

LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A RE-PLAT OF TRACT "A" AND A PORTION OF BARCELONA DRIVE (NOW ABANDONED), A REPLAT OF BLOCK A, LOT 1 AND BLOCK B, LOTS 16, 17 AND 18 OF LA MANCHA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 12, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
) SS
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 "PONCE DE LEON OFFICE PARK", SAID PARCEL LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND ALSO BEING A RE-PLAT OF A PORTION OF THE PLAT OF A RE-PLAT OF BLOCK A, LOT 1 AND BLOCK B, LOTS 16, 17 AND 18 OF LA MANCHA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 12, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PONCE DE LEON STREET WITH BARCELONA DRIVE, AS SHOWN ON SAID PLAT OF A REPLAT OF BLOCK A, LOT 1 AND BLOCK B, LOTS 16, 17 AND 18 OF LA MANCHA; THENCE, NORTH 33°38'45" WEST, ALONG THE CENTERLINE OF SAID PONCE DE LEON STREET, A DISTANCE OF 230.23 FEET; THENCE, SOUTH 56°21'15" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PONCE DE LEON STREET; SAID POINT BEING THE NORTHEAST CORNER OF TRACT "A" OF SAID PLAT AND ALSO BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1560.04 FEET, AND WHOSE RADIUS POINT BEARS NORTH 30°37'32" WEST; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CURVE, AND ALONG THE NORTHERLY LINE OF SAID TRACT "A" THROUGH A CENTRAL ANGLE OF 02°39'17", A DISTANCE OF 72.28 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 60°00'12" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°45'57", A DISTANCE OF 151.23 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 02°48'18" EAST, A DISTANCE OF 92.60 FEET; THENCE, SOUTH 22°45'57" WEST, A DISTANCE OF 686.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD (A 120 FOOT ROAD RIGHT-OF-WAY); SAID POINT BEING A POINT ON A CURVE HAVING A RADIUS OF 2113.04 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°13'02" WEST; THENCE, EASTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°22'24", A DISTANCE OF 862.20 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°43'22", A DISTANCE OF 40.89 FEET TO THE POINT OF TANGENCY; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID PONCE DE LEON STREET; THENCE, NORTH 36°19'08" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 295.88 FEET; THENCE, NORTH 33°38'49" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 231.15 FEET OF THE POINT OF BEGINNING.

CONTAINING: 7.41 ACRES, MORE OR LESS

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

- TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PONCE DE LEON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR INGRESS, EGRESS, PARKING, DUMPSTER, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- THE OPEN SPACE/LANDSCAPE AND SIGNAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PONCE DE LEON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE, LANDSCAPE, SIGNAGE, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- 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 PONCE DE LEON MAINTENANCE 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.
- TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH AS ADDITIONAL RIGHT-OF-WAY FOR PONCE DE LEON STREET AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH.
- THE I.E.P.D.U.D. EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PONCE DE LEON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR INGRESS, EGRESS, PARKING, DUMPSTER, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

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 6th DAY OF December, A.D., 1995.

BY: ROYAL PROFESSIONAL BUILDERS, INC.
A FLORIDA CORPORATION

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF December, 1995.

MY COMMISSION EXPIRES: 7-9-99 *Steve Adams*
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

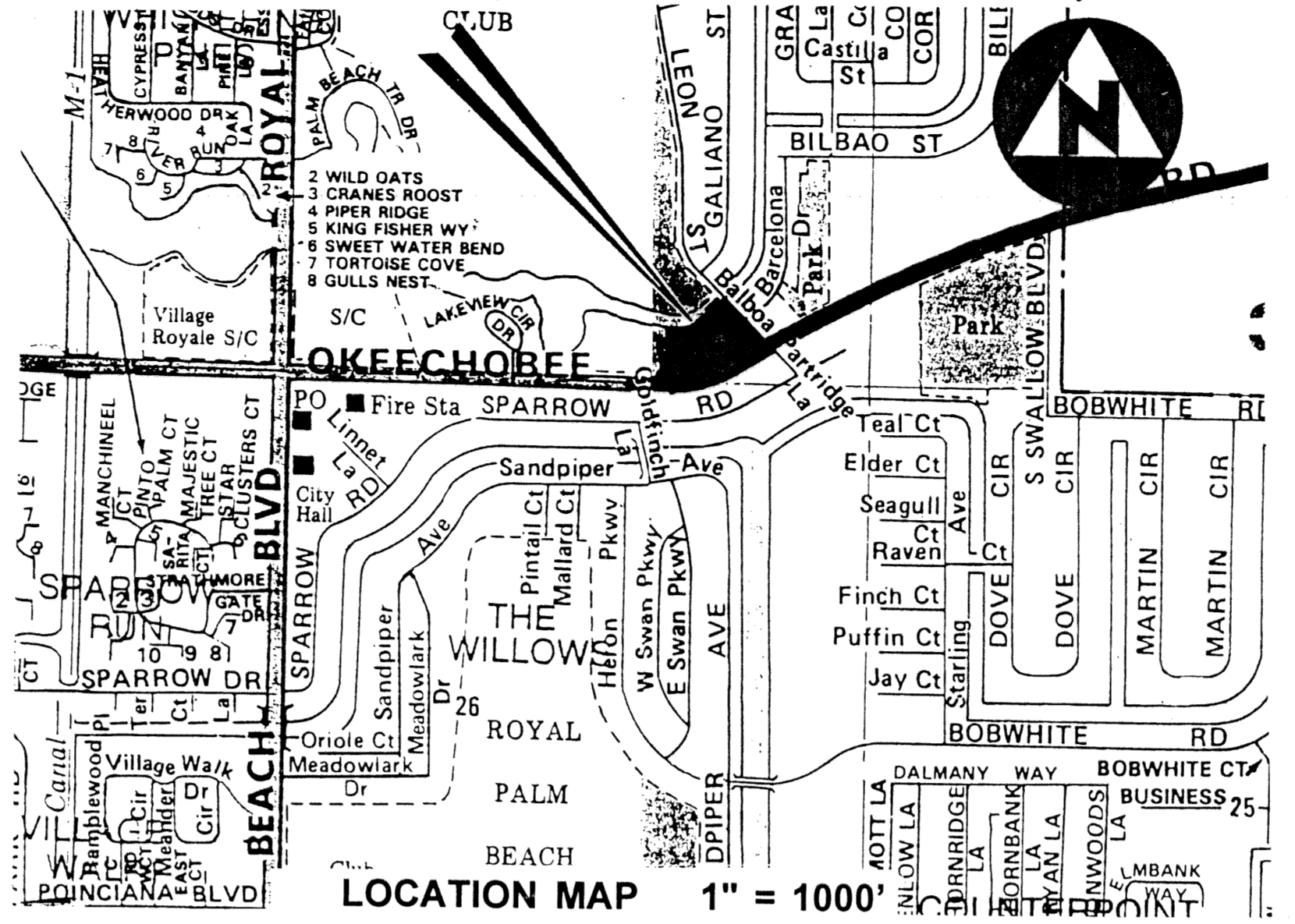
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

1ST UNITED BANK, A FLORIDA BANKING CORPORATION, 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 8544 AT PAGE 471 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 1ST UNITED BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY *Randy Rienda*, VICE-PRESIDENT, AND ATTESTED TO BY *John Oliver*, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF December, 1995.

1ST UNITED BANK
A FLORIDA BANKING CORPORATION

ATTEST: *John Oliver* BY: *Randy Rienda*
VICE PRESIDENT VICE PRESIDENT



AREA TABULATION:

TRACT "A"	0.84 ACRES
TRACT "R"	0.09 ACRES
LOTS (10)	6.48 ACRES
TOTAL	7.41 ACRES

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
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: Dec. 6, 1995

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



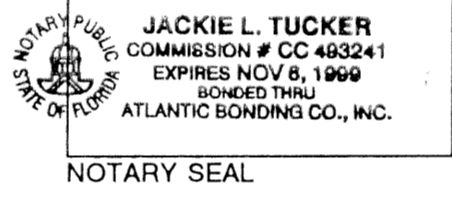
ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Randy Rienda* AND *John Oliver* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF 1ST UNITED BANK, 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 7th DAY OF December, 1995.

MY COMMISSION EXPIRES: 11/1/99 *Jackie L. Tucker*
NOTARY PUBLIC



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE PONCE DE LEON MAINTENANCE ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF December, 1995.

THE PONCE DE LEON MAINTENANCE ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: *Jess R. Santamaria* BY: *Wallace D. Sanger*
SECRETARY PRESIDENT

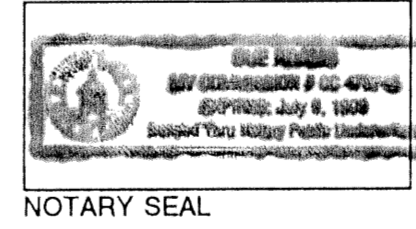
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Jess R. Santamaria* AND *Wallace D. Sanger* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE PONCE DE LEON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF December, 1995.

MY COMMISSION EXPIRES: 7-9-99 *Steve Adams*
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
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 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: 12/6/95 BY: *Robert Jones*
ROBERT D. JONES, ATTORNEY-AT-LAW

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 33°38'45" WEST, ALONG THAT PART OF THE CENTERLINE OF PONCE DE LEON STREET LYING NORTH OF BARCELONA DRIVE AS SHOWN HEREON.
 - 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.
 - 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)
) SS
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF December, 1995.

BY: *Ken Clodfelter*
KEN CLODFELTER, CHAIRPERSON

VILLAGE COUNCIL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF December, A.D., 1995.

BY: *Anthony R. Maslotti*
ANTHONY R. MASLOTTI, MAYOR

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF December, A.D., 1995.

BY: *Richard J. Tuttle*
RICHARD J. TUTTLE, P.E., VILLAGE ENGINEER

ATTEST:

BY: *Mary Anne Child*
MARY ANNE CHILD, VILLAGE CLERK

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

"SEAL"
WM. R. VAN CAMPEN, R.L.S.
#2424

"SEAL"
VILLAGE OF
ROYAL PALM BEACH, FLORIDA

"SEAL"
1ST UNITED BANK

"SEAL"
VILLAGE ENGINEER

"SEAL"
THE PONCE DE LEON
MAINTENANCE ASSOCIATION, INC.

"SEAL"
ROYAL PROFESSIONAL BUILDERS, INC.

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) 844-9659 Phone (407) 848-2102

RECORD PLAT		PONCE DE LEON OFFICE PARK	
DWN	DJM	FB	DATE 10/01/95
CKD	FILE P58-TB.dwg	SCALE N.T.S.	WO.# P58
		SHEET 1 OF 2	

SUBDIVISION Ponce de Leon Office Park
BOOK 76 PAGE 87
FLOOD ZONE
QUAD #
ZONING
ZIP CODE
313 NAME VILLAGE OF ROYAL PALM BEACH