

# PONCE PLACE VILLAS EAST

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 1 OF 2 SHEETS

BEING A REPLAT OF A PORTION OF BLOCKS 23 AND ALL BLOCK 24, "CORAL GABLES CRAFTS SECTION", PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE No. 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-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) 438-3289 OADR: (305) 852-7010 FAX: (305) 852-8284  
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-9210 FAX: (305) 251-1183  
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 EAST," THE SAME BEING A REPLAT OF A PORTION OF BLOCKS 23 AND ALL BLOCK 24, "CORAL GABLES CRAFTS SECTION," PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE NUMBER 2006-24, LYING AND BEING 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 23 AND 24, "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 THOSE PORTIONS OF AVENUE CATALONIA AND THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY LYING ADJACENT AND WITHIN SAID BLOCKS AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527 (ADOPTED NOVEMBER 20, 1984) AND CITY OF CORAL GABLES ORDINANCE NO. 2006-24.

LESS AND EXCEPT THEREFROM LOT 12 AND THE SOUTHWEST 110.00 FEET OF THE NORTHWEST 25.00 FEET OF LOT 11, BLOCK 23 OF SAID "CORAL GABLES CRAFTS SECTION."

THAT AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND THAT PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE No. 2006-24, LYING WITHIN THE LIMITS OF THIS PLAT.

## CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT THE AVENUE PALERMO, GALIANO STREET, AVENUE MALAGA AND COCONUT GROVE DRIVE 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.

TRACTS "B" AND "E" AS SHOWN ON THE ATTACHED PLAT ARE NOT BUILDING SITES AND ARE 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 A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT OR A MIAMI-DADE COUNTY APPROVED OWNERS' ASSOCIATION.

TRACTS "C" AND "F" AS SHOWN ON THE ATTACHED PLAT ARE NOT A BUILDING SITES AND ARE HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE ADJUTING 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.

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

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.

## OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "PONCE PLACE VILLAS EAST" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, 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.** (L84807)  
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-9210 FAX: (305) 251-1183

**Mark Steven Johnson**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 47175  
STATE OF FLORIDA  
DATE April 11, 2008

## 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 9 DAY OF April, A.D. 2008.

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

WITNESS: **John V. De la Hoz**  
PRINT NAME: John V. De la Hoz  
WITNESS: **Ralph A. Sanchez**  
PRINT NAME: RALPH A. SANCHEZ  
BY: **Ralph A. Sanchez** PRESIDENT

## 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 9 DAY OF April, A.D. 2008.  
COMMISSION NO. DD738158  
MY COMMISSION EXPIRES: 12-2-2011



PRINT NAME: Rosella Nientchik-Suh  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS:

THAT U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT, DATED JANUARY 24, 2007, AND RECORDED ON JANUARY 26, 2007 IN OFFICIAL RECORDS BOOK 25312, AT PAGE 4275, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

## IN WITNESS WHEREOF:

THAT U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, BY EDDIE DIAZ, SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY \_\_\_\_\_ SECRETARY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2008.

**U.S. CENTURY BANK,**  
a Florida Banking Corporation

ATTESTED: **Robert Yoo** SECRETARY  
PRINT NAME: Robert Yoo, VP  
BY: **Eddie Diaz** SENIOR VICE PRESIDENT  
PRINT NAME: EDDIE DIAZ

## 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, EDDIE DIAZ AND ROBERT YOO, SENIOR VICE PRESIDENT AND U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, 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 9th DAY OF May, A.D. 2008.  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



PRINT NAME: Wilman D. Guadarrama  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

NOTE: LANDS SUBJECT TO EASEMENTS AND RESERVATIONS, AS APPLICABLE, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 1304 AT PAGE 9 OF PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

**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.

## 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 DEDICATIONS.

## 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 S. Partridge**, S.V., PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY **Esie M. Alvarez**, S.V., SECRETARY, THIS 9 DAY OF April, A.D. 2008.

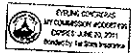
**FIRSTBANK PUERTO RICO (MIAMI AGENCY),**  
an International Banking Agency under the Laws of the State of Florida

ATTESTED: **Esie M. Alvarez** S.V. SECRETARY  
PRINT NAME: Esie M. Alvarez  
BY: **James S. Partridge** S.V. PRESIDENT  
PRINT NAME: James S. Partridge

## 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, **James S. Partridge** and **Esie M. Alvarez**, S.V., PRESIDENT AND S.V., 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: Esie M. Alvarez  
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: \_\_\_\_\_ 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 FOEMAH

## 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 \_\_\_\_ 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 RUIN  
CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK

# PONCE PLACE VILLAS EAST

BEING A REPLAT OF BLOCKS 23 AND 24, "CORAL GABLES CRAFTS SECTION", PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE No. 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 NO. LB 187 LAND SURVEYORS

3240 CORPORATE WAY, MIAMI, FLORIDA 33105 TEL: (305) 438-7010 FAX: (305) 438-3288 DATE: (305) 652-7010 FAX: (305) 652-8284  
11841 S.W. 144TH STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-9210 FAX: (305) 251-1183  
JANUARY, 2008

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 2 OF 2 SHEETS

