

SOUTHERN PALM CROSSING

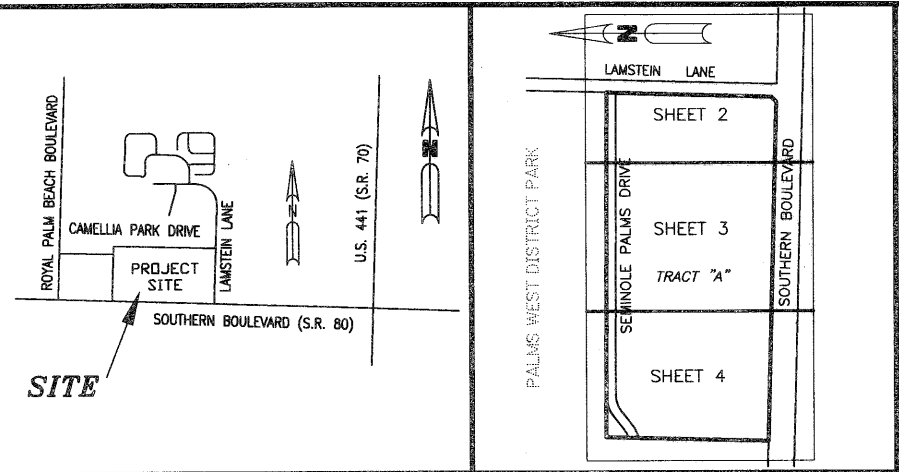
LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST.

VILLAGE OF ROYAL PALM BEACH,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 JANUARY, 2006

00072-029

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This Plat was filed for record at 2:23 AM
This day of May 2006
and duly recorded in Plat Book No. 107
on page 185-188
SHARON R. BOCK, Clerk & Comptroller
by *[Signature]* o.c.



LOCATION MAP

KEY MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CENTRE ON SOUTHERN, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS SOUTHERN PALM CROSSING, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°02'59" EAST ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 1163.32 FEET TO AN INTERSECTION WITH THE WEST CANAL RIGHT-OF-WAY PER QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2148, PAGE 1809; THENCE SOUTH 01°29'53" WEST 3749.67 FEET ALONG SAID CANAL RIGHT-OF-WAY TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (S.R. 80); THENCE NORTH 88°28'13" WEST ALONG SAID RIGHT-OF-WAY LINE 992.24 FEET, THENCE NORTH 88°27'11" WEST ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF SAID SECTION 36; THENCE NORTH 01°30'22" EAST ALONG THE WEST LINE OF SAID SECTION 36, WHICH IS ALSO THE CONTINUATION OF SAID RIGHT-OF-WAY LINE, AND THE EAST LINE OF A FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 372.82 FEET, THENCE DEPARTING SAID SECTION LINE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88°27'12" WEST A DISTANCE OF 380.00 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" OF "PALMS WEST DISTRICT PARK-ENTRANCE ROAD" PLAT AS RECORDED IN PLAT BOOK, 76, PAGES 149-152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS ALSO DESCRIBED AS REFERENCE POINT "A"; THENCE SOUTH 01°30'22" WEST ALONG THE EAST LINE OF SAID PLAT OF "PALMS WEST DISTRICT PARK - ENTRANCE ROAD" PLAT A DISTANCE OF 339.94 FEET, THENCE NORTH 88°29'38" WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, WHICH IS ALONG THE WEST LINE OF PARCEL "A" OF SAID PLAT; THENCE SOUTH 46°31'24" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (S.R. 80) A DISTANCE OF 46.39 FEET TO AN ANGLE POINT; THENCE NORTH 88°27'12" WEST ALONG SAID RIGHT-OF-WAY LINE 535.74 FEET; THENCE NORTH 88°27'53" WEST ALONG SAID RIGHT OF WAY LINE 1242.63 FEET; THENCE NORTH 88°17'03" WEST ALONG SAID RIGHT-OF-WAY LINE 378.07 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE NORTH 01°19'16" EAST ALONG SAID WEST LINE 1038.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF PALMS WEST DISTRICT PARK; THENCE SOUTH 89°44'01" EAST ALONG SAID SOUTH LINE 2193.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°30'27" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 29.36 FEET TO AN ANGLE POINT; THENCE SOUTH 01°30'22" WEST ALONG SAID WEST LINE 1025.68 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 53.473 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR THE CENTRE ON SOUTHERN, L.L.P. FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRE ON SOUTHERN, L.L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.
- TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PUBLIC STREET PURPOSES.
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR THE DRAINAGE OF PUBLIC STREETS AND FOR OPEN SPACE PURPOSES.
- 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 LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE GENERAL PARTNER THIS 17 DAY OF April 2006.

THE CENTRE ON SOUTHERN, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: CENTRE-SOUTHERN, INC., A FLORIDA CORPORATION
CORPORATE GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: MARK D. STANLEY
WITNESS: *[Signature]*
PRINT NAME: RICHARD DALE GEATZ JR.

BY: *[Signature]*
RICHARD D. GERTZ, PRESIDENT

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB6674

Seal THE CENTRE ON SOUTHERN, L.L.P. Seal NOTARY FOR THE CENTRE ON SOUTHERN, L.L.P. BANKUNITED, FSB Seal NOTARY FOR BANKUNITED, FSB SURVEYOR REVIEWING SURVEYOR VILLAGE ENGINEER VILLAGE OF ROYAL PALM BEACH

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RICHARD D. GERTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CENTRE-SOUTHERN, INC., CORPORATE GENERAL PARTNER OF SOUTHERN, L.L.P., 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 17 DAY OF April 2006.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Luisa E. Rodriguez

MY COMMISSION EXPIRES: November 9, 2007



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 18442, AT PAGE 409 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF April 2006.

WITNESS: *[Signature]* BANKUNITED, FSB

PRINT NAME: ARTHUR S. BIGGS

WITNESS: *[Signature]* BY: *[Signature]*

PRINT NAME: RICHARD GERTZ JR.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED, *[Signature]* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKUNITED, FSB, 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 28th DAY OF April 2006.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: YVONNE M. EFFENCH

MY COMMISSION EXPIRES: OCTOBER 9, 2008

COMMISSION NO. DD 360937

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; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (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 ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATE: 5/3/06 BY: *[Signature]*
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4190,
STATE OF FLORIDA

REVIEWING SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "SOUTHERN PALM CROSSING", AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: May 10, 2006 BY: *[Signature]*
NORMAN J. HOWARD, PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NUMBER 5776,
STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MICHAEL LISTICK ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE CENTRE ON SOUTHERN, L.L.P. 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 THIS PLAT.

LISTICK & KRALL, P.A.

BY: *[Signature]* DATE: April 3, 2006
MICHAEL LISTICK, FLORIDA BAR NO. 0100620

APPROVAL OF PLAT VILLAGE ENGINEER

THIS PLAT IS HEREBY RECOMMENDED FOR APPROVAL AND RECORDING PURSUANT TO THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

BY: *[Signature]* DATE: 5/18/06
RAYMOND C. LIGGINS JR., P.E.
VILLAGE ENGINEER

APPROVAL OF PLAT VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT SOUTHERN PALM CROSSING FOR RECORD.
DATED THIS 18th DAY OF MAY OF 2006.

BY: *[Signature]* ATTEST: *[Signature]*
DAVID A. LODWICK, MAYOR MARY ANNE GOULD, VILLAGE CLERK
[Signature]
Diana DeSantis, *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID A. 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 POLITICAL SUBDIVISION OF 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 FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF May 2006.



[Signature]
NOTARY PUBLIC
PRINT NAME: Christine Wax
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD 313108

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, WHICH BEARS S89°02'59"E.
- 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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 18829, PAGE 1909 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA