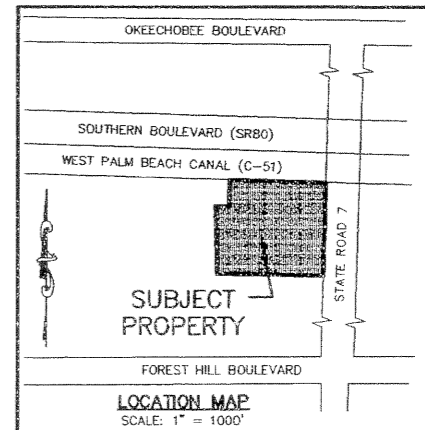


# LOWE'S HOME CENTER

BEING A REPLAT OF A PORTION OF  
TRACTS 10 AND 11, BLOCK 9,  
PALM BEACH FARMS COMPANY PLAT NO. 3  
(PB 2, PGS 45 - 54)  
SITUATE IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY, FLORIDA  
FEBRUARY, 1999 SHEET 1 OF 3



**193**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 10:30 AM  
THIS 17 DAY OF APRIL  
AD. 2000 AND DAILY RECORDED  
IN PLAT BOOK 81 ON PAGES  
193 AND 195

DOROTHY H. WILKINSON, CLERK  
By: [Signature]

CIRCUIT COURT SEAL

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THREE TWELVE CLEMATIS CORPORATION AND P. KEITH BAILEY AND MARTA G. BAILEY AS TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BAILEY LIVING TRUST, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOWE'S HOME CENTER, BEING A REPLAT OF A PORTION OF TRACTS 10 AND 11, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 10 AND 11, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### A PORTION OF TRACT 11

BEING A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, SAID PARCEL BEING THAT PORTION OF TRACT 11, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING SOUTH OF THE RIGHT-OF-WAY FOR THE WEST PALM BEACH CANAL C-51 AS RECORDED IN OFFICIAL RECORD BOOK 617, PAGE 131, AND LYING WEST OF THE RIGHT-OF-WAY FOR STATE ROAD 7 AS RECORDED IN OFFICIAL RECORD BOOK 5369, PAGE 1975, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, BEING A BRASS DISC IN CONCRETE WHICH REPLACED A (1/2") IRON PIPE SET BY G. S. BROCKWAY IN 1960 AT THE STATE ROAD DEPARTMENT LOCATION FOR THE 1941 RIGHT-OF-WAY MAP OF STATE ROAD 7, PROJECT NO. 5268, AND FILED IN ROAD PLAT BOOK 1, PAGE 41 IN SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREES 34 MINUTES 05 SECONDS EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 74.00 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 11; THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF TRACT 11, BEING 74.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 36, A DISTANCE OF 237.26 FEET TO THE POINT OF BEGINNING BEING ON THE WESTERLY LINE OF THE LAND DESCRIBED IN A NOTICE OF LIS PENDENS FILED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND RECORDED IN OFFICIAL RECORD BOOK 9533, PAGES 738 TO 753 INCLUSIVE OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST ALONG THE SAID SOUTH LINE OF TRACT 11, A DISTANCE OF 314.17 FEET TO THE SOUTHWEST CORNER OF TRACT 11; THENCE NORTH 01 DEGREES 05 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF TRACT 11, A DISTANCE OF 1114.48 FEET TO THE SOUTH LINE OF SAID WEST PALM BEACH CANAL C-51 RIGHT OF WAY; THENCE SOUTH 88 DEGREES 18 MINUTES 33 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 255.58 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 28 SECONDS EAST ALONG SAID LINE, 10.21 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID OFFICIAL RECORD BOOK 9533, PAGES 738 TO 753 INCLUSIVE; THENCE SOUTH 01 DEGREES 34 MINUTES 05 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 1110.34 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.67 ACRES, MORE OR LESS.

#### A PORTION OF TRACT 10

BEING A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, SAID PARCEL BEING A PART OF TRACT 10, BLOCK 9, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, BEING A BRASS DISC IN CONCRETE WHICH REPLACED A (1/2") IRON PIPE SET BY G. S. BROCKWAY IN 1960 AT THE STATE ROAD DEPARTMENT LOCATION FOR THE 1941 RIGHT-OF-WAY MAP OF STATE ROAD 7, PROJECT NO. 5268, AND FILED IN ROAD PLAT BOOK 1, PAGE 41 IN SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREES 05 MINUTES 05 SECONDS EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 74.00 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 11 IN SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF TRACT 11, BEING 74.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 36, A DISTANCE OF 551.43 FEET TO THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST ALONG THE SAID SOUTH LINE OF TRACT 10, A DISTANCE OF 950.63 FEET TO A POINT BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID TRACT 10; THENCE NORTH 01 DEGREES 05 MINUTES 13 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 805.67 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 154.82 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 320.01 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF WEST PALM BEACH CANAL C-51 AS RECORDED IN OFFICIAL RECORD BOOK 617, PAGE 131; THENCE SOUTH 88 DEGREES 18 MINUTES 13 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 780.73 FEET TO THE EAST LINE OF SAID TRACT 10; THENCE SOUTH 01 DEGREES 05 MINUTES 13 SECONDS EAST ALONG SAID EAST LINE 1114.48 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 23.24 ACRES, MORE OR LESS.

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

1. THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PERPETUAL EASEMENT FOR INGRESS/EGRESS AND ROAD PURPOSES FOR THE USE AND BENEFIT OF THE LANDS DESCRIBED HEREON AND THE LANDS ADJACENT THERETO. SUBJECT TO AN EXISTING 30.00 FEET WIDE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES FOR THE USE AND BENEFIT OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1637, PAGE 1799 AND OFFICIAL RECORD BOOK 1637, PAGE 1800, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE LANDS ADJACENT THERETO.
2. THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
3. THE SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
4. THE WATER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
5. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.
6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACT A, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF June, 1999.

THREE TWELVE CLEMATIS CORPORATION  
A FLORIDA CORPORATION, LICENSED  
TO DO BUSINESS IN FLORIDA

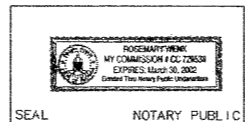
WITNESS: [Signature] BY: [Signature]  
GARY W. MORGAN  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Gary Morgan WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THREE TWELVE CLEMATIS CORPORATION 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 21st DAY OF June, 1999.  
MY COMMISSION EXPIRES: 3/30/02 DATE



SEAL  
THREE TWELVE  
CLEMATIS CORPORATION

SEAL  
P. KEITH BAILEY AND  
MARTA G. BAILEY, AS TRUSTEES

SEAL  
VILLAGE OF ROYAL PALM  
BEACH ENGINEER

SEAL  
VILLAGE OF  
ROYAL PALM BEACH

IN WITNESS WHEREOF, WE, P. KEITH BAILEY AND MARTA G. BAILEY DO HERETO SET OUR HANDS AND SEAL THIS 21st DAY OF June, 1999.

WITNESS: [Signature] BY: [Signature]  
P. KEITH BAILEY, AS TRUSTEE,  
OR HIS SUCCESSORS IN TRUST,  
UNDER THE BAILEY LIVING TRUST

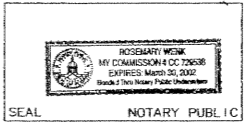
WITNESS: [Signature] BY: [Signature]  
MARTA G. BAILEY, AS TRUSTEE,  
OR HER SUCCESSORS IN TRUST,  
UNDER THE BAILEY LIVING TRUST

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED P. KEITH BAILEY AND MARTA G. BAILEY WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF June, 1999.  
MY COMMISSION EXPIRES: 3/30/02 DATE



### VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD: THIS 17th DAY OF APRIL, 1999.

BY: [Signature] ATTEST: [Signature]  
DAVID LODWICK MARY ANNE GOULD  
MAYOR VILLAGE CLERK

### VILLAGE OF ROYAL PALM BEACH ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF APRIL, 1999.

BY: [Signature]  
RAYMOND LIGANNO P.E.  
VILLAGE ENGINEER

### PLANNING AND ZONING COMMISSION APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF April, 1999.

BY: [Signature]  
LARRY MOEGL, CHAIRMAN PLANNING AND ZONING

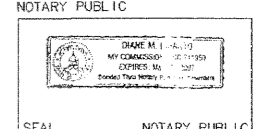
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mayor David 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 municipal corporation in 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 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 17th DAY OF APRIL, 1999.

BY: [Signature]  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: 3/19/02 DATE



### APPROVALS

#### VILLAGE SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: [Signature]  
NORMAN J. HOWARD PSM  
FLORIDA CERTIFICATE #: 5776  
DATE: 4-17-00

#### TABULAR DATA

|         |              |
|---------|--------------|
| TRACT A | 24.385 ACRES |
| TRACT 1 | 1.745 ACRES  |
| TRACT 2 | 1.760 ACRES  |
| TRACT 3 | 0.838 ACRES  |
| TRACT 4 | 1.942 ACRES  |
| TRACT 5 | 1.243 ACRES  |
| TOTAL   | 31.913 ACRES |

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE:  
N/A  
P.A. NO.:  
98149.01  
DATE:  
FEBRUARY 1999  
DRAWING NO.  
43-41-36-28



**LOWE'S HOME CENTER**  
BEING A REPLAT OF A PORTION OF  
TRACTS 10 AND 11, BLOCK 9,  
PALM BEACH FARMS COMPANY PLAT NO. 3  
(PB 2, PGS 45 - 54)  
SITUATE IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH,  
PALM BEACH COUNTY, FLORIDA

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REV: 05-25-99  
CAD FILE:  
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