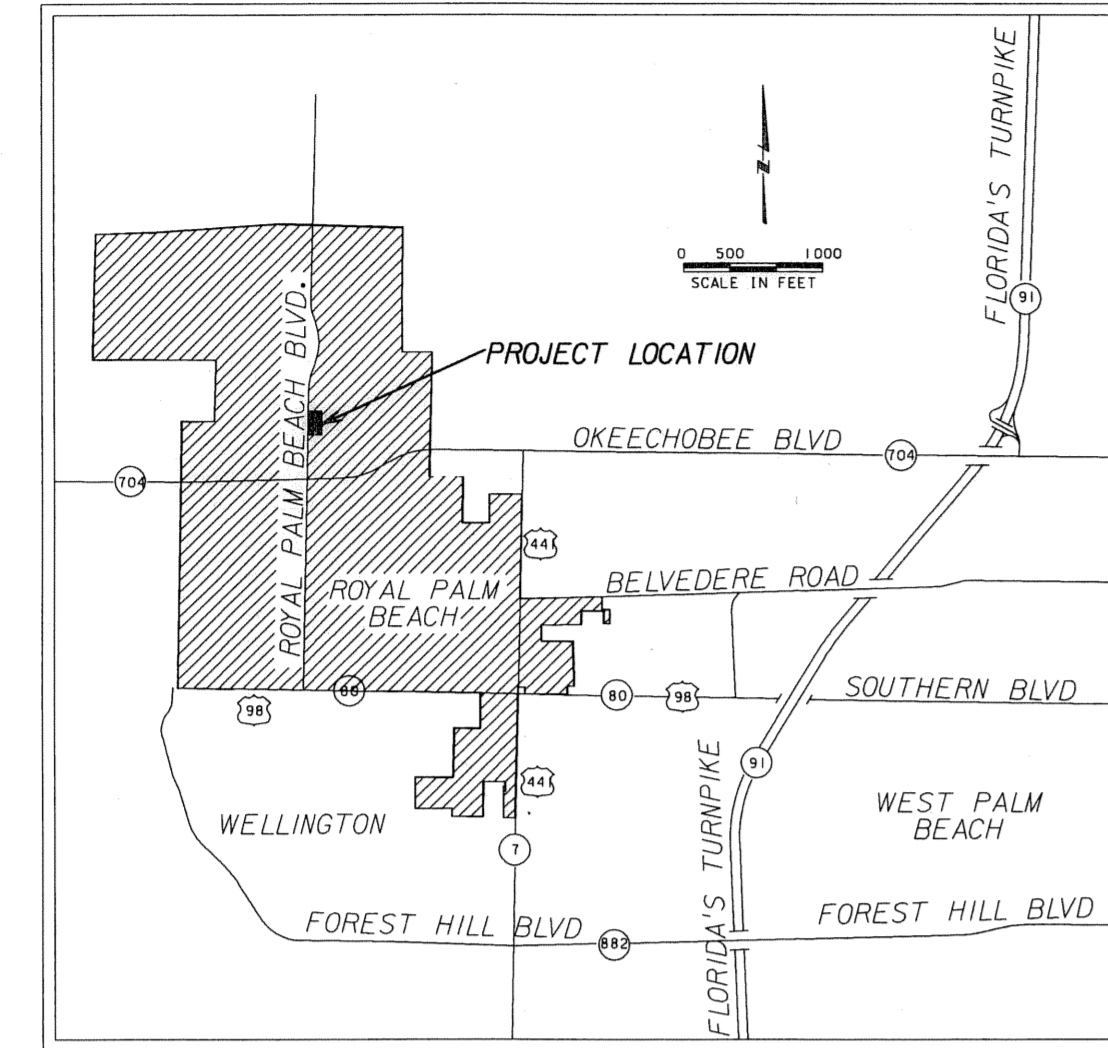


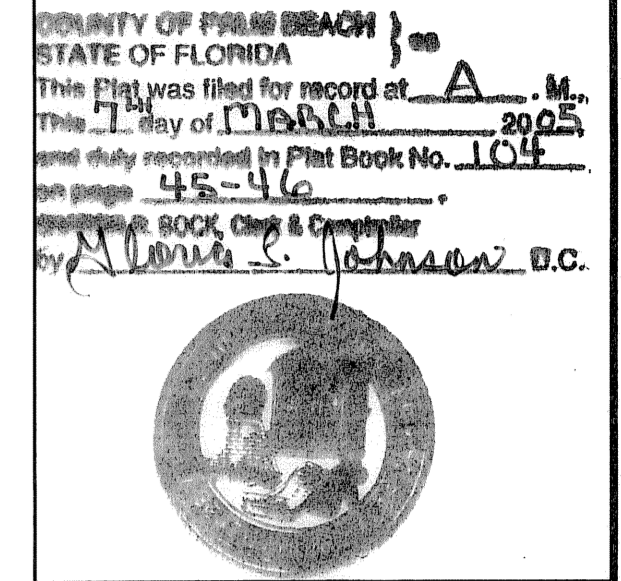
# VILLAGE PROFESSIONAL PARK

BEING A PARCEL OF LAND IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 209 AS SHOWN ON THE VILLAGE OF ROYAL PALM BEACH MASTER LAND USE PLAN

SHEET 1 OF 2



GENERAL LOCATION MAP



### LEGAL DESCRIPTION

A PARCEL OF LAND BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 209 AS SHOWN ON THE VILLAGE OF ROYAL PALM BEACH MASTER LAND USE PLAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ROYAL PALM BEACH BOULEVARD (AS NOW LAID OUT AND IN USE) AND THE CENTERLINE OF COUNTRY CLUB DRIVE (AS NOW LAID OUT IN USE), BOTH AS SHOWN ON PLAT OF "HAWTHORN II" AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°23'14" EAST ALONG THE SAID CENTER LINE OF COUNTRY CLUB DRIVE, A DISTANCE OF 78.00 FEET; THENCE SOUTH 0°36'46" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTRY CLUB DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG SAID ARC OF SAID CURVE A DISTANCE OF 39.27 FEET; THENCE SOUTH 0°36'46" WEST A DISTANCE OF 596.82 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 73°50'01" EAST A DISTANCE OF 258.93 FEET; THENCE NORTH 10°10'05" EAST A DISTANCE OF 162.99 FEET; THENCE SOUTH 75°07'15" EAST A DISTANCE OF 101.8 FEET; THENCE SOUTH 10°10'05" WEST, A DISTANCE OF 155.72 FEET; THENCE SOUTH 16°56'14" EAST, A DISTANCE OF 354.79 FEET TO THE PLATTED NORTHERLY LINE OF THE PLAT OF LAKEVIEW CENTER AS RECORDED IN PLAT BOOK 76, PAGE 172, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 72°27'36" WEST, A DISTANCE OF 245.44 FEET; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 151.20 FEET; THENCE SOUTH 0°36'46" WEST, A DISTANCE OF 49.62 FEET; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 80.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD; THENCE NORTH 0°36'46" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD, A DISTANCE OF 547.60 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 4.539 ACRES, MORE OR LESS.

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS VILLAGE PROFESSIONAL PARK, BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ALSO BEING A PORTION OF PARCEL 209 AS SHOWN ON THE VILLAGE OF ROYAL PALM BEACH MASTER LAND USE PLAN, 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 UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF ROYAL PALM BEACH, FPL, AND BELL SOUTH 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.

TRACT A, AS SHOWN HEREON, AND ANY OTHER COMMON AREA DEDICATED TO THE VILLAGE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC. PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR VILLAGE PROFESSIONAL PARK RECORDED IN THE PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK 16768, PAGES 1584, IS HEREBY RESERVED FOR THE VILLAGE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT AND COMMON AREA SERVING ABUTTING 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 VILLAGE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC. FOR THE ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES.

IN WITNESS WHEREOF, LAKE WELLINGTON PROFESSIONAL CENTER, 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 28 DAY OF February, 2005.

LAKE WELLINGTON PROFESSIONAL CENTER INC.,  
A FLORIDA CORPORATION  
BY: Richard C. Elliot PRESIDENT ATTEST: William Wright SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOT AND WILLIAM WRIGHT, 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 LAKE WELLINGTON PROFESSIONAL CENTER, 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 28 DAY OF February, 2005.

BY: Theresa A. Giltrou  
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: July 27, 2005

VILLAGE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC.  
ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS, US MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28 DAY OF February, 2005.

VILLAGE PROFESSIONAL PARK PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

BY: Richard C. Elliot PRESIDENT ATTEST: William Wright SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOT AND WILLIAM WRIGHT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF VILLAGE PROFESSIONAL PARK 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 28 DAY OF February, 2005.

BY: Theresa A. Giltrou  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: July 27, 2005

### 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 RECORDS BOOK 13315, AT PAGE(S) 1116 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF February, 2005.

BY: AK Small, Esq. VICE PRESIDENT

ATTEST: Anna L. Gillette

WITNESS: Anna L. Gillette

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Stavros P. Passa, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Florida Professional Park Property Owners Association, Inc. 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 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 28 DAY OF Feb., 2005.

BY: Anna L. Gillette  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: April 7, 2008

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Louis L. Hamby III, 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 LAKE WELLINGTON PROFESSIONAL CENTER, 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: Louis L. Hamby III DATE 2-1-05  
Louis L. Hamby III 1/12/05

### VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD; THIS 28 DAY OF March, 2005.

VILLAGE OF ROYAL PALM BEACH  
A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA  
BY: David Lodwick MAYOR ATTEST: Mary Anne Gould VILLAGE CLERK

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID LODWICK 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 28 DAY OF MARCH, 2005.

BY: David Lodwick NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: March 1, 2008

### VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF March, 2005.

BY: Raymond C. Liggins Jr., PE VILLAGE ENGINEER

### REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) 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 OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR Norman S. Howard DATE 2-8-05  
FLORIDA CERTIFICATE # 5715

### 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) AND MONUMENTS ACCORDING TO SEC. 177.091(5) 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 APPLICABLE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BY: James F. North DATE 2/10/05  
JAMES F. NORTH, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NORTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, 1402 ROYAL PALM BEACH BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

