SARATOGA AT ROYAL PALM PLAT IV

SHEET 1 of 5

(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

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 IV", 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 PARCEL OF LAND SITUATE WITHIN SECTION 15, TOWNSHIP 43, SOUTH, RANGE 41 EAST, "VILLAGE OF ROYAL PALM BEACH", PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF "HAWTHORN SUBDIVISION", AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SARATOGA AT ROYAL PALM PLAT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 147, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 86°34'16" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, AS SHOWN ON SAID "HAWTHORN SUBDIVISION", A DISTANCE OF 1408.69 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE, SOUTH 02°06'56" WEST, ALONG THE EAST LINE OF SAID SECTION 15, AS SHOWN ON SAID "HAWTHORN SUBDIVISION", A DISTANCE OF 1754.86 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF SARATOGA AT ROYAL PALM PLAT II; THE FOLLOWING 30 COURSES ARE ALONG THE BOUNDARY OF SAID SARATOGA AT ROYAL PALM PLAT II; THENCE, NORTH 63°00'00" WEST, A DISTANCE OF 182.30 FEET; THENCE, NORTH 70°50'04" WEST, A DISTANCE OF 68.13 FEET; THENCE, NORTH 83°47'54" WEST, A DISTANCE OF 58.49 FEET; THENCE, SOUTH 70°29'06" WEST, A DISTANCE OF 53.77 FEET; THENCE, SOUTH 58°40'52" WEST, A DISTANCE OF 62.02 FEET; THENCE, SOUTH 70°44'31" WEST, A DISTANCE OF 50.86 FEET; THENCE, NORTH 88°56'55" WEST, A DISTANCE OF 52.09 FEET; THENCE, SOUTH 52°48'01" WEST, A DISTANCE OF 79.59 FEET; THENCE, NORTH 87°34'36" WEST, A DISTANCE OF 48.45 FEET; THENCE, NORTH 62°41'50" WEST, A DISTANCE OF 111.21 FEET; THENCE, NORTH 46°16'37" WEST, A DISTANCE OF 71.55 FEET; THENCE, NORTH 58°45'56" WEST, A DISTANCE OF 105.37 FEET; THENCE, NORTH 81°16'27" WEST, A DISTANCE OF 93.51 FEET; THENCE, NORTH 56°46'36" WEST, A DISTANCE OF 126.13 FEET; THENCE, NORTH 57°37'26" WEST, A DISTANCE OF 78.90 FEET; THENCE, NORTH 65°01'44" WEST, A DISTANCE OF 102.92 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'55", A DISTANCE OF 123.38 FEET TO THE END OF SAID CURVE; THENCE, NORTH 36°45'11" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 495.0 FEET, AND WHOSE RADIUS POINT BEARS NORTH 36°45'11" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°25'52", A DISTANCE OF 21.00 FEET TO THE END OF SAID CURVE; THENCE, NORTH 34°19'18" EAST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 49°57'57" EAST, A DISTANCE OF 100.15 FEET; THENCE, NORTH 40°02'03" WEST, A DISTANCE OF 90.00 FEET; THENCE, NORTH 49°57'57" EAST, A DISTANCE OF 11,63 FEET; THENCE, NORTH 40°02'03" WEST, A DISTANCE OF 153.61 FEET; THENCE, NORTH 17°32'12" EAST, A DISTANCE OF 103.30 FEET; THENCE, NORTH 03°29'48" WEST, A DISTANCE OF 304.64 FEET; THENCE, NORTH 59°22'43" WEST, A DISTANCE OF 59.19 FEET; THENCE, NORTH 03°29'48" WEST, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 86°30'12" WEST, A DISTANCE OF 6.03 FEET: THENCE NORTH 03°29'48" WEST, A DISTANCE OF 329 69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 47.43 ACRES, MORE OR LESS.

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

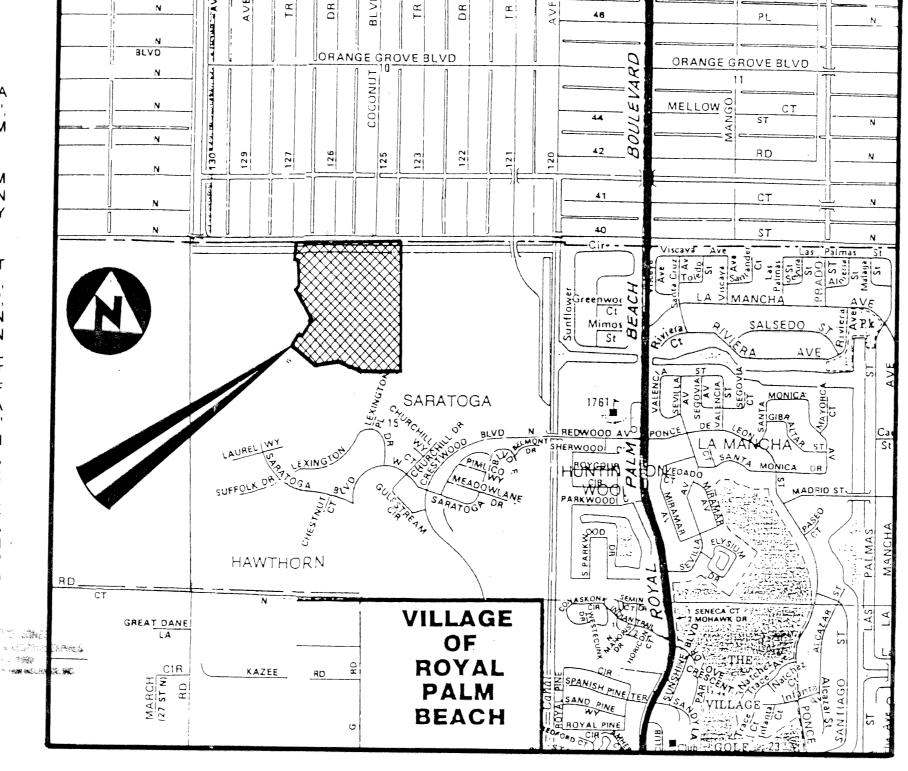
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACTS "A", THE ROAD RIGHTS-OF-WAY AS SHOWN HEREON, ARE 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.
- TRACTS "W-2" AND "W-3", (WATERWAYS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA
- 3. THE WATERWAY MAINTENANCE EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SARATOGA AT ROYAL 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 ACTIVITIES.
- 4. 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, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 5. 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.
- 6. THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 7. THE LANDSCAPE/BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SARATOGA PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE M-1 CANAL EASEMENT AS SHOWN HEREON WAS DEDICATED TO THE INDIAN TRAIL WATER CONTROL DISTRICT BY INSTRUMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1694, PAGE 1753, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIAN TRAIL WATER CONTROL DISTRICT WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- 9. THE IRRIGATION EASEMENTS, AS SHOWN HEREON, ARE DEDICATED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND IRRIGATION FACILITIES.

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 27 DAY OF Jaury, 1997.

BY: ROYAL PROFESSIONAL BUILDERS, INC. A FLORIDA CORPORATION

JESS R. SANTAMARIA. SECRETARY



LOCATION MAP NOT TO SCALE

ACKNOWLEDGEMENT:

STATE OF FLORIDA

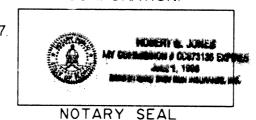
ROBERT D. 1915 COUNTY OF PALM BEAGHASSION) 01-373135 EXPIAES

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 2014 DAY OF

MY COMMISSION EXPIRES

SS



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.

FUCHS AND JONES, P.A.

OBERT D. JONES, ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

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: 12-16-96

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 86°34'16" EAST, ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, OF 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.).
- 3. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- 4. DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
- 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.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 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.
- 3. 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.
- 4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A WATERWAY MAINTENANCE EASEMENT. 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE
- PUBLIC RECORDS OF PALM BEACH COUNTY,

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

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 1963, OF THE PUBLIC RECORDS AND OFFICIAL RECORDS BOOK 9013 AT PAGE 601, 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 DEBRA C. MEKEAN , ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF JONUARY , 1997.

ONE MORTGAGE CORPORATION

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEDITA C. MCKEAN 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 29th DAY OF January

MY COMMISSION EXPIRES:

APPROVALS:

STATE OF FLORIDA COUNTY OF PALM BEACH

PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF MARCH, 1997.

BY:

VILLAGE COUNCIL THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF APRIL , 1997.

BY: Introny R. Marlett'

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 197 DAY OF February, 1997. BY: Tihand J. Tuttle
RICHARD J. TUTTLE, P.E., VILLAGE ENGINEER

STATE OF FLORIDA COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD A 3:12 p.m. THIS 30th DAY OF APTIL , 1997 AND DULY RECORDED IN PLAT BOOK 79 OF

PAGES 116 THROUGH 120 DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT

14: Down a martin BEPUTY CLERK











DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT PALM BEACH COUNTY, FLORIDA

AREA TABULATION:

TRACT "A"	6 37 ACDES
TRACT "MY O"	U.ST ACKES
TRACT "W-2"	2.88 ACRES
TRACT "W-3"	2 40 40050
M. d. O. Anna	2.48 ACRES
M-1 CANAL	630 ACDES
LOTE	. U.US ACKES
LOTS	29.31 ACRES
TOTAL	47 42 ACDEO

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.I.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA



RECORD PLAT

DWN

SARATOGA AT ROYAL PALM PLAT IV

DATE 12/01/95 WO.# P15 FILE P15IV-TB.dwg SCALE N.T.S. SHEET 1 OF 5