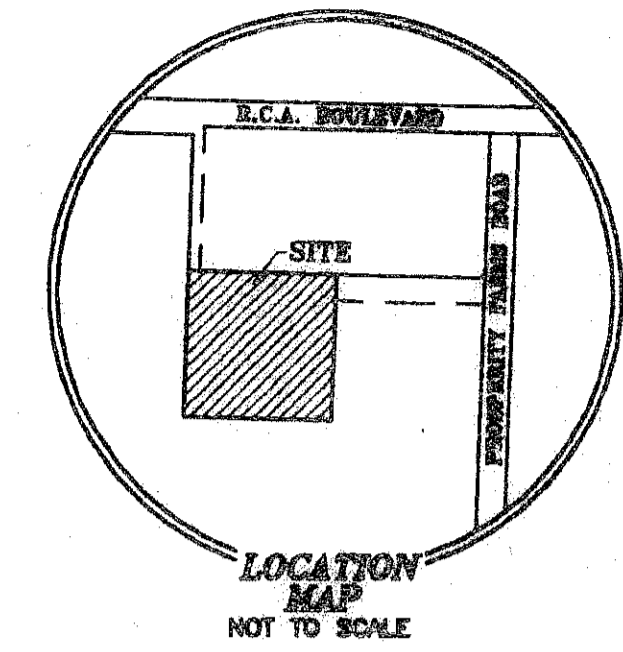


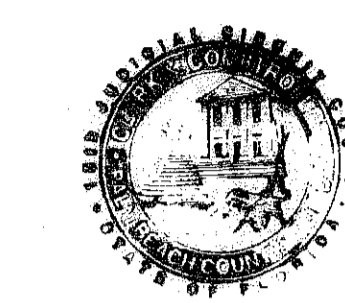
VILLAGE SQUARE PLAT NO. 3

LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
NOVEMBER 2008
SHEET 1 OF 2



00052-171

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
This Plat was filed for record at
9:48 A.M. this 9 day of
Dec. 2008, A.D. and duly
recorded in Plat Book No. 112
on Pages 5 and 10
SHARON R. BOCK,
Clerk and Comptroller
BY: *[Signature]* D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MONET ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS VILLAGE SQUARE PLAT NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE WEST 25 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, AS GRANTED IN O.R. 2445, PAGE 895.

TOGETHER WITH AND SUBJECT TO ANY EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ON, OVER AND ACROSS THE NORTH 60 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, AS GRANTED IN O.R. BOOK 7754, PAGE 1570.

CONTAINING 2.57 ACRES MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATED AS FOLLOWS:

- TRACT "A"
- WATER UTILITY EASEMENTS
- LANDSCAPE BUFFER EASEMENT
- FLORIDA POWER & LIGHT UTILITY EASEMENT:

THE FLORIDA POWER & LIGHT UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF November, 2008.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JAMES PAISLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MONET ROAD, LLC, 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 5th DAY OF November, 2008.
NOTARY PUBLIC: *[Signature]*
PRINT NAME: Howard O. Bartlett
MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____

ACCEPTANCE VILLAGE SQUARE PLAT NO. 3 PROPERTY OWNERS ASSOCIATION, INC.

THE VILLAGE SQUARE PLAT NO. 3 PROPERTY OWNERS ASSOCIATION, INC. 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 5th DAY OF November, 2008 VILLAGE SQUARE PLAT NO. 3 PROPERTY OWNERS ASSOCIATION, INC.

BY: *[Signature]*
WITNESS: *[Signature]*
PRINT NAME: Howard O. Bartlett

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED James Paisley WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGE SQUARE PLAT NO. 3 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA 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 5th DAY OF November, 2008.
NOTARY PUBLIC: *[Signature]*
PRINT NAME: Howard O. Bartlett
MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____

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 RECORD BOOK 21540, PAGE 0888 AND FURTHER RESTATED AND MODIFIED IN OFFICIAL RECORD BOOK 22846, PAGE 0750 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF November, 2008.

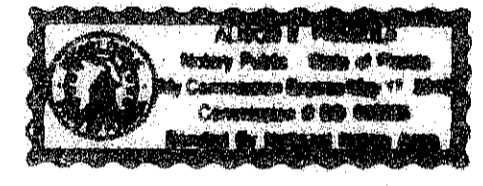
WITNESS: *[Signature]*
PRINT NAME: Priscilla Espinal
WITNESS: *[Signature]*
PRINT NAME: Thomas Vokoun PRINT NAME: Colin Hughes
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Colin Hughes WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIRST SOUTHERN BANK, A FLORIDA BANKING 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 5th DAY OF November, 2008.
NOTARY PUBLIC: *[Signature]*
PRINTED NAME: Alison E. Fragola
MY COMMISSION EXPIRES: May 17, 2010



CITY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF December, 2008
BY: *[Signature]*
MAYOR - ERIC JABLON
ATTEST: *[Signature]*
CITY CLERK - PATRICIA SNIDER, CMC

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF December, 2008
BY: *[Signature]*
CITY ENGINEER - LEO GRANIGRANDE, PE

REVIEWING SURVEYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 12th DAY OF November, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PALM BEACH GARDENS IN ACCORDANCE WITH SEC. 177.081(1), F.S.
BY: *[Signature]* DATE: 11-12-2008
THOMAS VOKOUN, PSM - LICENSE # LS4382

TITLE CERTIFICATION:

WE, COHEN, NORRIS, SCHERER, WEINBERGER & WOLMER, A LAW FIRM, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT AS OF November 7, 2008 AT 9:00 a.m.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IN OFFICIAL RECORD BOOK 21540, PAGE 0888, AS RESTATED AND MODIFIED IN OFFICIAL RECORD BOOK 22846 PAGE, 750, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.
DATED THIS 7th DAY OF November, 2008.

GREGORY B. COHEN, ESQUIRE
FLORIDA BAR NO. 0087270
COHEN, NORRIS, SCHERER, WEINBERGER & WOLMER
712 U.S. HIGHWAY ONE, SUITE 400
NORTH PALM BEACH, FLORIDA 33408

SURVEYOR AND MAPPER'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 88°32'07" WEST ALONG THE NORTH LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST.
- 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.
- 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.
- EXISTING EASEMENTS CREATED INDEPENDENTLY PRIOR TO THIS PLAT ARE SHOWN HEREON WITH RESPECTIVE RECORDING INFORMATION FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

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 CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 11/6/08
BY: *[Signature]*
RICHARD A. MIXON, P.S.M.
LICENSE NO. 3335
MIXON LAND SURVEYING, INC.
311 W. INDIANTOWN ROAD
SUITE 3
JUPITER, FLORIDA, 33458

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(861) 747-6046
CERTIFICATE NO. LB 4199

VILLAGE SQUARE PLAT NO. 3

JOB No. 05-032 CADD FILE:05-032-E SHEET 1 OF 2

