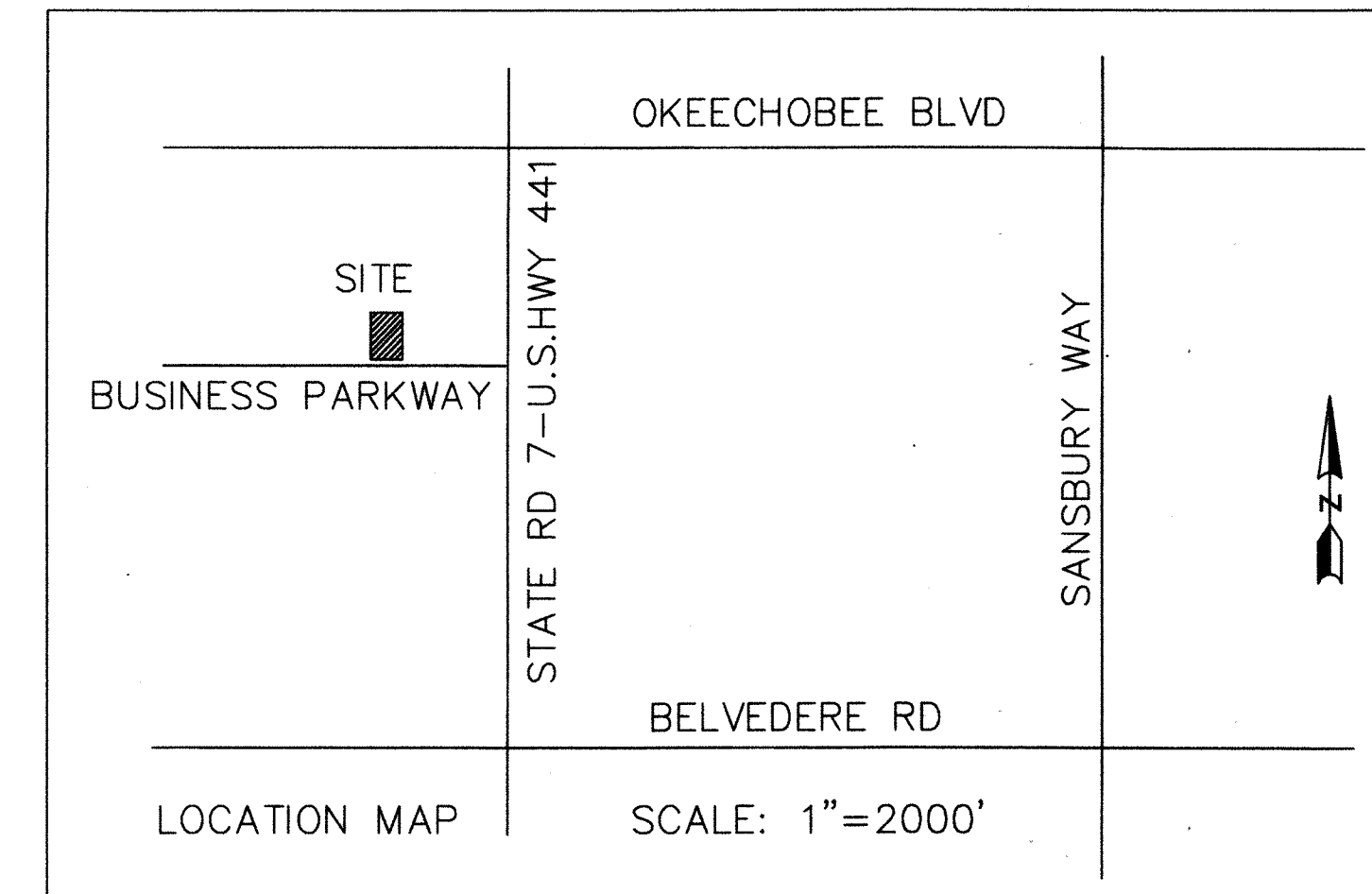


WESTLAND CENTER

BEING A REPLAT OF LOTS 9, 10 AND 11 OF
THE PLAT ROYAL PALM BEACH BUSINESS PARK IN PLAT BOOK 52, PAGE 71
SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



160

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 1:18 am
THIS 12th DAY OF February
2019, AD AND DULY RECORDED

IN PLAT BOOK 127
AT PAGE 160-161

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT GARY W. & DIANNE HEDRICK, OWNERS OF THE LAND AS SHOWN HEREON AS "WESTLAND CENTER" IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 9, 10 AND 11 OF ROYAL PALM BEACH BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE N88°52'28"W, ALONG THE SOUTH LINE OF SAID LOTS 9, 10 AND 11, AND THE NORTH RIGHT OF WAY LINE OF BUSINESS PARKWAY, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N 01°07'32"E, A DISTANCE OF 308.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 88°51'52"E, ALONG THE NORTH LINE OF SAID LOTS 9, 10 AND 11, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S 01°07'32"W, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 308.88 FEET TO THE POINT OF BEGINNING.
CONTAINING 92,673 SQUARE FEET OR 2.13 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS"

TRACTS:
TRACTS A, B, C AND D AS SHOWN HEREON ARE HEREBY RESERVED BY THE FEE SIMPLE OWNERS, ITS SUCCESSORS AND ASSIGNS FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THESE TRACTS, INCLUDING FUTURE AMENDMENTS. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

INGRESS-EGRESS EASEMENT:
THE INGRESS EGRESS EASEMENT AS SHOWN HEREON IS A PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO TRACTS A, B, C AND D IS HEREBY DEDICATED TO THE WESTLAND CENTER PROPERTY OWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WESTLAND CENTER PROPERTY OWNERS' ASSOCIATION AND THEIR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

LIMITED ACCESS EASEMENT:
THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS INCLUDING, BUT NOT LIMITED TO PUBLIC ACCESS RIGHTS IN PERPETUITY FOR VEHICLES AND PEDESTRIANS. LAND ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A MUNICIPAL CORPORATION.

DRAINAGE EASMENT:
THE DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED TO THE WESTLAND CENTER PROPERTY OWNERS' ASSOCIATION AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, WE, GARY W. & DIANNE HEDRICK DO HEREBY SET MY HAND AND SEAL THIS 9th DAY OF January, 2019

WITNESS: *[Signature]*
PRINTED NAME: Dana Hedrick
BY: *[Signature]*
GARY W. HEDRICK, OWNER

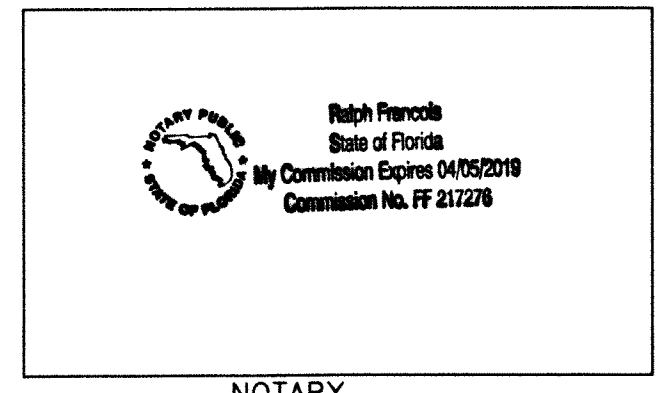
WITNESS: *[Signature]*
PRINTED NAME: Denise Roadinger
BY: *[Signature]*
DIANNE HEDRICK, OWNER

WITNESS: *[Signature]*
PRINTED NAME: Dana Hedrick
BY: *[Signature]*
DIANNE HEDRICK, OWNER

WITNESS: *[Signature]*
PRINTED NAME: Denise Roadinger

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED, GARY W. HEDRICK AND DIANNE HEDRICK, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Jan, 2019
MY COMMISSION EXPIRES: 04-05-2019
COMMISSION NUMBER: FF217276
PRINTED NAME: *[Signature]*
NOTARY PUBLIC



NOTARY

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, James F. Caplan, ESQ. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE NAME OF GARY W. & DIANNE HEDRICK; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL VILLAGE SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: January 17, 2019
[Signature]
ESQ. FL Bar No 861261

VILLAGE ENGINEER

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: *[Signature]*
CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER

DATED: 1/16/19

VILLAGE OF ROYAL PALM BEACH APPROVAL:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF DOLL FACTORY FOR RECORD THIS 11th DAY OF February, 2019.

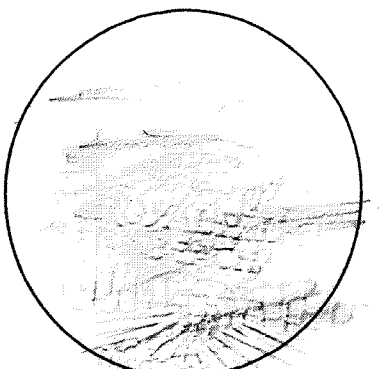
VILLAGE OF ROYAL PALM BEACH
A FLORIDA MUNICIPAL CORPORATION
BY: *[Signature]*
FRED PINTO, MAYOR

BY: *[Signature]*
DIANNE DISANTO
VILLAGE CLERK

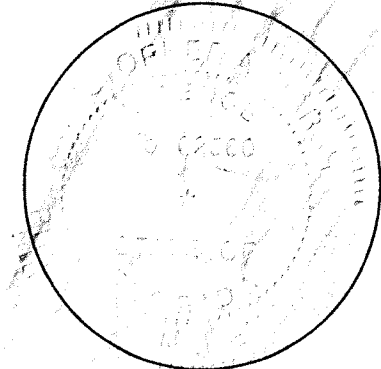
REVIEWING SURVEYOR:

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 GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

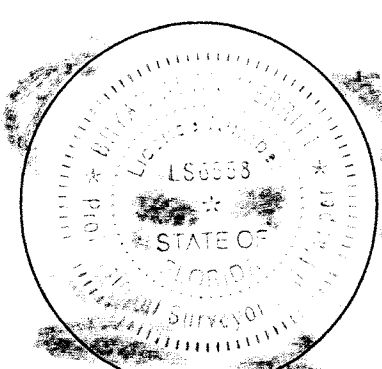
DATED THIS 25th DAY OF Jan, 2019
[Signature]
BRYAN MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE PSM NO. 6558



VILLAGE OF ROYAL PALM BEACH



VILLAGE OF ROYAL PALM BEACH ENGINEER



REVIEWING SURVEYOR

SUMMARY INFORMATION PLAT DATA:

TOTAL ACREAGE	2.13 ACRES
NUMBER OF LOTS	4
NAMES OF STREETS	N/A
LINEAR FEET OF STREETS	N/A
LOT SIZE:	TRACT A 0.46 ACRE 150' X 135' TRACT B 0.60 ACRE 150' X 174' TRACT C 0.60 ACRE 150' X 174' TRACT D 0.46 ACRE 150' X 135'

MORTGAGEE'S JOINDER AND CONSENT:

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AS LOTS 9, 10, AND 11 OF ROYAL PALM BUSINESS PARK AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND AS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 233363, PAGE 254 AND MODIFIED IN OFFICIAL RECORD BOOK 24904, PAGE 1787 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE SET MY HAND SEAL THIS 14th DAY OF January 2019.

[Signature]
KEYN GILLUM
[Signature]
CYNTHIA GILLUM

WITNESS: *[Signature]* Hans Adler

WITNESS: *[Signature]* Brenda Green

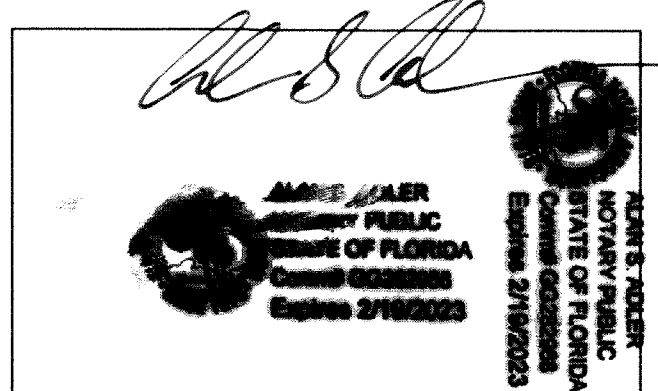
MORTGAGEE'S ACKNOWLEDGEMENT:

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, Kevin Gillum AND CYNTHIA GILLUM, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED FL D/C AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 2019

MY COMMISSION EXPIRES: 01/14/23
COMMISSION NUMBER: GG282968
[Signature]
PRINTED NAME: Alan Adler
NOTARY PUBLIC



NOTARY

SUMMARY INFORMATION NAMES:

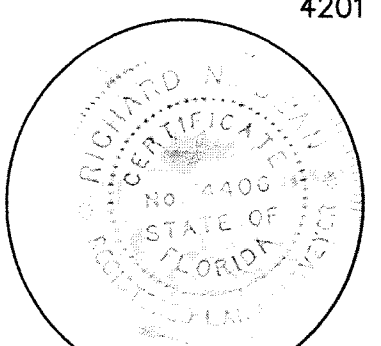
SUBDIVISION NAME:	DOLL FACTORY
OWNER:	GARY & DIANE HEDRICK 10774 VERSAILLES BLVD. WELLINGTON, FL.
33414 AGENT:	BRYAN DONAHUE, PA INSITE STUDIO 8144 OKEECHOBEE BLVD, SUITE A WEST PALM BEACH, FL. 33411
SURVEYOR:	DEAN SURVEYING & MAPPING, INC. P.O. BOX 10642 RIVERA BEACH, FL. 33419

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE ASSUMED, BASED UPON THE CENTERLINE OF BUSINESS PARKWAY OF ROYAL PALM BEACH BUSINESS PARK, RECORDED IN PLAT BOOK 52, PAGE 71 WHICH BEARS N 88°52'28"W.
- DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS 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, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

SURVEYOR'S CERTIFICATION:

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; 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]*
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406
DATE: 1/8/2019



PLATTING SURVEYOR

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN, P.S.M. #4406
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

Dean Surveying & Mapping, Inc.

"The Measuring Line Shall Go Forth" Jeremiah 31:39

4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409

Tel: (561) 825-8748 Fax: (561) 825-6558

FIELD: N/A	DATE: 10/2018
DRAWN: R.S.R.	SCALE: N/A
JOB No.: 018-412	