

20070555672

VILLAGE SQUARE PROFESSIONAL PARK PHASE II

BEING A REPLAT OF VILLAGE SQUARE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 190 AND 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITHIN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2007

00052-160

CERTIFICATE OF OWNERSHIP AND DEDICATION

PF PARK, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF TRACT A AND LOT 500 AS SHOWN HEREON; FRANCAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF LOT 800 AS SHOWN HEREON; CARROLL SMITH PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF LOT 700 AS SHOWN HEREON; AND KOLOA PARTNERS LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNER OF LOT 600 AS SHOWN HEREON, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFY THAT TOGETHER THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS VILLAGE SQUARE PROFESSIONAL PARK PHASE II, A REPLAT OF A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF VILLAGE SQUARE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 190 AND 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 2.23 ACRES MORE OR LESS.

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

- THE SEACOAST UTILITY AUTHORITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
- THE 5' BELLSOUTH EASEMENT RECORDED IN OFFICIAL RECORD BOOK 14178, PAGE 1631 IS HEREBY DEDICATED TO BELLSOUTH FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE 10' TELECOMMUNICATIONS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 13702, PAGE 1210 IS HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF TELECOMMUNICATIONS EQUIPMENT.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SANITARY EASEMENTS AND SANITARY SERVICE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR SANITARY SEWER FACILITY PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE WATER SERVICE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR WATER FACILITY PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT A AS SHOWN HEREON IS HEREBY DEDICATED AS COMMON AREA TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR UTILITIES, SERVICES OR ASSOCIATED FACILITIES NOW OR IN THE FUTURE GRANTED BY THE ASSOCIATION AND LOCATED UPON TRACT A, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT B AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AS COMMON AREAS, FOR ROADWAY, FOR INGRESS AND EGRESS, DRAINAGE AND UTILITIES PURPOSES AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT C AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR WETLANDS PRESERVATION PURPOSES AND IS THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. ACTIVITIES PROHIBITED WITHIN THE WETLANDS PRESERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE WETLANDS PRESERVATION AREA MAY IN NO WAY BE ALTERED ABSENT THE APPROVAL IN WRITING OF SUCH ALTERATION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT COMPLIANCE STAFF.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR AUTHORIZED REPRESENTATIVES THIS 15 DAY OF Sept 2007 BY:

PF PARK, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: SOUTHCAP PROPERTIES, INC., A FLORIDA CORPORATION,
AS GENERAL PARTNER OF PF PARK, LTD.

BY: Glenn R. Weller WITNESS: Rowen
DATE: 9/19/07

FRANCAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Franklin B. Desetto WITNESS: George Christy
DATE: 8-2-07

CARROLL SMITH PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Carroll Smith WITNESS: Robin L. Grazi
DATE: 8-2-07

KOLOA PARTNERS LIMITED, A FLORIDA LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER KOLOA CORP., FLORIDA CORPORATION

BY: Theodore A. Schiff WITNESS: Tom Bayne
DATE: 7/10/07

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GLENN R. WELLER, TO ME WELL KNOWN TO BE THE PRESIDENT OF SOUTHCAP PROPERTIES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PF PARK, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF Sept 2007.

George Christy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 00055770 00055770
MY COMMISSION EXPIRES: MAY 27, 2010 April 3, 2011

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JENNIFER CARROLL, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF CARROLL SMITH PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. SHE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF August 2007.

Richelle K. Weller

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 00055770 00055770
MY COMMISSION EXPIRES: MAY 27, 2010 April 3, 2011

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANKLIN B. DESETTO, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF FRANCAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF August 2007.

Richelle K. Weller

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 00055770 00055770
MY COMMISSION EXPIRES: MAY 27, 2010 April 3, 2011

ACKNOWLEDGMENT

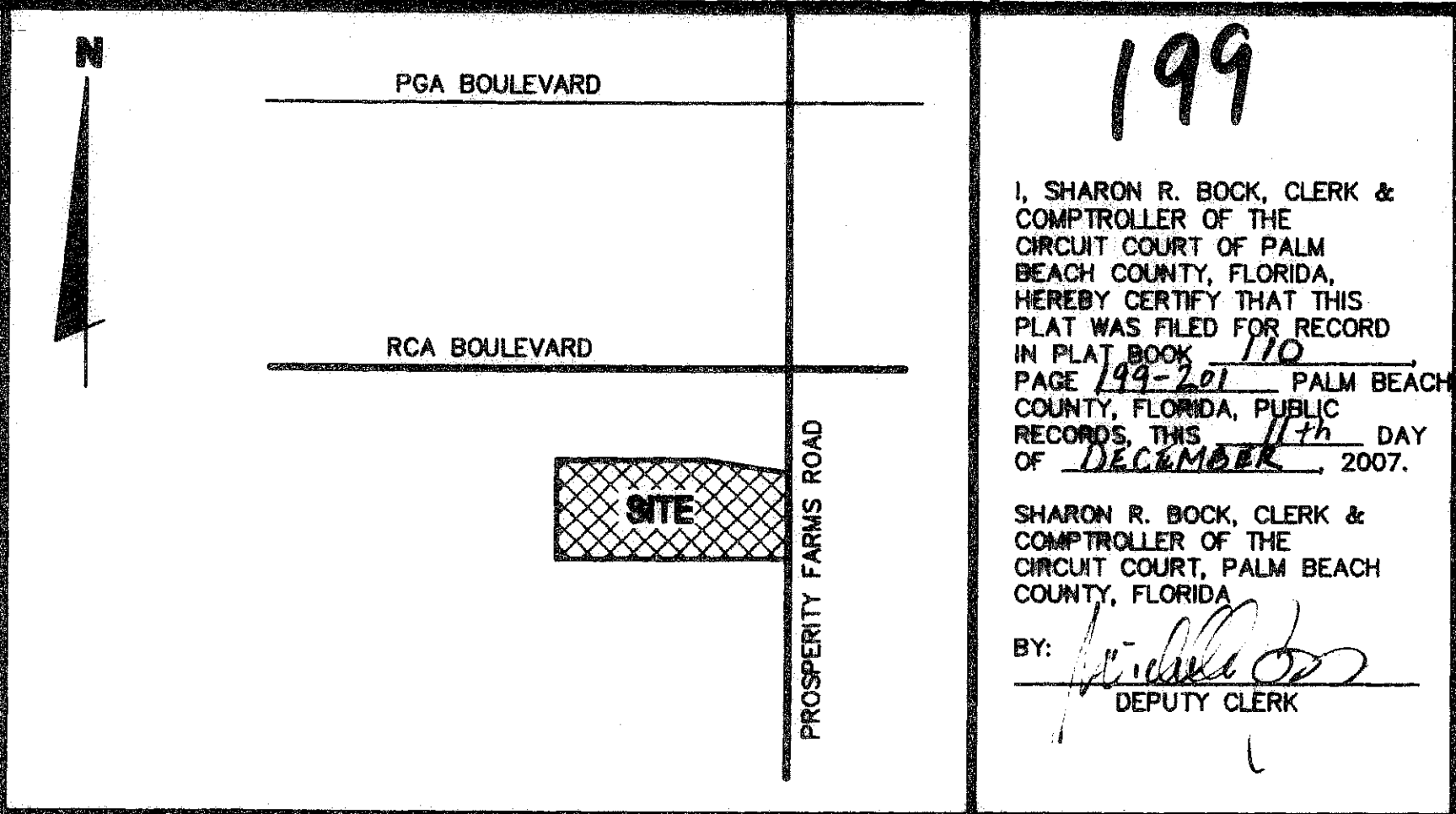
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THEODORE A. SCHIFF, TO ME WELL KNOWN TO BE THE PRESIDENT OF KOLOA CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF KOLOA PARTNERS LIMITED, A FLORIDA LIMITED PARTNERSHIP AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF July 2007.

Richelle K. Weller

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 00055770 00055770
MY COMMISSION EXPIRES: MAY 27, 2010 April 3, 2011



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I, SHARON R. BOCK, CLERK & COMPTROLLER OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 110 PAGE 199-201 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF DECEMBER, 2007.

SHARON R. BOCK, CLERK & COMPTROLLER OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA

BY: Sharon R. Bock
DEPUTY CLERK



ACCEPTANCE OF DEDICATIONS

THE VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, SIGNED AND SEALED THIS 15 DAY OF Sept 2007 BY:

VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC.
BY: Glenn R. Weller WITNESS: Rowen
GLENN R. WELLER, ITS PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GLENN R. WELLER, TO ME WELL KNOWN TO BE THE PRESIDENT OF VILLAGE SQUARE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

George Christy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 00055770 00055770
MY COMMISSION EXPIRES: MAY 27, 2010 April 3, 2011

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ADRIENNE V. SCHMITZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE FIRM OF ADRIENNE V. SCHMITZ, P.A., AND NOT INDIVIDUALLY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, SOLELY AS TO THE FOLLOWING INSTRUMENTS AND NONE OTHERS: ATTORNEY'S TITLE FUND OWNER'S TITLE POLICY NO. OFM-1258362, WITH EFFECTIVE DATE OF 8/4/99, AS UPDATED BY OWNERSHIP & ENCUMBRANCE REPORT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION UNDER ORDER # 51298473LA, WITH EFFECTIVE DATE OF 11/1/06; THAT, BASED SOLELY UPON A REVIEW OF THE FOREGOING INSTRUMENTS AND NO OTHER INDEPENDENT INQUIRY, I FIND TITLE TO THE PROPERTY VESTED IN PF PARK, LTD., A FLORIDA LIMITED PARTNERSHIP; FRANCAR, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CARROLL SMITH PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND KOLOA PARTNERS LIMITED, A FLORIDA LIMITED PARTNERSHIP; THAT THE 2005 TAXES HAVE BEEN PAID; THAT THERE ARE MORTGAGES RECORDED IN OFFICIAL RECORD BOOK 13702, PAGE 1227; OFFICIAL RECORD BOOK 18433, PAGE 543; OFFICIAL RECORD BOOK 18433, PAGE 586; AND OFFICIAL RECORD BOOK 20916, PAGE 1122 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. THIS CERTIFICATION SHALL NOT CREATE ANY PERSONAL LIABILITY WHATSOEVER UPON THE UNDERSIGNED AND IS ISSUED UPON SUCH BASIS.

DATED THIS 23rd DAY OF August 2007.

ADRIENNE V. SCHMITZ, P.A.
BY: Adrienne V. Schmitz
ADRIENNE V. SCHMITZ, ON BEHALF OF THE FIRM AND NOT INDIVIDUALLY
FLORIDA BAR NO. 582433

THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, L84088
IN THE OFFICE OF SUNSHINE SURVEYORS,
7502 160th COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

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PO Box 31224 (LB4725)
Palm Beach Gardens
Florida 33420-1224

SHEET
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