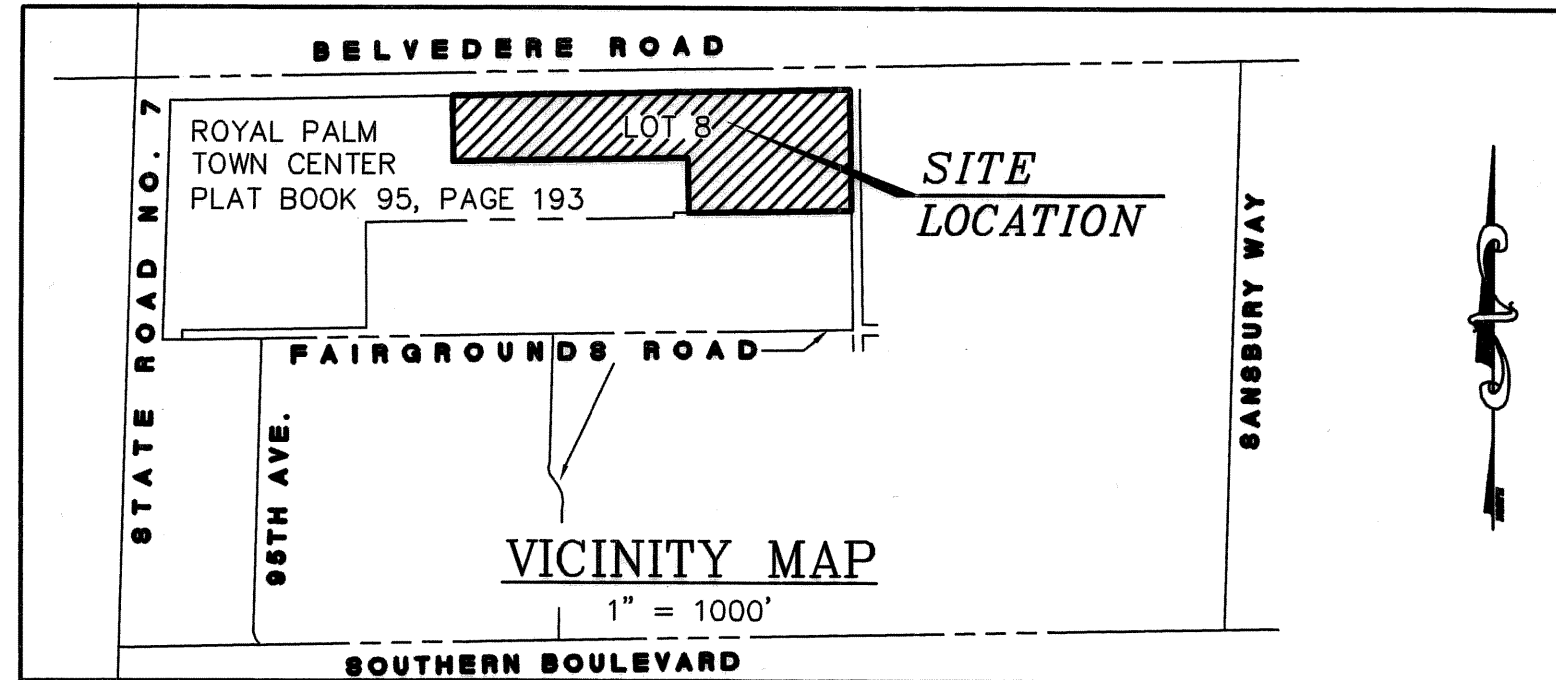
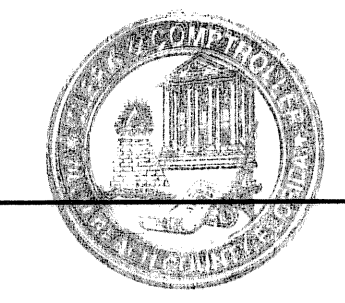


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT PM THIS 13th DAY OF OCTOBER 2005, AND DULY RECORDED IN PLAT BOOK 106 ON PAGES 84 THROUGH 85 SHARON R. BOCK CLERK AND COMPTROLLER OF THE CIRCUIT COURT BY: Maria S. Johnson DEPUTY CLERK



00072-027

ROYAL PALM BUSINESS PLAZA VILLAGE OF ROYAL PALM BEACH PALM BEACH COUNTY, FLORIDA

A PARCEL OF LAND SITUATE LYING AND BEING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST OF TALLAHASSEE BASE MERIDIAN AND BEING A RE-PLAT OF ALL OF LOT 8, ROYAL PALM TOWN CENTER AS RECORDED IN PLAT BOOK 95, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 RECORDS BOOK 15241, AT PAGE 596 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

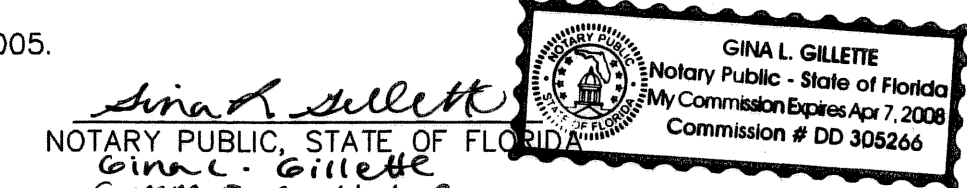
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS First Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF September 2005.

WITNESS: [Signature] FIDELITY FEDERAL BANK & TRUST ATTEST: [Signature] JOHN AHNENKOLZ (First Vice Pres)

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED John Ahrenkholz who is personally known to me and who executed the foregoing instrument as First Vice President of FIDELITY FEDERAL BANK & TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF Sept. 2005.



TITLE CERTIFICATE

WE, Renaissance Title of the Palm Beaches TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ROYAL PALM TOWN CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/29/05 BY: [Signature] CAROL PROFFER, V.P.

PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) 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 DATE: 9-29-05

FLORIDA CERTIFICATE #5776

VILLAGE OF ROYAL PALM BEACH APPROVALS

STATE OF FLORIDA COUNTY OF PALM BEACH THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVE THE PLAT FOR RECORD; THIS 6th DAY OF October 2005. [Signature] MARK ANNE GOULD, VILLAGE CLERK

VILLAGE OF ROYAL PALM BEACH A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA [Signature] DAVID A. LODWICK, MAYOR

VILLAGE ENGINEER

THIS PLAT HEREBY APPROVED FOR RECORD THIS 30th DAY OF September 2005. [Signature] RAYMOND C. EGANS, JR. P.E. VILLAGE ENGINEER

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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.

[Signature] E.C. DEMETER, P.S.M. 9/28/05

LICENSE NO.: 5179 STATE OF FLORIDA

NOTE: THIS PLAT IS SUBJECT TO THE FOLLOWING: 1. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") AS RECORDED IN OFFICIAL RECORDS BOOK 12303, PAGE 1018, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 2. AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR ROYAL PALM TOWN CENTER WATER MANAGEMENT SYSTEM AS RECORDED IN OFFICIAL RECORDS BOOK 13170, PAGE 285, PUBLIC RECORDS OF PALM BEACH 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.

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL PALM TOWN CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ROYAL PALM BUSINESS PLAZA, A REPLAT OF ALL OF LOT 8, ROYAL PALM TOWN CENTER AS RECORDED IN PLAT BOOK 95, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE LYING AND BEING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST OF TALLAHASSEE BASE MERIDIAN AND BEING A RE-PLAT OF ALL OF LOT 8, ROYAL PALM TOWN CENTER AS RECORDED IN PLAT BOOK 95 AT PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

DEDICATIONS

- 1. SIGN TRACT NO.1; SIGN TRACT NO. 2; AND SIGN TRACT NO. 3 ARE HEREBY RESERVED FOR ROYAL PALM TOWN CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, USE, REPAIR AND REPLACEMENT OF SIGNAGE AND FOR SUCH OTHER LAWFUL PURPOSES AS MAY EXIST FROM TIME TO TIME AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF ROYAL PALM TOWN CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
2. THAT ALL PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
3. GOVERNMENT TRACT IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS.
4. STORMWATER TRACT IS HEREBY DEDICATED TO THE ROYAL PALM TOWN CENTER WATER MANAGEMENT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR SURFACE WATER AND STORM WATER MANAGEMENT PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ROYAL PALM TOWN CENTER WATER MANAGEMENT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
5. THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, TO BE MAINTAINED IN PERPETUITY BY ROYAL PALM BUSINESS PLAZA CONDOMINIUM ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.
6. THE PID COMMON AREA EASEMENT, AS SHOWN HEREON, IS DEDICATED AS OPEN SPACE FOR THE INTENDED USE OF THE PEOPLE OFFERING OR UTILIZING SERVICES PERFORMED WITHIN THE PID, TO BE MAINTAINED IN PERPETUITY BY ROYAL PALM BUSINESS PLAZA CONDOMINIUM ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, ROYAL PALM TOWN CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ROYAL PALM LAND, INC., BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF September 2005.

ROYAL PALM TOWN CENTER, LTD., FLORIDA LIMITED PARTNERSHIP BY: [Signature] ROYAL PALM LAND, INC., A FLORIDA CORPORATION ITS GENERAL PARTNER BY: ANTHONY V. PUGLIESE, III, PRESIDENT OF ROYAL PALM LAND, INC.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September 2005, BY ANTHONY V. PUGLIESE, III, AS PRESIDENT OF ROYAL PALM LAND, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF ROYAL PALM TOWN CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP; AND WHO IS PERSONALLY KNOWN TO ME. [Signature] DENISE A. WELLS NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

ROYAL PALM TOWN CENTER WATER MANAGEMENT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT 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 29th DAY OF September, 2005.

ROYAL PALM TOWN CENTER WATER MANAGEMENT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT BY: [Signature] ANTHONY V. PUGLIESE, III ITS: MANAGER DIRECTOR

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September 2005, BY ANTHONY V. PUGLIESE, III, AS DIRECTOR OF ROYAL PALM TOWN CENTER WATER MANAGEMENT ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT; AND WHO IS PERSONALLY KNOWN TO ME. [Signature] DENISE A. WELLS NOTARY PUBLIC, STATE OF FLORIDA

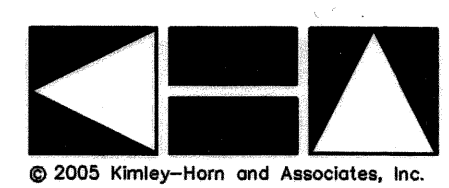
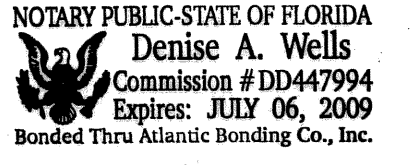
ACCEPTANCE OF RESERVATIONS

ROYAL PALM BUSINESS PLAZA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT 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 29th DAY OF September, 2005.

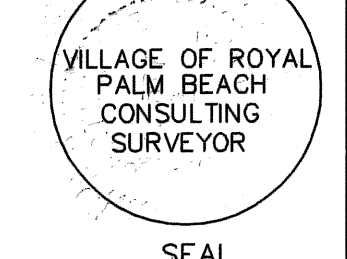
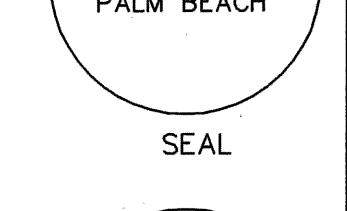
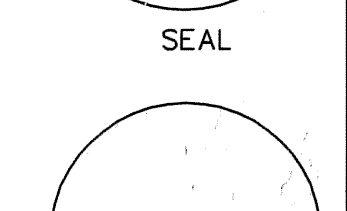
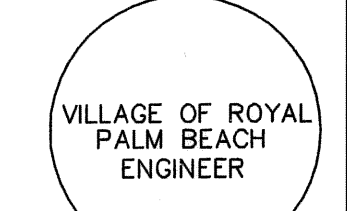
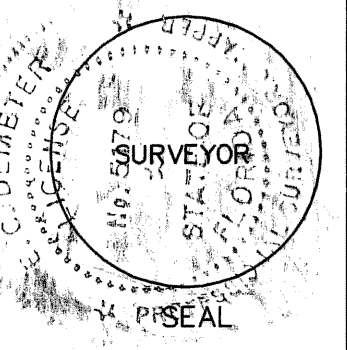
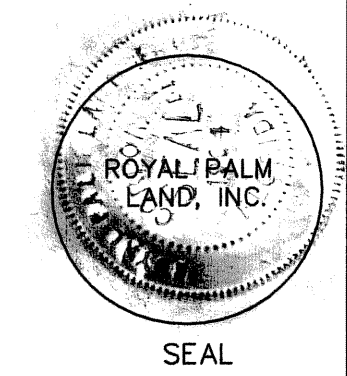
ROYAL PALM BUSINESS PLAZA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT BY: [Signature] ANTHONY V. PUGLIESE ITS: DIRECTOR

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September 2005, BY ANTHONY V. PUGLIESE III, AS DIRECTOR OF ROYAL PALM BUSINESS PLAZA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT; AND WHO IS PERSONALLY KNOWN TO ME. [Signature] DENISE A. WELLS NOTARY PUBLIC, STATE OF FLORIDA



601 21st Street, Suite 400, Vero Beach, FL 32960 Phone (772)562-7981 LB 696 Fax (772)562-9689



Wed, 28 Sep 2005 11:40am Printed by: eBion.Curp File: S:\WESTPALMBEACH\ROYALPALMBEACH\PLAT\PLAT\107B-COVER.dwg xref: imgref: