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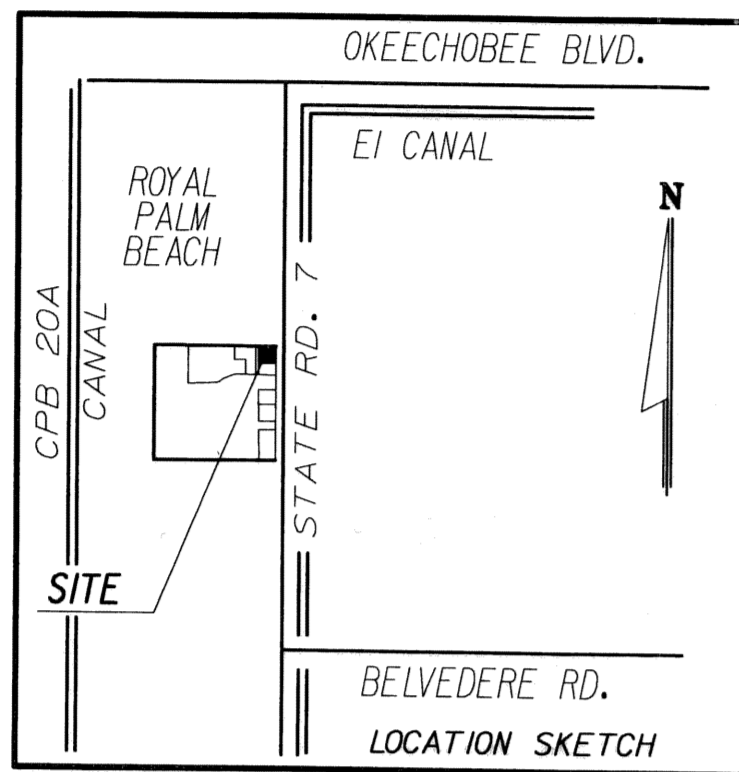
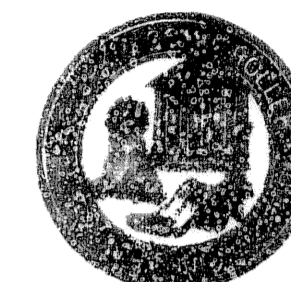
# REGAL CENTER, PLAT FIVE

A REPLAT OF PARCEL 5, REGAL CENTER PLAT THREE AS RECORDED IN PLAT BOOK 82, PAGES 151 AND 152 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:28 A.M.  
This 12th day of August, 2005  
and duly recorded in Plat Book No. 156  
on page 151-152  
SHARON R. BOSK Clerk & Comptroller  
by [Signature]



IN WITNESS WHEREOF, R.P.G. 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 15th DAY OF August, 2005.

R.P.G. OF SOUTH FLORIDA, INC.  
A FLORIDA CORPORATION

BY: [Signature] ATTEST: [Signature]  
RICHARD C. ELLIOTT PATRICIA ELLIOTT  
PRESIDENT SECRETARY

### 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 \_\_\_\_\_ AT PAGES \_\_\_\_\_ 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July, 2005.

FIDELITY FEDERAL BANK & TRUST, A FLORIDA CORPORATION

BY: [Signature] ATTEST: [Signature]  
NAME: STEVE L. EAST NAME: Reiner Jankowski  
TITLE: First Vice President TITLE: Comptroller and Asst. Supervisor

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Steve L. East WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS First Vice President OF FIDELITY FEDERAL BANK & TRUST, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF Aug, 2005.

BY: [Signature] Gina L. Gillette  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: April 7, 2008  
Commission # DD 30526

### 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 FLORIDA DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED TO R.P.G. 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: [Signature] 9/12/05  
LOUIS L. HAMBY, III DATE:  
5150 Souththrough  
7/20/05.

VILLAGE OF ROYAL PALM BEACH APPROVAL AND ACCEPTANCE OF DEDICATION 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 6th DAY OF October, 2005.

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

BY: [Signature] ATTEST: [Signature]  
DAVID LODWICK MARY ANNE GOULD  
MAYOR VILLAGE CLERK

### ACKNOWLEDGMENT:

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 6th DAY OF October, 2005.

BY: [Signature]  
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES:



### VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF SEPTEMBER, 2005.

BY: [Signature]  
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: [Signature] DATE: 8-17-05  
NORMAN J. HOWARD

FLORIDA CERTIFICATE # 5716

### 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. 177.09(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 APPLICABLE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH FLORIDA.

BY: [Signature] DATE: 7/27/05  
JAMES F. NOTH, PSM PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3871

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

### 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:

PARCEL 5, REGAL CENTER PLAT THREE, AS RECORDED IN PLAT BOOK 82, PAGES 151 AND 152 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.64 ACRES, MORE OR LESS.

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT R.P.G. OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS REGAL CENTER, PLAT FIVE, 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 UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF ROYAL PALM BEACH 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 LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS TO AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES.

THE SIGN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS TO AND MAINTENANCE OF THE SIGN.

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A COMMON TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE CROSS ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR INGRESS AND EGRESS OF VEHICULAR TRAFFIC. THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC. SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ACCESS WAY. THE CROSS ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE INVITEES OF THE FOLLOWING TWO PARCELS:

1-REGAL CENTER PLAT THREE, AS RECORDED IN PLAT BOOK 82, PAGE 151 AND 2-COUNTRY WEST PAD, AS RECORDED IN PLAT BOOK 40, PAGE 179.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND PATRICIA ELLIOTT, 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 R.P.G. 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 10th DAY OF August, 2005.

BY: [Signature]  
Cynthia L. Rush

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/08  
Commission #: DD 278916



THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC. ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF August, 2005.

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

BY: [Signature] ATTEST: [Signature]  
RICHARD C. ELLIOTT PATRICIA ELLIOTT  
PRESIDENT SECRETARY

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND PATRICIA ELLIOTT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE 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 OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE 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 THE SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF August, 2005.

BY: [Signature]  
Cynthia L. Rush  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 2-17-08  
Commission # DD 278916

