record at 9:37 A.

and duly recorded in Plat Book No. 18

STATE OF FLORIDA

on page 153

This Lettay of May

1. ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE

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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS"

3. BEARING BASE - BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LAWRENCE ROAD IN THE SE 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY SECTION BREAKDOWN, BEARING S 00 28'10" E.

4. 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.

CURVE TABLE

20.00'

15.91'

15.51'

DELTA ANGLE

45° 34 ' 22,"

44° 25 ' 38"

POINT 1

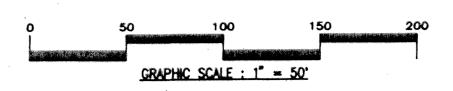
C-1

C-2

- PONZA PLACE -

P.U.D.

A PLANNED UNIT DEVELOPMENT LYING IN SECTION I, TOWNSHIP 45 S., RANGE 42 E. PALM BEACH COUNTY, FLORIDA 2003 MARCH



LAND USE DATA

DOROTHY H. WILKEN/ Clerk of, Circhit Spur

SHEET 1 OF 1

(PETITION #90-13) TOTAL SITE.....4.188 ACRES TRACT A (BUFFER)......0.831 ACRES TRACT B (WATER)......0.412 ACRES

UNPLATTED

arrowhead mobile home village

TRACT C (STREET).....0.915 ACRES TRACT D (RECREATION).....0.102 ACRES TOTAL DWELLING UNITS......22 D/U D/U GROSS DENSITY......5.25/ACRE

NORTH R/W LINE OF L-17 CANAL (PER O.R.B. 7509, PG. 1921)

NOTARY PUBLIC

SEMINOLE MANOR

LANTANA ROAD

EAST 1/4 CORNER

WEST R/W LINE OF

LAWRENCE ROAD

31.42' C-3 90°00'00" 20.00 PLS 4227 NORTH LINE OF THE S.E. 1/4 OF SECTION FOUND 3"-PLS 4227 1261.24 S89"51'43"W TRACT A TRACT A WATER MANAGEMENT TRACT TRACT "B" MAINTAINED BY PONZA PLACE HOMEOWNERS' ASSOCIATION (WITHOUT RECOURSE TO 44.00 PALM BEACH COUNTY) - 10" UTILITY EASEMENT S88 49 35 B TRACT C (RESIDENTIAL ACCESS STREET) 396.00 - 32' R. A. S. -1071.31' TO LAWRENCE RD. R/W (944.00' PCP #1 TO PCP #3) PONZA PLACE PCP #3 1262.05 SEE CURVE TABLE -SET P.R.M.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RAFFAELE ABBENANTE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45S, RANGE 42E, PALM BEACH COUNTY FLORIDA , SHOWN HEREON AS PONZA PLACE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED AS FOLLOWS :

PLS 4227

947326.7432

A PORTION OF THE NORTHEAST QUARTER (NE14) OF THE SOUTHEAST (SE1/4) OF SECTION 1 TOWNSHIP 45 SOUTH , RANGE 42 EAST , LYING NORTH OF LAKE WORTH DRAINAGE DISTRICT L-17 CANAL , LESS THE EXISTING RIGHT OF WAY ; AND LESS THE WEST 30 FEET AND THE EAST 40 FEET THEREOF , CONVEYED IN OFFICIAL RECORD BOOK 777 , PAGE 390 PALM BEACH COUNTY , FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

EAST QUARTER CORNER ("E1/4 CORNER) OF SECTION 1 TOWNSHIP 45 SOUTH , RANGE 42 EAST , (P.O.C.) , BEAR S 89.51.43" W , 40.00 FEET TO THE WEST RIGHT OF WAY OF LAWRENCE ROAD AND THE POINT OF BEGINNING (P.O.B.) OF SAID PARCEL THENCE: S89'51'43"W , 1261.24 FEET ALONG THE NORTH LINE OF THE SE 1/4

OF SECTION 1 THENCE: S00 20 07 E , 130.19 FEET ALONG THE WEST LINE OF SAID PARCEL THENCE: S88°49'35"E , 1262.05 FEET ALONG THE NORTH R/W LINE OF THE L-17 CANAL THENCE: NOO'28'10"W , 159.08 FEET ALONG THE WEST R/W LINE OF LAWRENCE ROAD TO THE (P.O.B.) OF SAID PARCEL

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON , AND DOES HEREBY DEDICATE AS FOLLOWS :

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR PONZA PLACE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENT, NOTE: SEE UTILITY EASEMENT DEDICATION (AT RIGHT UNDER ACCEPTANCE AND ACKNOWLEDGEMENT OF RESERVATIONS).

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

SURVEYOR'S STATEMENT

THIS INSTRUMENT PREPARED BY DANIEL J. CHRISTIAN, PSM 4227 AT 509 EAST REDWOOD DRIVE, LAKE PARK, FLORIDA 33403

IN WITNESS WHEREOF , I , RAFFAELE ABBENANTE DO HEREUNTO SET MY HAND AND DAY OF APRIL 2003 ARAFFAELE ABBENANTE

BUILDING SETBACK LINES

FRONT.....25.00'

SIDE.........7.50'

STATE OF FLORIDA COUNTY OF PALM BEACH <u>ACKNOWLEDGEMENT</u>

BEFORE ME PERSONALLY APPEARED RAFFAELE ABBENANTE WHO HAS PRODUCED FL AL K 140.000.45-1850 AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN .

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF APRIL 2003

MY COMMISSION EXPIRES : 10-51-05 PD045653 NOTARY PUBLIC

TITLE CERTIFICATION



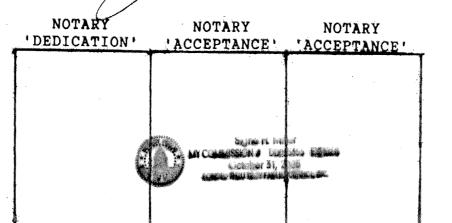
STATE OF FLORIDA COUNTY OF PALM BEACH

WITNESS: Maureen Barter

OF RECORD

I , JOHN D. KURTZ , A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA , DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO RAFFAELE ABBENANTE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES

JOHN D. KURTZ -- AZTORNEY-AT-LAW (LICENSED IN FLORIDA)



STATE OF FLORIDA COUNTY OF PALM BEACH

ACCEPTANCE OF RESERVATIONS THE PONZA PLACE HOMEOWNERS' ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON , AND HEREBY ACCEPTS ITS' MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED DATED THIS _ A DAY OF APRIL 2003

PONZA PLACE HOMEOWNERS' ASSOCIATION A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: Mauren Barber vislani- kelly STATE OF FLORIDA

BY : RAFFAELE ABBENANTE

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED RAFFAELE ABBENANTE WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PONZA PLACE HOMEOWNERS' ASSOCIATION , A 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 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 2 DAY OF APRIL 2003

MY COMMISSION EXPIRES : 10-31-05 DD 045653 UTILITY EASEMENT DEDICATION

AND ASSIGNS.

A. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY - PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON - EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS

B. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY - PARKING TRACTS, AS SHOWN HEREON, ARE NON - EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, REPAIR, MAINTENANCE, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

SURVEYOR'S CERTIFICATE

3) P.O.C. - POINT OF COMMENCEMENT

8) O.R.B. - OFFICIAL RECORDS BOOK

5) P.L.S, - PROFESSIONAL LAND SURVEYOR

5) P.U.D. - PLANNED UNIT DEVELOPMENT

13) R.A.S. - RESIDENTIAL ACCESS STREET

4) P.O.B. - POINT OF BEGINNING

7) R / W - RIGHT OF WAY

12) C - CENTERLINE

- PAGE

11) U.E. - UTILITY EASEMENT

9) PG.

LEGEND

1) P.R.M. - PERMANENT REFERENCE MONUMENT#4227

THIS IS TO 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 THE PERMANENT REFERENCE MONUMENTS(P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 PALM BEACH COUNTY, FLORIDA Popul J. Chustian

DANIEL J CHRISTIAN P.S.M.

LICENSE NO. 4227 STATE OF FLORIDA.

2) P.C.P. - PERMANENT CONTROL POINT #4227 KEWANEE CANAL - LAKE WORTH DRAINAGE DISTRICT HYPOLUXO ROAD

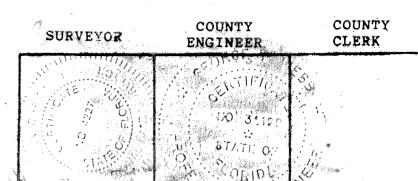
LOCATION MAP NTS

COORDINATES SHOWN ARE GRID. DATUM = NAD 1983. 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = U.S. SURVEY, FOOT. COORDINATE SYSTEM = 1983 STATE PLANE. TRANSVERSE MERCATOR PROJECTION. SCALE FACTOR = 1.000039' GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE. S00°28'10"E = PLAT BEARING. S00°28'14"E = GRID BEARING. 00°00'04" CLOCKWISE ROTATION = GPTD TO PLAT.

COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 14 DAY OF MAY, 2003 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC.177.081(1),

GEORGE T. WEBB, P.E. - COUNTY ENGINEER



DANIEL J. CHRISTIAN

509 E. REDWOOD DRIVE LAKE PARK, FLA.33403 PHONE (561) 797-1225