

PONCE PLACE VILLAS WEST

PLAT BOOK _____

BEING A REPLAT OF BLOCK 30, AND LOTS 12 AND 13, BLOCK 33 AND LOT 45, BLOCK 31 "CORAL GABLES CRAFTS SECTION," PLAT BOOK 10 AT PAGE 40, AND TRACT "A," TRACT "B" AND TRACT "C," "CATAMAL CORNER," PLAT BOOK 102, PAGE 69, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE NUMBER 2006-24, LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

PREPARED BY:
Schwebke-Shishkin & Associates, Inc.
 LAND PLANNERS ENGINEERS LAND SURVEYORS
 BUSINESS LICENSE No. LB # 87
 3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (305) 435-7010 FAX: (305) 438-3288 DADE: (305) 652-7010 FAX: (305) 652-8284
 11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-9210 FAX: (305) 231-1183
 JANUARY, 2008

KNOW ALL MEN BY THESE PRESENTS:

THAT PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "PONCE PLACE VILLAS WEST," THE SAME BEING A REPLAT OF BLOCK 30, LOTS 12 AND 13, BLOCK 33, AND LOT 45, BLOCK 31, "CORAL GABLES CRAFTS SECTION," PLAT BOOK 10 AT PAGE 40, AND TRACT "A," TRACT "B" AND TRACT "C," "CATAMAL CORNER," PLAT BOOK 102, PAGE 69, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE NUMBER 2006-24, LYING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL OF BLOCK 30, "CORAL GABLES CRAFTS SECTION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY CONTAINED WITHIN BLOCK 30 AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2006-24.

TOGETHER WITH THE TRACTS A, B AND C, "CATAMAL CORNER," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102 AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN EASEMENT WITHIN "CATAMAL CORNER" AND THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY WITHIN SAID BLOCK 30 AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2006-24.

TOGETHER WITH LOTS 12 AND 13, BLOCK 33, "CORAL GABLES CRAFTS SECTION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH LOT 45, BLOCK 31, "CORAL GABLES CRAFTS SECTION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THAT AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY CONTAINED WITHIN BLOCK 30 AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE NUMBER 2006-24, AND ALL EASEMENTS WITHIN "CATAMAL CORNER," LYING WITHIN THE LIMITS OF THIS PLAT.

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT THE PONCE DE LEON BOULEVARD, COCONUT GROVE DRIVE, AVENUE MALAGA, AND GALLIANO STREET AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS AND AIR-CONDITIONERS.
 THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.
 THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSIONS LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

TRACT "A" AS SHOWN ON THE ATTACHED PLAT IS NOT BUILDING SITE AND IS HEREBY RESERVED FOR COMMON AREA, AND AS A MEANS OF OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT OR A MIAMI-DADE COUNTY APPROVED OWNERS' ASSOCIATION.

TRACTS "C" AS SHOWN ON THE ATTACHED PLAT IS NOT BUILDING SITE AND IS HEREBY RESERVED FOR COMMON AREA, AS A MEANS OF PUBLIC INGRESS-EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT OR A MIAMI-DADE COUNTY APPROVED OWNERS' ASSOCIATION.

TRACTS "D" AS SHOWN ON THE ATTACHED PLAT IS NOT BUILDING SITE AND IS HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND AS A MEANS OF PRIVATE INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS' ASSOCIATION.

TRACTS "E" AND "F" AS SHOWN ON THE ATTACHED PLAT ARE NOT BUILDING SITES AND ARE HEREBY RESERVED AS PASSIVE PARKS, AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF CORAL GABLES.

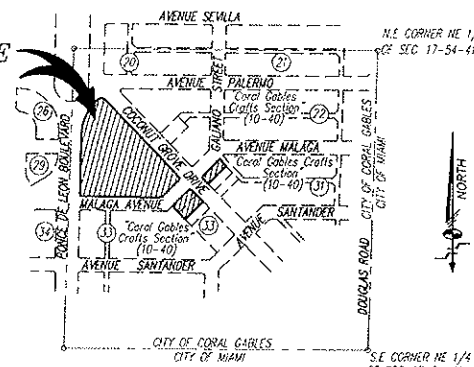
THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON THE ATTACHED PLAT IS HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ARTERIAL ROADS.

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "PONCE PLACE VILLAS WEST" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PARTS I AND II), FLORIDA STATUTES.

Schwebke-Shishkin & Associates, Inc. (LB#87)
 11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL. NO. (305) 233-9210 FAX NO. (305) 231-1183

BY: Mark Steven Johnson SEC. TREASURER Date April 11, 2008
 MARK STEVEN JOHNSON
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4775
 STATE OF FLORIDA

PONCE PLACE
 VILLAS WEST



LOCATION SKETCH

A PORTION OF THE N.E. 1/4 OF SECTION 17-54-41
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1" = 300'

IN WITNESS WHEREOF:

THAT PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RALPH A. SANCHEZ, PRESIDENT OF PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 8 DAY OF April, A.D. 2008.

Ponce Circle Developers, L.L.C., a Florida Limited Liability Company

WITNESS: John V. DelaVanduz

PRINT NAME: John V. DelaVanduz

WITNESS: Vance Ballinas

PRINT NAME: Vance Ballinas

BY: Ralph A. Sanchez PRESIDENT

PRINT NAME: RALPH A. SANCHEZ

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
 COUNTY OF MIAMI-DADE
 I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RALPH A. SANCHEZ, PRESIDENT OF PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 8 DAY OF April, A.D. 2008.

COMMISSION NO. 200738138

MY COMMISSION EXPIRES: 12-2-2011



PRINT NAME: Rosella Niamtechie-Su
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS:

THAT FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, BY James J. Kennedy, S.V., PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY Elaine M. Alvarez, S.V.P. SECRETARY, THIS 9 DAY OF April, A.D. 2008.

IN WITNESS WHEREOF:

THAT FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, BY James J. Kennedy, S.V., PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY Elaine M. Alvarez, S.V.P. SECRETARY, THIS 9 DAY OF April, A.D. 2008.

FIRSTBANK PUERTO RICO (MIAMI AGENCY),
 an International Banking Agency under the Laws of
 the State of Florida

ATTEST: Elaine M. Alvarez, S.V.P. SECRETARY
 PRINT NAME: Elaine M. Alvarez

BY: James J. Kennedy, S.V. PRESIDENT
 PRINT NAME: James J. Kennedy

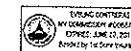
ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
 COUNTY OF MIAMI-DADE
 THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, James J. Kennedy, S.V., PRESIDENT AND Elaine M. Alvarez, S.V.P. SECRETARY, RESPECTIVELY OF FIRSTBANK PUERTO RICO (MIAMI AGENCY), L.L.C., AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 9 DAY OF April, A.D. 2008.

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____



PRINT NAME: E. Conteras
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVALS:

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF SECTION 23 (68-68) OF THE CODE OF ORDINANCE OF THE CITY OF CORAL GABLES AND CHAPTER 28 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, A.D. 2008.

BY: _____ DIRECTOR

ALBERTO DELGADO, P.E.
 CITY OF CORAL GABLES
 DEPARTMENT PUBLIC WORKS

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES, BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY _____ NO. _____, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DATED THIS _____ DAY OF _____, A.D. 2008.

SIGNED: _____ MAYOR
 DONALD D. SLESNICK

ATTEST: _____ CITY CLERK
 WALTER FOEMAN

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS _____ DAY OF _____, A.D. 2008.

BY: _____ DIRECTOR
 MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS

RECORDING STATEMENT:

FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2008, AT _____, IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUM
 CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

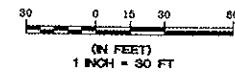
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PONCE PLACE VILLAS WEST

PLAT BOOK _____

BEING A REPLAT OF BLOCK 30, AND LOTS 12 AND 13, BLOCK 33 AND LOT 45, BLOCK 31 "CORAL GABLES CRAFTS SECTION," PLAT BOOK 10 AT PAGE 40, AND TRACT "A," PAGE _____, TRACT "B" AND TRACT "C," "CATAMAL CORNER," PLAT BOOK 102, PAGE 69, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE NUMBER 2006-24, LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS



Schwebke Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (305) 435-7010 FAX: (305) 438-3288 DDE: (305) 652-7010 FAX: (305) 652-8284
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-8210 FAX: (305) 251-1183
JANUARY, 2008

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBORDINATED 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.

BLOCK	LOT	Sq. Ft.
BLOCK 1	LOT 1	1,888 ±
	LOT 2	1,325 ±
	LOT 3	1,330 ±
	LOT 4	1,372 ±
TOTAL		5,835 ±

BLOCK	LOT	Sq. Ft.
BLOCK 2	LOT 1	1,253 ±
	LOT 2	1,253 ±
TOTAL		2,506 ±

BLOCK	LOT	Sq. Ft.
BLOCK 3	LOT 1	1,580 ±
	LOT 2	1,252 ±
	LOT 3	1,617 ±
TOTAL		4,459 ±

BLOCK	LOT	Sq. Ft.
BLOCK 4	LOT 1	2,439 ±
	LOT 2	2,057 ±
TOTAL		4,496 ±

BLOCK	LOT	Sq. Ft.
BLOCK 5	LOT 1	1,283 ±
	LOT 2	1,248 ±
	LOT 3	1,248 ±
	LOT 4	1,283 ±
TOTAL		5,062 ±

BLOCK	LOT	Sq. Ft.
BLOCK 6	LOT 1	5,500.00
	LOT 2	5,500.00
TOTAL		11,000.00

TRACT AREA TABULATION	
TRACT	(Sq. Ft.)
TRACT "A"	2,241 ±
TRACT "B"	73,378 ±
TRACT "C"	8,195 ±
TRACT "D"	14,273 ±
TRACT "E"	3,278 ±
TRACT "F"	4,379 ±
TOTAL	105,744 ±

SURVEYOR'S NOTES:

BEARING SHOWN HEREON REFER TO AN ASSUMED VALUE OF 144°27'35"W ALONG THE CENTERLINE OF COCONUT GROVE DRIVE

P.C.P. DENOTES PERMANENT CONTROL POINT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
C DENOTES CENTERLINE
O.R.B. DENOTES OFFICIAL RECORDS BOOK
P.C. DENOTES PLAT BOOK
TYP. DENOTES TYPICAL
SEC. DENOTES SECTION
Sq. Ft. DENOTES SQUARE FEET
R DENOTES RADIUS
L DENOTES DELTA ANGLE
Tan DENOTES ARC LENGTH
Tan DENOTES TANGENT
Sq. Ft. DENOTES SQUARE FEET
LIMITS OF PLAT DENOTES LIMITED ACCESS RIGHT OF WAY LINE
LIMITS OF PLAT DENOTES MORE OR LESS
B.L.A. DENOTES BEGINNING OF LIMITED ACCESS RIGHT OF WAY LINE
E.L.A. DENOTES END OF LIMITED ACCESS RIGHT OF WAY LINE

RECORDING STATEMENT:

FILED FOR RECORD, THIS _____ DAY
OF _____, A.D. 2008, AT _____ M. IN
BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES
WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE
COUNTY, FLORIDA.

ATTEST: HARVEY ROMAN
CLERK OF THE CIRCUIT COURT

BY _____ DEPUTY CLERK

