

REGAL CENTER PLAT THREE

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LEGAL DESCRIPTION

A parcel of land in the Northeast quarter of Section 25, Township 43 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida being more particularly described as follows:

Commence at the southeast corner of the northeast quarter of said Section 25; thence North 00°38'22" East, along the east line of said northeast quarter of Section 25, a distance of 157.82 feet; thence departing said east line of the northeast quarter of Section 25, North 89°55'24" West, along a line parallel with and 474.48 feet south of the south line of the "Plat of Country West P.U.D.", recorded in Plat Book 40, pages 179 and 180, Public Records of Palm Beach County, Florida, a distance of 100.70 feet, to the existing west right-of-way line of State Road 7, as recorded in Deed Book 842, page 178 and Deed Book 843, page 90, and the Point of Beginning;

thence continuing North 89°55'24" West along a line parallel with and 474.48 feet south of the south line of the "Plat of Country West P.U.D.", a distance of 365.34 feet to a point of curvature of a curve concave to the southeast having a radius of 183.00 feet; thence westerly and southwesterly along the arc of said curve through a central angle of 50°54'49", a distance of 162.62 feet; thence South 85°35'46" West a distance of 99.51 feet; thence South 52°11'45" West, a distance of 53.35 feet; thence North 89°53'54" West, a distance of 151.28 feet; thence South 54°37'00" West, a distance of 31.67 feet; thence North 00°47'25" East, a distance of 600.99 feet to the south line of the "Plat of Country West P.U.D."; thence South 89°55'24" East along said south line of the "Plat of Country West P.U.D.", a distance of 825.77 feet to the aforementioned west right-of-way line of State Road 7; thence South 00°44'16" West along said west right-of-way line a distance of 474.51 feet to the Point of Beginning.

Containing 9.81 acres, more or less.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION OWNERS OF THE LAND SHOWN HEREON AS REGAL CENTER PLAT THREE, BEING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

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 REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

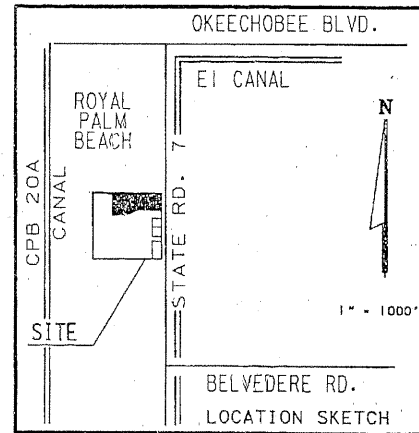
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE WATER MANAGEMENT TRACT SHOWN HEREON AS TRACT A, IS HEREBY RESERVED FOR THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC. FOR THE ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES.

BEING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
MAY, 1998 SHEET 1 OF 2



REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC.
ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 12 DAY OF June 1998.

REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT CORPORATION

BY: Richard C. Elliott, President ATTEST: William E. Wright, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND WILLIAM E. WRIGHT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 12 DAY OF June 1998.

BY: Maria del C. Wise Miller, Notary Public State of Florida

IN WITNESS WHEREOF, ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF June 1998.

ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC.
A FLORIDA CORPORATION

BY: Richard C. Elliott, President ATTEST: Kerry Roberge, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND KERRY ROBERGE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 12 DAY OF June 1998.

BY: Maria del C. Wise Miller, Notary Public State of Florida

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EDWARD D. WELCH, ESQ., 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 TITLE TO THE PROPERTY IS VESTED TO ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, 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.

BY: Edward D. Welch, Esq. DATE: June 10, 1998

VILLAGE OF ROYAL PALM BEACH
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD, THIS 10 DAY OF June 1998.

VILLAGE OF ROYAL PALM BEACH
A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA

BY: Anthony R. Masilotti, Mayor ATTEST: Mary Anne Gould, Village Clerk

VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF June 1998.

BY: Richard J. Tuttle, Village Engineer

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF June 1998.

BY: John Wasukanis, Chairman Planning & Zoning

ACKNOWLEDGEMENT:

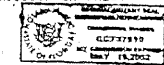
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY R. MASILOTTI 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 10 DAY OF June 1998.

BY: Kathleen M. Potts, Notary Public State of Florida

MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (PRM'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 APPLICABLE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH FLORIDA.

BY: James F. North, Professional Surveyor and Mapper Florida Certificate No. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NORTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.

Seal of the Circuit Court, Seal of Absolute Holdings, Seal of Regal Center, Seal of the Village of Royal Palm Beach, Seal of the Surveyor, Seal of the Village Engineer, and Crossroads Engineering & Surveying, Inc.