

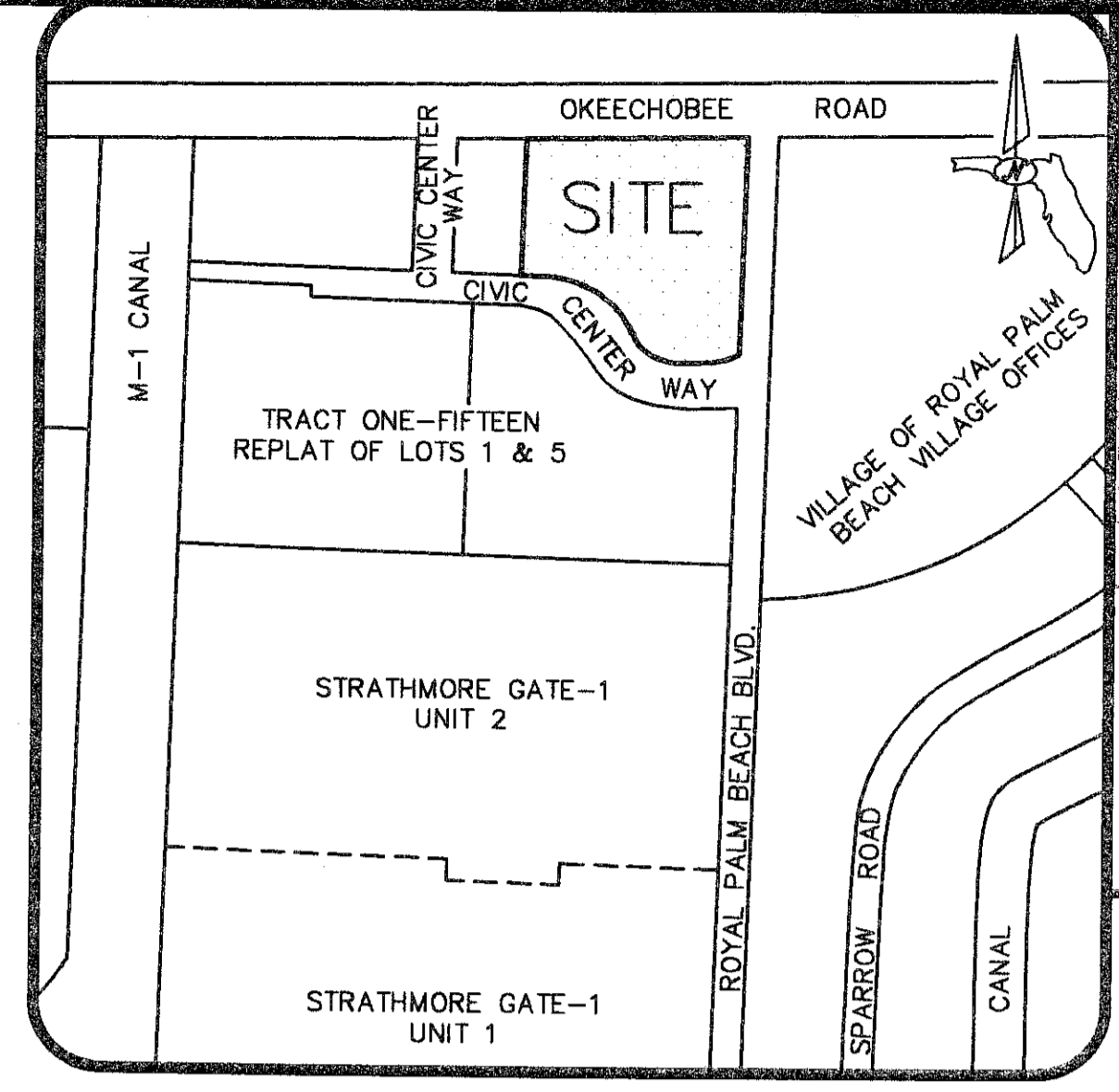
# VILLAGE CENTER AT ROYAL PALM BEACH

BEING A REPLAT OF LOTS 3, 4, AND TRACT "A", TRACT ONE--FIFTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, FLORIDA

DEDICATION SHEET 1 OF 2 SEPTEMBER, 2006

20060574991

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VICINITY MAP (NOT TO SCALE)

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE CENTER AT ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:

### VILLAGE CENTER AT ROYAL PALM BEACH

BEING A REPLAT OF LOTS 3, 4, AND TRACT "A", TRACT ONE--FIFTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER RETENTION AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC SIDEWALK.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES, ANY AND ALL DRAINAGE EASEMENTS OR STORM WATER RETENTION EASEMENTS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED VILLAGE CENTER AT ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 22nd DAY OF September, 2006.

VILLAGE CENTER AT ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: FGW INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
ITS: MANAGER  
BY: Stephen E. Fisher  
STEPHEN E. FISHER

WITNESS: C. M. Baul  
(PRINT NAME) CAROL M. BACHOVE  
WITNESS: Lillian Torres  
(PRINT NAME) Lillian Torres

BY: Gary A. Gottlieb  
GARY A. GOTTLIEB

WITNESS: C. M. Baul  
(PRINT NAME) CAROL M. BACHOVE  
WITNESS: Lillian Torres  
(PRINT NAME) Lillian Torres

BY: Michael J. Walters  
MICHAEL J. WALTERS

WITNESS: C. M. Baul  
(PRINT NAME) CAROL M. BACHOVE  
WITNESS: Lillian Torres  
(PRINT NAME) Lillian Torres

ITS: MANAGING MEMBERS

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STEPHEN E. FISHER, GARY A. GOTTLIEB, AND MICHAEL J. WALTERS, THE MANAGING MEMBERS OF FGW INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF VILLAGE CENTER AT ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A VALID FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS MANAGING MEMBERS OF THE MANAGER OF SUCH LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF September 2006.

MY COMMISSION EXPIRES: 10/12/2006  
Notary Public  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- BEARINGS BASED ON N89°18'05"E ALONG THE CENTERLINE OF OKEECHOBEE BOULEVARD AS SHOWN ON SAID PLAT OF TRACT ONE--FIFTEEN.
- 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 PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS SHOWN ON THIS PLAT OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE OR UTILITY EASEMENTS SHOWN ON THIS PLAT.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY OR DRAINAGE EASEMENTS SHOWN ON THIS PLAT WITHOUT THE PRIOR WRITTEN CONSENT OF PALM BEACH COUNTY AND/OR THE VILLAGE OF ROYAL PALM BEACH AS APPLICABLE.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY AND BE IN ACCORDANCE WITH THE VILLAGE OF ROYAL PALM BEACH CODE OF ORDINANCES.

### ACCEPTANCE OF RESERVATIONS VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC.

VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF September, 2006.

VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

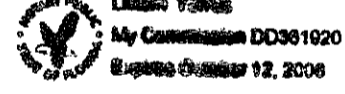
BY: [Signature]  
PRESIDENT  
WITNESS: [Signature]  
(PRINT NAME) Melissa A. Johnston  
WITNESS: [Signature]  
(PRINT NAME) Corey A. Braxton

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Gary A. Gottlieb who is personally known to me, OR HAS PRODUCED A VALID FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 22 DAY OF September 2006.

MY COMMISSION EXPIRES: 10/12/2006  
Notary Public  
STATE OF FLORIDA



### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH  
I, MICHAEL A. SCHROEDER, ATTORNEY, A DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HERON DESCRIBED PROPERTY; THAT AS OF 9-22-06, 2006 AT 8:00 A.M., I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAGE CENTER AT ROYAL PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION THE SUBDIVISION DEPICTED BY THIS PLAT.

SCHROEDER AND LARCHE, P.A.  
BY: [Signature]  
MICHAEL A. SCHROEDER, PRESIDENT, FLORIDA BAR NO. 202320  
DATE: 9-22-06

THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY., SUITE 305  
ROYAL PALM BEACH, FLORIDA 33407  
561-615-3988, 615-3986 FAX

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20020, AT PAGE 462, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF September 2006.

SUN AMERICAN BANK A FLORIDA BANKING CORPORATION

BY: [Signature]  
PRINT NAME: Barry Goldberg  
PRINT TITLE: Senior Vice President  
WITNESS: [Signature]  
PRINT NAME: Jane Hopkins  
WITNESS: [Signature]  
PRINT NAME: Melissa A. Johnston

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED Barry Goldberg who is personally known to me OR HAS PRODUCED a valid Florida Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF SUN AMERICAN BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 22 DAY OF September 2006.

NOTARY PUBLIC: [Signature]  
PRINT NAME: JENNIFER T. TCHOU  
MY COMMISSION EXPIRES: 5/20/09  
COMMISSION # 00429122

### VILLAGE ENGINEER

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.  
BY: [Signature] 10/5/06  
RAYMOND C. LIGGINS, P.E.  
VILLAGE ENGINEER

### APPROVAL VILLAGE OF ROYAL PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF VILLAGE CENTER AT ROYAL PALM BEACH, DATED THIS 22 DAY OF September 2006.

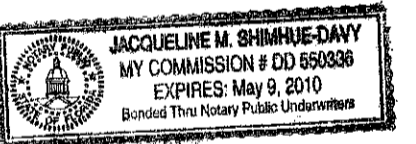
VILLAGE OF ROYAL PALM BEACH A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: [Signature] DAVID A. LODWICK, MAYOR  
BY: [Signature] MARY ANNE GOULD, VILLAGE CLERK

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK AND MARY ANNE GOULD, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF October 2006.

NOTARY PUBLIC: [Signature]  
PRINT NAME: Jacqueline M. Shimbue-Dary  
MY COMMISSION EXPIRES: May 9, 2010



### SURVEYOR'S CERTIFICATE

THIS IS TO 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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS, ACCORDING TO SEC. 177.09(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH 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.

BY: [Signature]  
JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE # NO. 4826, STATE OF FLORIDA  
DATE: 9/25/06

### REVIEWING SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.  
REVIEWING SURVEYOR: [Signature] DATE: Sept. 22, 2006  
NORMAN J. HOWARD  
FLORIDA CERTIFICATE #5776

VILLAGE CENTER AT ROYAL PALM BEACH, LLC  
VILLAGE CENTER AT ROYAL PALM BEACH, LLC  
VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC.  
NOTARY FOR VILLAGE CENTER AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC.  
SUN AMERICAN BANK  
SUN AMERICAN BANK  
SURVEYOR  
ROYAL PALM BEACH REVIEWING SURVEYOR  
VILLAGE OF ROYAL PALM BEACH  
ROYAL PALM BEACH VILLAGE ENGINEER

SITE AREA TABLE	
TOTAL AREA =	3.96 ACRES
PARCEL 1 =	1.22 ACRES
PARCEL 2 =	1.22 ACRES
PARCEL 3 =	1.22 ACRES
TRACT "A" =	0.31 ACRES