

# VILLAGE ROYALE SHOPPING CENTER PLAT

00072-018

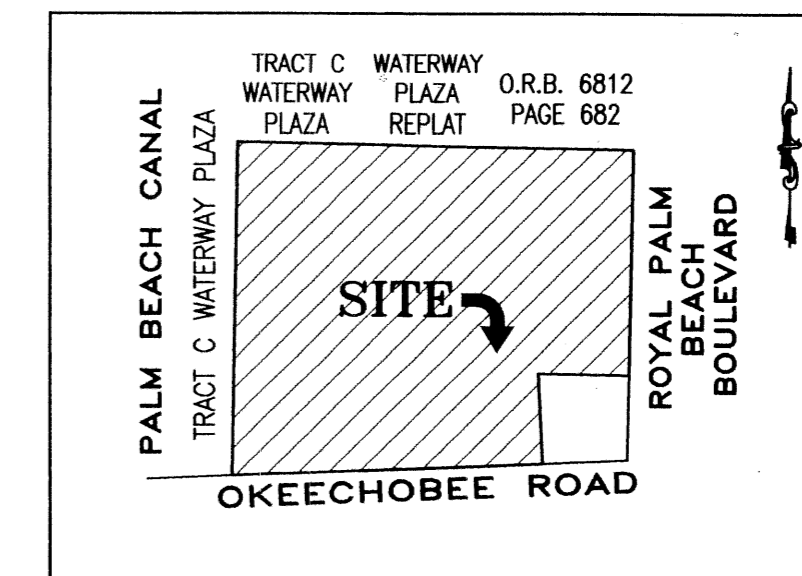
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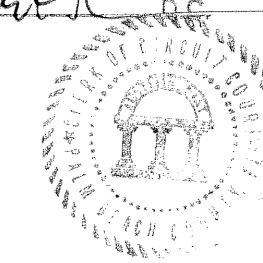
BEING A REPLAT OF A PORTION OF TRACT "C" OF THE PLAT OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



LOCATION MAP (NOT TO SCALE)

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 1:28 P.M.,  
This 5 day of February 2004,  
and duly recorded in Plat Book No. 101  
on page 34 thru 35  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



**DEDICATION AND RESERVATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE ROYALE PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLAGE ROYALE SHOPPING CENTER PLAT", DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", HAWTHORNE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°10'42" EAST, ALONG THE NORTH RIGHT-OF-WAY OF OKEECHOBEE BOULEVARD, AS DESCRIBED IN OFFICIAL RECORD BOOK 1478, PAGE 438 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 200.22 FEET TO THE SOUTHEAST CORNER OF TRACT "C", PLAT OF WATERWAY PLAZA, AS RECORDED IN PLAT BOOK 69, PAGE 88 OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING;

THENCE NORTH 01°36'46" EAST, ALONG A LINE 935.92 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD AS SHOWN ON THE PLAT OF HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGE 26 OF THE SAID PUBLIC RECORDS, AND AS NOW LAID OUT AND IN USE, A DISTANCE OF 796.17 FEET; THENCE SOUTH 88°23'14" EAST A DISTANCE OF 935.92 FEET TO THE INTERSECTION THEREOF WITH THE SAID WEST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE SOUTH 01°36'46" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 537.19 FEET; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 215.35 FEET; THENCE SOUTH 01°49'18" EAST, A DISTANCE OF 215.35 FEET TO THE INTERSECTION THEREOF WITH THE SAID NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE SOUTH 88°10'42" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 734.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 675,180 SQUARE FEET OR 15.50 ACRES, MORE OR LESS.

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

PARCEL 1, PARCEL 2 AND PARCEL 3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VILLAGE ROYALE PROPERTIES L.L.C., FOR DEVELOPMENT AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE ROYALE PROPERTIES L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

SUBJECT TO A DEED OF DECLARATION RECORDED IN O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_, PALM BEACH COUNTY PUBLIC RECORDS.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 19<sup>th</sup> DAY OF DECEMBER, 2001.

VILLAGE ROYALE PROPERTIES L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: MILES G. CARTER, AUTHORIZED MEMBER

WITNESS: *Patrice Varzelle* BY: *Miles G. Carter*  
PRINTED NAME: PATRICE VARZELLE MILES G. CARTER, AUTHORIZED MEMBER

**ACKNOWLEDGMENT:**

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED MILES G. CARTER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF DECEMBER, 2001.

*Norma W. Howard*  
NOTARY PUBLIC, STATE OF OHIO

COMMISSION NUMBER N/A

MY COMMISSION EXPIRES: NO EXPIRATION DATE  
ATTORNEY AT LAW O.R.C. §147.03

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, ATTORNEYS TITLE INSURANCE FUND INC., AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAGE ROYALE PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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: 11-26-02  
NAME: ROBERT D. TRIVEDI  
TITLE: Attorney/Agent

**MORTGAGEE'S CONSENT:**

STATE OF \_\_\_\_\_  
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 RECORD BOOK 2303, PAGE 716 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 \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\*P.N.C. BANK, N.A.  
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]* BY: *[Signature]*  
NAME-TITLE: *C.J. Siple*  
*Senior Officer*  
*& Exec. V.P.*

WITNESS: *[Signature]*

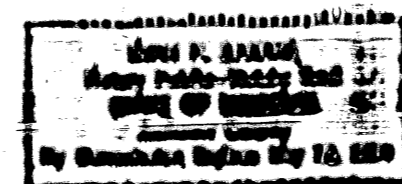
**ACKNOWLEDGMENT:**

STATE OF Missouri  
COUNTY OF Jackson

BEFORE ME PERSONALLY APPEARED C.J. Siple, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTED BY P.N.C. BANK, N.A., A NATIONAL BANKING ASSOCIATION, 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 19<sup>th</sup> DAY OF February, 2002.

NOTARY PUBLIC, STATE OF Missouri  
COMMISSION NUMBER N/A  
MY COMMISSION EXPIRES: 5/22/05



**CERTIFICATE OF REVIEW:**

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: *Norman J. Howard* DATE: May 5, 2003  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE NO. 5776

**VILLAGE OF ROYAL PALM BEACH APPROVALS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

**VILLAGE COUNCIL:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: DAVID A. LODWICK, MAYOR

**VILLAGE ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: RAYMOND C. LIGGINS JR., P.E., VILLAGE ENGINEER

**ATTEST:**

BY: MARY ANN GOULD, VILLAGE CLERK

**AREA SUMMARY:**

PARCEL 1	26,353.80 SQUARE FEET OR 0.605 ACRES ±
PARCEL 2	28,662.48 SQUARE FEET OR 0.658 ACRES ±
PARCEL 3	620,163.72 SQUARE FEET OR 14.24 ACRES ±
TOTAL AREA	675,180.90 SQUARE FEET OR 15.50 ACRES ±

**NOTES:**

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.

BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF ROYAL PALM BEACH FLORIDA ZONING CODE.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, WHICH BEARS SOUTH 88°10'42" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

LINE WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

THIS INSTRUMENT PREPARED BY: THOMAS J. BARRY IN AND FOR THE OFFICE OF CARNEY-NEUHAUS INC., 11911 US HIGHWAY ONE, SUITE 120 PALM BEACH GARDENS, FL. 33408.

**LEGEND AND ABBREVIATIONS:**

PG	PAGE
FND	FOUND
O/S	OFFSET
PB	PLAT BOOK
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
CM	CONCRETE MONUMENT
O.R.B.	OFFICIAL RECORD BOOK
F.P.L.	FLORIDA POWER AND LIGHT
LB #	LAND SURVEY BUSINESS NUMBER
PRM	PERMANENT REFERENCE MONUMENT
●	DENOTES SET IRON ROD & PLASTIC CAP NO. LB6770
■	DENOTES SET 4" X 4" CONCRETE MONUMENT NO. LB6770

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

*Thomas J. Barry* (2-17-01)  
THOMAS J. BARRY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4695

Village Royale Properties LLC

ATTORNEY'S TITLE INSURANCE FUND, INC.

\*P.N.C. BANK, N.A.

VILLAGE OF ROYAL PALM BEACH, FLORIDA, REVIEWING SURVEYOR

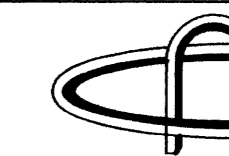
VILLAGE OF ROYAL PALM BEACH, FLORIDA

RAYMOND C. LIGGINS, JR. P.E., VILLAGE ENGINEER

DOROTHY WILKEN CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

THOMAS J. BARRY P.S.M. NO. 4695

**VILLAGE ROYALE SHOPPING CENTER PLAT**



CARNEY-NEUHAUS, INC.

11911 U.S. HIGHWAY ONE, SUITE 120, PALM BEACH GARDENS, FL 33408  
3050 BISCAYNE BOULEVARD, SUITE 200, MIAMI, FL 33133  
4101 N. ANDREWS AVE., SUITE 213, FORT LAUDERDALE, FL 33309  
TEL: (561) 955-1200 FAX: (561) 955-1209  
TEL: (305) 576-9950 FAX: (305) 576-9950  
TEL: (954) 565-0530 FAX: (954) 565-3924

FIELD	PROJ. # 86-099	F.B.	PG.
OFFICE LDS	DATE: 8-15-01	DWG. NO. COVER	
C'KD: DOC	REF:	SHEET: 1 of 2	