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MADISON GREEN-PLAT NO. 1, BLOCK "K", LOTS 1 AND 2 REPLAT BEING A REPLAT OF LOTS 1 AND 2 OF BLOCK "K", AS SHOWN ON MADISON GREEN - PLAT No. 1, PARCEL "A", PARCEL "H" AND PARCEL "K" REPLAT AS RECORDED IN PLAT BOOK 90, PAGES 17 THROUGH 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA JUNE 2001 SHEET 1 OF 1

DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MADISON GREEN - ROYAL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MADISON GREEN - PLAT NO. 1, BLOCK "K", LOTS 1 AND 2 REPLAT BEING A REPLAT OF LOTS 1 AND 2 OF BLOCK "K" AS SHOWN ON MADISON GREEN - PLAT NO. 1, PARCEL "A", PARCEL "H" AND PARCEL "K" REPLAT, AS RECORDED IN PLAT BOOK 90, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 AND 2, BLOCK "K", AS SHOWN ON MADISON GREEN - PLAT No. 1, PARCEL "A", PARCEL "H" AND PARCEL "K" REPLAT AS RECORDED IN PLAT BOOK 90, PAGES 17 THROUGH 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

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

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY HEARTHSTONE, INC., A CALIFORNIA CORPORATION, AS MANAGER OF ITS GENERAL PARTNER FL MSII / SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 13th DAY OF September, 2001.

MADISON GREEN - ROYAL LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP

BY: FL MSII/SEPII GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: HEARTHSTONE, INC., A CALIFORNIA CORPORATION, MANAGER

BY: JAMES K. GRIFFIN, JR. SENIOR VICE PRESIDENT AND BY: MARCUS BUESSSE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED JAMES K. GRIFFIN, JR. AND MARCUS BUESSSE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF HEARTHSTONE, INC., A CALIFORNIA 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, AND THAT SAID CORPORATION AS MANAGER OF FL MSII/SEPII GP, L.C., AS GENERAL PARTNER OF MADISON GREEN-ROYAL LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF September, 2001

MY COMMISSION EXPIRES: [Signature] Notary Public

TITLE CERTIFICATE

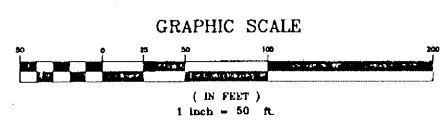
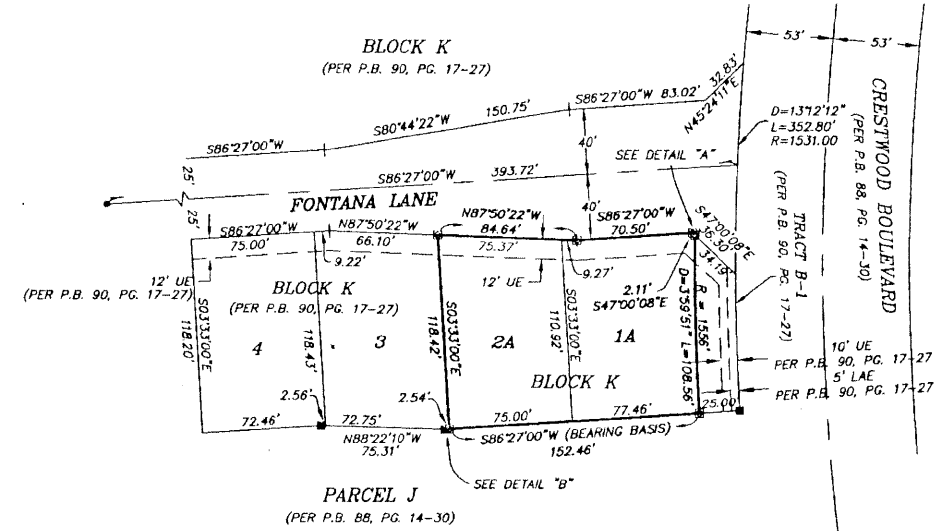
STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MADISON GREEN - ROYAL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ON RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-9-2001 HARRY BINNE, PRESIDENT FOUNDERS TITLE

SUMMARY INFORMATION

Table with 2 columns: Field Name and Value. Fields include TOTAL AREA (0.40 ACRES), NUMBER OF LOTS (2), APPROXIMATE LOT DIMENSIONS (75' X 110'), APPROXIMATE LOT SIZE (0.20 ACRES).



- LEGEND: D= DELTA (CENTRAL ANGLE), L= LENGTH, R= RADIUS, PSM= PROFESSIONAL SURVEYOR AND MAPPER, PLS= PROFESSIONAL LAND SURVEYOR, LAE= LIMITED ACCESS EASEMENT, UE= UTILITY EASEMENT, P.B.= PLAT BOOK, PG.= PAGE, LB= LICENSED BUSINESS, [Symbol] = PERMANENT REFERENCE MONUMENT, [Symbol] = EXISTING PERMANENT CONTROL POINT, [Symbol] = EXISTING PERMANENT REFERENCE MONUMENT "PRM LB 4318" (UNLESS OTHERWISE NOTED)

SURVEYOR'S NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol] LB 4318 (UNLESS OTHERWISE NOTED). 2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 86 DEGREES, 27 MINUTES, 00 SECONDS WEST ALONG THE SOUTH LINE OF BLOCK "K" OF MADISON GREEN - PLAT NO. 1, PARCEL "A", PARCEL "H" AND PARCEL "K" REPLAT AS RECORDED IN PLAT BOOK 90 PAGES 17 THROUGH 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. 4. NO BUILDING OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. 5. 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. 6. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

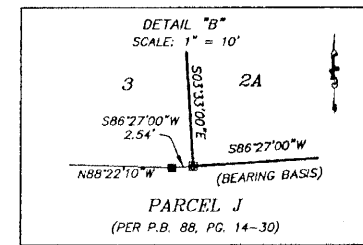
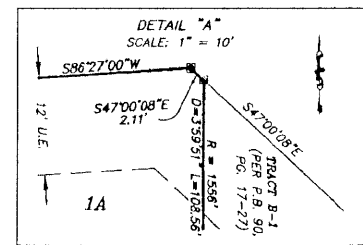
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, P.S.M., OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND MONUMENTS AS REQUIRED BY SECTION 177.091(9), FLORIDA STATUTES HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DATE: 8/10/2001 STEPHEN M. GORDON PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE No. 5974 STATE OF FLORIDA



APPROVALS

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF September, 2001 BY: DAVID LODWICK, MAYOR

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE No. 545, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13th DAY OF September, 2001 BY: [Signature] VILLAGE ENGINEER

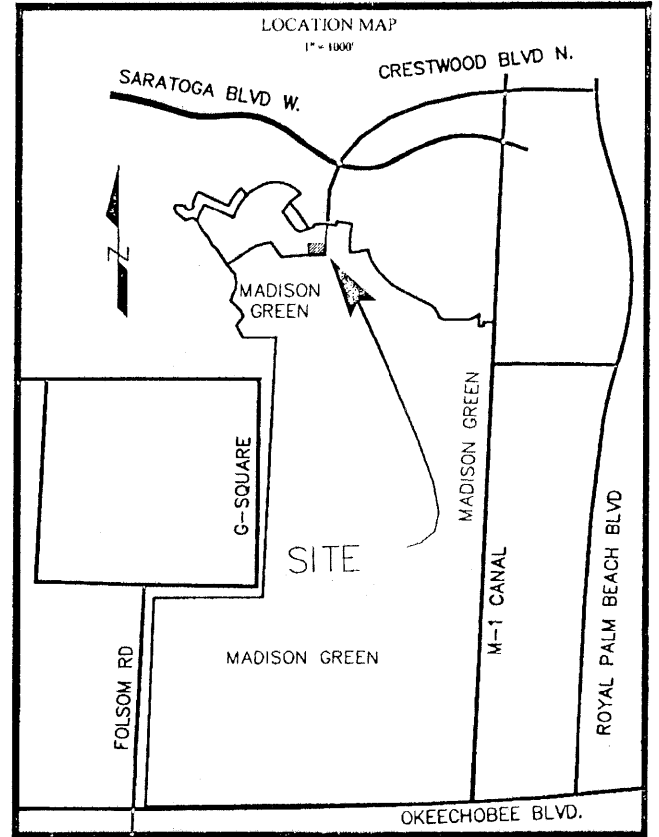
REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 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 AS TO THE FULL VERIFICATION OF SAID DATA IS MADE. DATE: 9-5-01 [Signature] NORMAN J. HOWARD, P.S.M. FLORIDA CERTIFICATE No. 5776

ATTEST

BY: [Signature] MARY ANN GOULD, VILLAGE CLERK

HEARTHSTONE, INC. SEAL, VILLAGE ENGINEER'S SEAL, REVIEWING SURVEYOR'S SEAL, VILLAGE OF ROYAL PALM BEACH SEAL, SURVEYOR'S SEAL



MADISON GREEN-PLAT No.1, BLOCK "K", LOTS 1 AND 2, REPLAT

NICK MILLER, INC. Surveying & Mapping Consultants. Suite 105, 2560 RCA Blvd., Palm Beach Gardens, Florida 33410. Tel 561 627-5200 Fax 561 627-0983. D.B.P.R. LICENSED BUSINESS No. 4318

Table with 2 columns: Field Name and Value. Fields include SHEET NO. (1), SCALE: 1" = 50', DATE: JUNE 2001, JOB NO. 9904JEL, FILE: 9904JEL.DWG