

SARATOGA AT ROYAL PALM PLAT II

(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

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 II", 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 AT PAGES 104 THROUGH 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

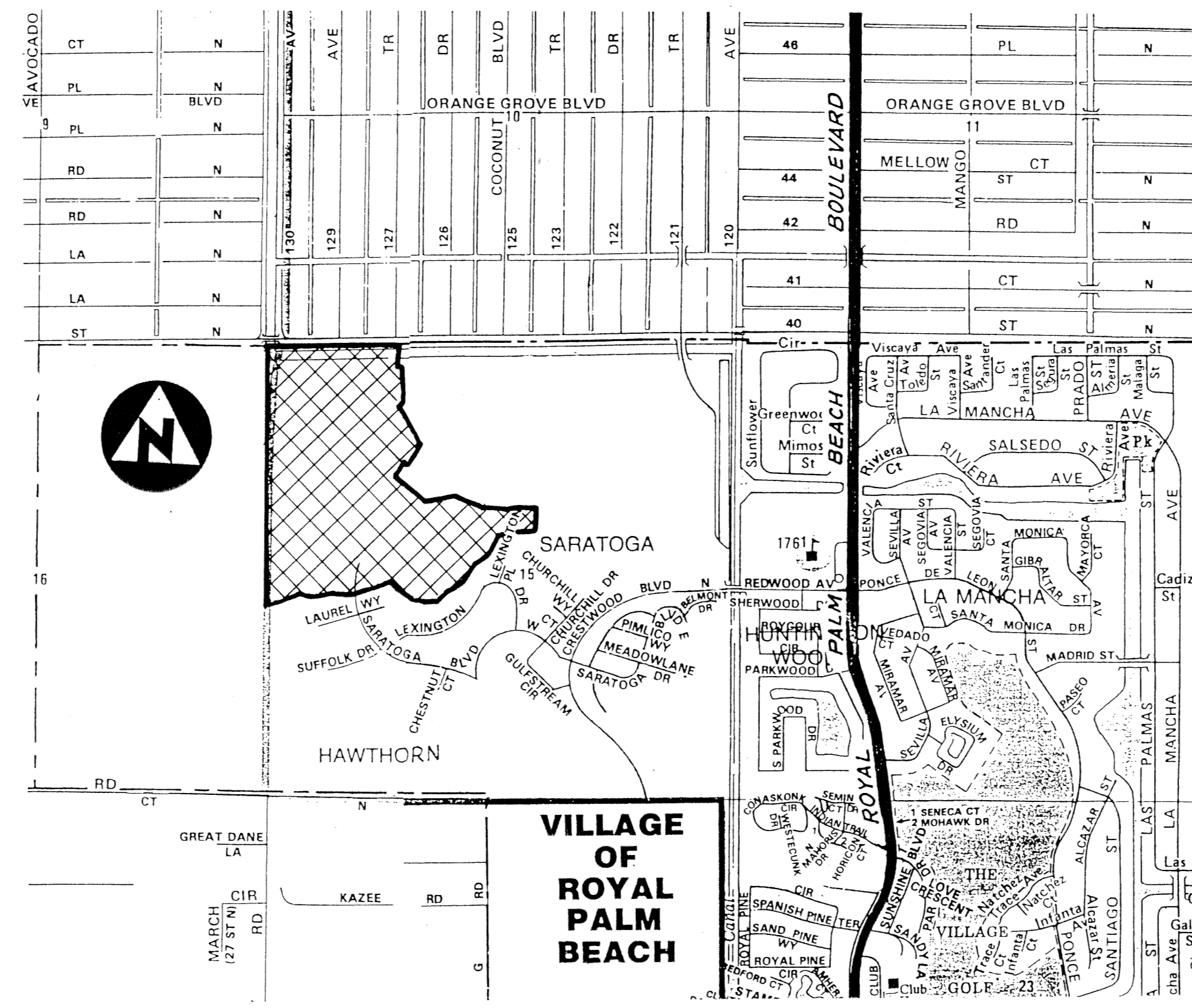
BEGINNING AT THE NORTHWEST CORNER OF LOT 311, "SARATOGA AT ROYAL PALM PLAT I", AS RECORDED IN PLAT BOOK 61, PAGES 67 THROUGH 74 OF SAID PUBLIC RECORDS; THENCE FROM THE POINT OF BEGINNING, SOUTH 87°39'43" EAST, A DISTANCE OF 216.73 FEET; THENCE, NORTH 69°36'33" EAST, A DISTANCE OF 285.81 FEET; THENCE, NORTH 75°37'19" EAST, A DISTANCE OF 60.02 FEET; THENCE, NORTH 70°04'12" EAST, A DISTANCE OF 194.79 FEET; THENCE, SOUTH 63°29'49" EAST, A DISTANCE OF 21.23 FEET; THENCE, SOUTH 29°08'50" EAST, A DISTANCE OF 41.39 FEET; THENCE, SOUTH 57°32'12" EAST, A DISTANCE OF 36.93 FEET; THENCE, SOUTH 63°42'42" EAST, A DISTANCE OF 64.02 FEET; THENCE, SOUTH 45°46'20" EAST, A DISTANCE OF 41.85 FEET; THENCE, SOUTH 45°09'44" EAST, A DISTANCE OF 35.32 FEET; THENCE, SOUTH 46°52'50" EAST, A DISTANCE OF 48.55 FEET; THENCE, SOUTH 51°45'03" EAST, A DISTANCE OF 42.56 FEET; THENCE, SOUTH 81°16'42" EAST, A DISTANCE OF 21.52 FEET; THENCE, SOUTH 49°16'49" EAST, A DISTANCE OF 35.63 FEET; THENCE, SOUTH 52°01'37" EAST, A DISTANCE OF 33.75 FEET; THENCE, NORTH 68°46'21" EAST, A DISTANCE OF 16.53 FEET; THENCE, NORTH 81°49'23" EAST, A DISTANCE OF 32.69 FEET; THENCE, SOUTH 87°28'28" EAST, A DISTANCE OF 25.71 FEET; THENCE, SOUTH 73°19'13" EAST, A DISTANCE OF 19.62 FEET; THENCE, SOUTH 66°30'05" EAST, A DISTANCE OF 96.81 FEET; THENCE, NORTH 81°39'11" EAST, A DISTANCE OF 76.97 FEET; THENCE, NORTH 87°46'12" EAST, A DISTANCE OF 65.55 FEET; THENCE, NORTH 87°18'21" EAST, A DISTANCE OF 49.13 FEET; THENCE, NORTH 76°32'00" EAST, A DISTANCE OF 86.66 FEET; THENCE, NORTH 44°17'12" EAST, A DISTANCE OF 68.05 FEET; THENCE, NORTH 50°37'34" EAST, A DISTANCE OF 52.93 FEET; THENCE, NORTH 78°14'37" EAST, A DISTANCE OF 65.50 FEET; THENCE, SOUTH 77°26'48" EAST, A DISTANCE OF 40.29 FEET; THENCE, NORTH 38°40'07" EAST, A DISTANCE OF 85.00 FEET; THENCE, NORTH 13°20'28" EAST, A DISTANCE OF 68.00 FEET; THENCE, NORTH 52°45'41" EAST, A DISTANCE OF 55.42 FEET; THENCE, SOUTH 83°34'36" EAST, A DISTANCE OF 49.25 FEET; THENCE, SOUTH 83°54'03" EAST, A DISTANCE OF 26.44 FEET; THENCE, NORTH 40°01'12" EAST, A DISTANCE OF 106.47 FEET; THENCE, NORTH 30°40'56" EAST, A DISTANCE OF 46.30 FEET; THENCE, NORTH 41°12'40" EAST, A DISTANCE OF 163.85 FEET; THENCE, SOUTH 68°40'48" EAST, A DISTANCE OF 75.17 FEET; THENCE, NORTH 81°15'24" EAST, A DISTANCE OF 101.88 FEET; THENCE, NORTH 75°55'03" EAST, A DISTANCE OF 94.69 FEET; THENCE, NORTH 36°07'41" EAST, A DISTANCE OF 27.00 FEET; THENCE, NORTH 74°19'58" EAST, A DISTANCE OF 115.47 FEET; THENCE, NORTH 65°59'18" EAST, A DISTANCE OF 56.07 FEET; THENCE, NORTH 60°44'11" EAST, A DISTANCE OF 154.55 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15. THE PREVIOUS 44 COURSES AND DISTANCES ARE ALONG THE NORTH LINE OF SAID "SARATOGA AT ROYAL PALM BEACH PLAT I", SAID EAST LINE ALSO BEING A BOUNDARY LINE OF THE AFOREMENTIONED "HAWTHORN SUBDIVISION"; THENCE, NORTH 02°06'56" EAST ALONG SAID EAST LINE OF SECTION 15, AS SHOWN ON SAID "HAWTHORN SUBDIVISION", A DISTANCE OF 245.61 FEET; THENCE, NORTH 63°00'00" WEST, DEPARTING SAID EAST LINE, 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 21.00 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 495.00 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 69.19 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 INTERSECTION THEREOF WITH THE NORTH LINE OF SAID SECTION 15 OF SAID PLAT OF HAWTHORN SUBDIVISION; THENCE, SOUTH 86°34'16" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1231.11 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15 OF SAID PLAT OF HAWTHORN SUBDIVISION; THENCE, SOUTH 02°25'19" WEST, ALONG THE WEST LINE OF SAID SECTION 15 OF SAID PLAT OF HAWTHORN SUBDIVISION AND THE BOUNDARY LINE AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7936, PAGES 620 THROUGH 632 OF SAID PUBLIC RECORDS, A DISTANCE OF 2414.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 95.46 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. TRACT "A", THE ROAD RIGHT-OF-WAY AS SHOWN HEREON, IS 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.
2. TRACTS "B-1" AND "B-2", THE PRESERVATION AREA BUFFERS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE.
3. TRACTS "P-1" AND "P-2", THE PRESERVATION AREAS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SARATOGA AT ROYAL PALM PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVATION PURPOSES.
4. TRACT "W-1", THE WATERWAY, AS SHOWN HEREON, IS HEREBY RESERVED FOR 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.
5. THE WATERWAY MAINTENANCE EASEMENTS (W.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR 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.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.
7. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
8. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR LIFT STATION AND RELATED PURPOSES.
9. THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR 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.
10. THE BUFFER/LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR 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.



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
ATTEST: JESS R. SANTAMARIA, SECRETARY; WALLACE D. SANGER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 24 DAY OF FEB., 1995.

MY COMMISSION EXPIRES: 10-10-97
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I, ROBERT D. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN 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
ROBERT D. JONES, ATTORNEY-AT-LAW

DATE: 2-28-95

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

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 (I.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: 2-22-95 BY: Wm. R. Van Campen, P.L.S. 2424

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 02°25'19" WEST, ALONG THE WEST LINE OF HAWTHORN SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. DENOTES A SET #2424 PERMANENT CONTROL POINT (I.P.C.P.).
4. DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
5. DENOTES A FOUND PERMANENT CONTROL POINT (I.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 (I.P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
8. 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.

APPROVALS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH, A.D., 1995.

BY: JOHN WASUKANIS, CHAIRPERSON

VILLAGE COUNCIL

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

BY: ANTHONY R. MASLOTTI, MAYOR

VILLAGE ENGINEER:

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

BY: DOUG WINTER, P.E., VILLAGE ENGINEER

ATTEST:

BY: MARY ANNE BOULD, VILLAGE CLERK

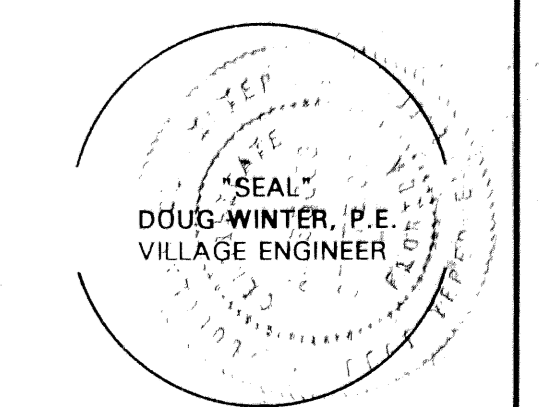
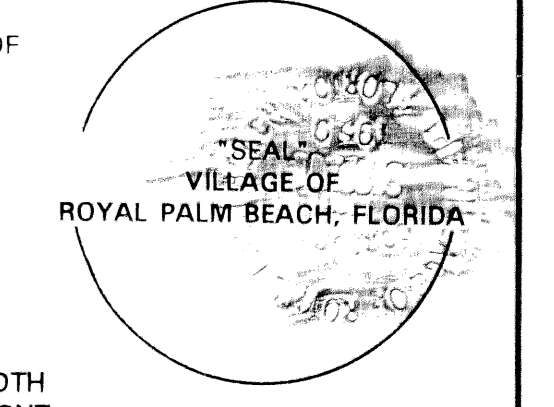
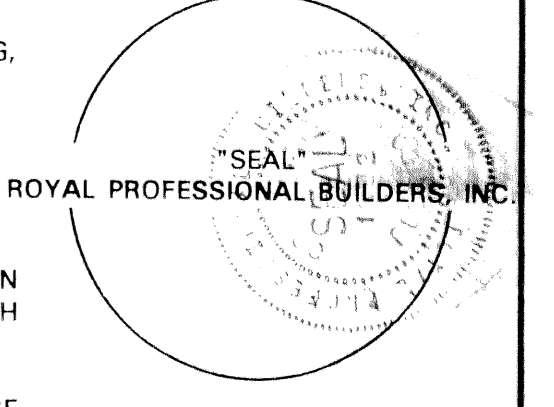
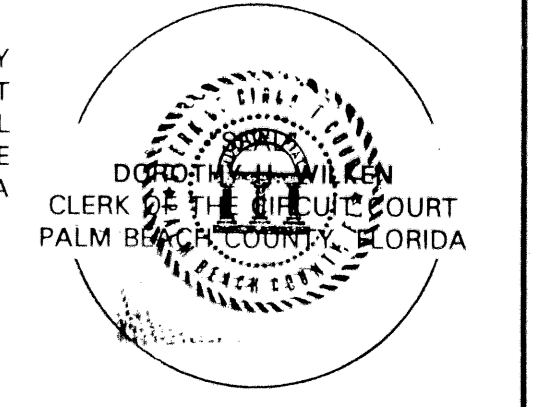
AREA TABULATION:

Table with 2 columns: Tract Name and Area in Acres. Includes Tract A (8.69), Tract B-1 (1.10), Tract B-2 (1.63), Tract P-1 (10.50), Tract P-2 (30.46), Tract W-1 (3.59), M-1 Canal (5.71), Lots (33.78), and Total (95.46).

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 11:57 A.M. THIS 21st DAY OF MARCH, A.D., 1995 AND DULY RECORDED IN PLAT BOOK 74, ON PAGES 147 THROUGH 154

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: Leigh Astor, DEPUTY CLERK



SURVEYOR'S NOTE:

A WAIVER OF THE 80 FOOT LOT WIDTH REQUIREMENT AT THE 25 FOOT FRONT SETBACK LINE HAS BEEN APPROVED BY THE VILLAGE OF ROYAL PALM BEACH FOR THE FOLLOWING LOTS SHOWN ON THIS RECORD PLAT:

Table with 2 columns: Lot Number and Lot Width at 25 Foot Setback. Lists lots 77 through 179 with their respective widths.

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 Blvd., Suite 121, Riviera Beach, Florida 33404. Phone (407) 844-9659

BENCH MARK Land Surveying and Mapping, Inc. logo and address information.

RECORD PLAT SARATOGA AT ROYAL PALM PLAT II. Includes a grid with fields for DWN, DW, FB, CKD, FILE, DATE, SCALE, WO #, P15, and SHEET 1 OF 8.

SUBDIVISION: Saratoga @ Royal Palm II
BOOK 74 PAGE 147
FLOOD ZONE: FLOOD MAP
QUAD: ZONING
SE: ZIP CODE
PUD NAME: /R/P/B.