

PONCE PLACE VILLAS WEST

PLAT BOOK

PAGE

SHEET 1 OF 2 SHEETS

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

PREPARED BY:

Schwebke-Shiskin & Associates, Inc.

LAND PLANNERS

ENGINEERS

LAND SURVEYORS

BUSINESS LICENSE NO. CO 187
3240 CORPORATE WAY, KIRKWOOD, FLORIDA 33205 TEL: (305) 233-9210 FAX: (305) 233-9205 DATE: (305) 233-9210 FAX: (305) 231-1183
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, LLC, 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 MALACA, AND CALLEJO 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 REVERSALS 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 TRANSMISSION 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.

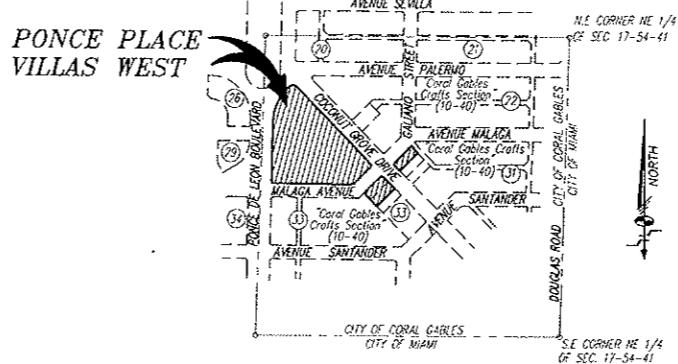
TRACTS "E" AND "F" AS SHOWN ON THE ATTACHED PLAT ARE NOT BUILDING SITES AND ARE HEREBY RESERVED AS PASSIVE PARKS, AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF CORAL GABLES.

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 HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED HEREIN ARE SET. THE SURVEY DATA SHOWN HEREON COPIES WITH THE REQUIREMENTS OF CHAPTER 177 (PARTS I AND II), FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc. (18487)
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-9210 FAX: (305) 231-1183

By: *Mark Steven Johnson* SEC/TREASURER DATE: April 11, 2008
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775
STATE OF FLORIDA



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, LLC, 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, LLC, 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, 2008.

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

WITNESS: *John V. DelaVina*
PRINT NAME: JOHN V. DELA VINA

WITNESS: *Ramona Balliet*
PRINT NAME: RAMONA BALLIET

By: *Ralph A. Sanchez* PRESIDENT
PRINT NAME: RALPH A. SANCHEZ

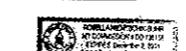
ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF MIAMI-DADE S.S.
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, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON HEREBY 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, 2008.

COMMISSION NO. 100738158

MY COMMISSION EXPIRES: 12-2-2011



PRINT NAME: ROSALIE NICANOR-SCHULZ
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, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED MAY 26, 2005, AND RECORDED ON MAY 31, 2005 IN OFFICIAL RECORDS BOOK 23423, AT PAGE 0571, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DESCRIPTIONS.

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. Pernillo*, S.V.P. PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY *Elvie M. Alvarez*, S.V.P. SECRETARY, THIS 11 DAY OF April, 2008.

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

ATTEST: *Elvie M. Alvarez* S.V.P. SECRETARY
PRINT NAME: ELVIE M. ALVAREZ

BY: *James J. Pernillo* S.V.P. PRESIDENT
PRINT NAME: JAMES J. PERNILLO

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.

THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, *James J. Pernillo*, S.V.P. PRESIDENT AND *Elvie M. Alvarez*, S.V.P. SECRETARY, RESPECTIVELY OF FIRSTBANK PUERTO RICO (MIAMI AGENCY), LLC, AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREBY 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, 2008.
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____



PRINT NAME: ALBERTO DELGADO
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 (66-68) 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: *Alberto Delgado*, P.E.
CITY OF CORAL GABLES
DEPARTMENT OF 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 APPROVALS 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: *Donald D. Slesnick* MAYOR
ATTEST: *Walter F. Foeman* CITY CLERK

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: *Alberto Delgado*, P.E.
MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS

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 Runin*
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.

