

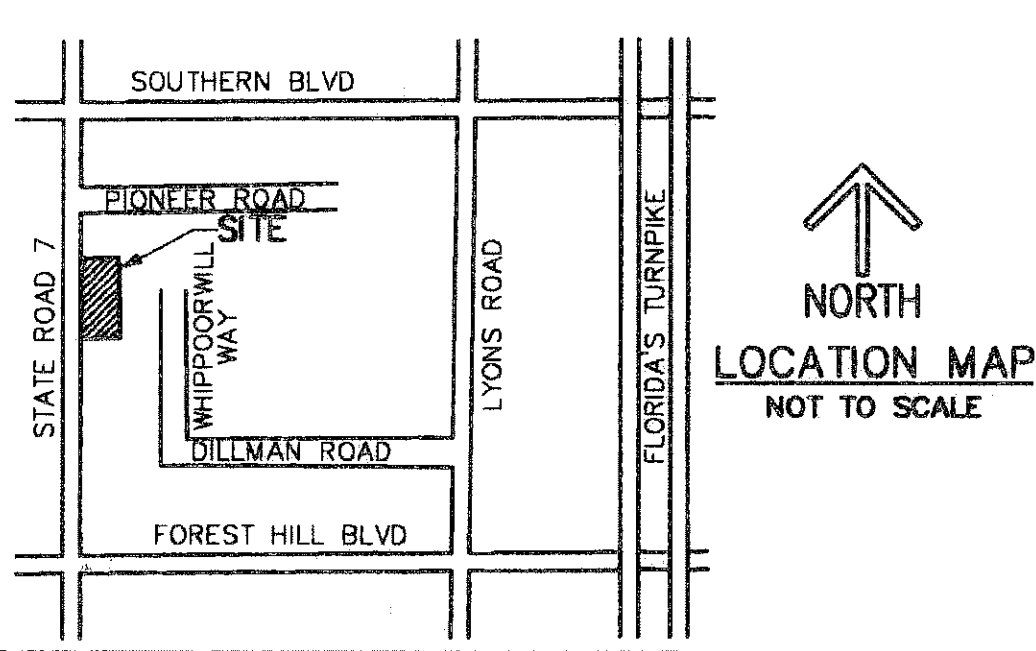
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:21 AM THIS 30 DAY OF 2007 A.D. 2007 AND DULY RECORDED IN PLAT BOOK 91 AND 92 ON PAGES 111 AND 112 SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK

ROYAL OFFICE PARK

BEING A REPLAT A PORTION OF TRACT 31, BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JULY - 2007

00072-048



"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.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL OFFICE PARK LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS ROYAL OFFICE PARK, BEING A REPLAT A PORTION OF TRACT 31, BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 31, BLOCK 10; THENCE S.89°03'40"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 585.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 31; THENCE N.01°38'57"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 622.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-5, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE N.89°02'43"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 557.33 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 31; THENCE S.00°57'01"E. ALONG SAID EAST LINE, A DISTANCE OF 621.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 355,381 SQUARE FEET/8.158 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. PARCEL A**
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF ROYAL PALM BEACH ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 2. TRACT Z**
TRACT Z, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, ROYAL OFFICE PARK LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ROYAL OFFICE PARK MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, THIS 28th DAY OF September 2007.

ROYAL OFFICE PARK LTD. A FLORIDA LIMITED PARTNERSHIP BY: ROYAL OFFICE PARK MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: [Signature] CLIVIA ROBLEY PRINT WITNESS: [Signature] BRUCE WEINER VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR-HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ROYAL OFFICE PARK MANAGEMENT COMPANY, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF ROYAL OFFICE PARK LTD., A FLORIDA LIMITED LIABILITY COMPANY, 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 28th DAY OF September 2007. MY COMMISSION EXPIRES: 11/21/07 NOTARY PUBLIC COMMISSION NUMBER: 100212623 [Signature] NOTARY PUBLIC [Signature] PRINT NAME

MORTGAGEES CONSENT:

STATE OF FLORIDA COUNTY OF) 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 _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____ 2007.

A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA BY: _____ VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF) BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2007. MY COMMISSION EXPIRES: _____ NOTARY PUBLIC COMMISSION NUMBER: _____ PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, JEFFREY ROSENBERG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ROYAL OFFICE PARK 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: 9/25/07 [Signature] JEFFREY ROSENBERG ATTORNEY AT LAW FLORIDA BAR # 0138881

APPROVAL: VILLAGE OF ROYAL PALM BEACH:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF ROYAL OFFICE PARK FOR RECORD, DATED THIS 28th DAY OF JUNE 2007.

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

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF) BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK AND DIANE DISANTO, 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 20th DAY OF JUNE 2007. MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC COMMISSION NUMBER: [Signature] PRINT NAME

VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22 BY: [Signature] RAYMOND C. LOGGINS, JR., P.E. VILLAGE ENGINEER DATE: 6/2/08

REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH 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. BY: [Signature] NORMAN J. HOWARD PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LS No. 5778 DATE: 10-10-07

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW, AND 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.

DATED: [Signature] DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

