

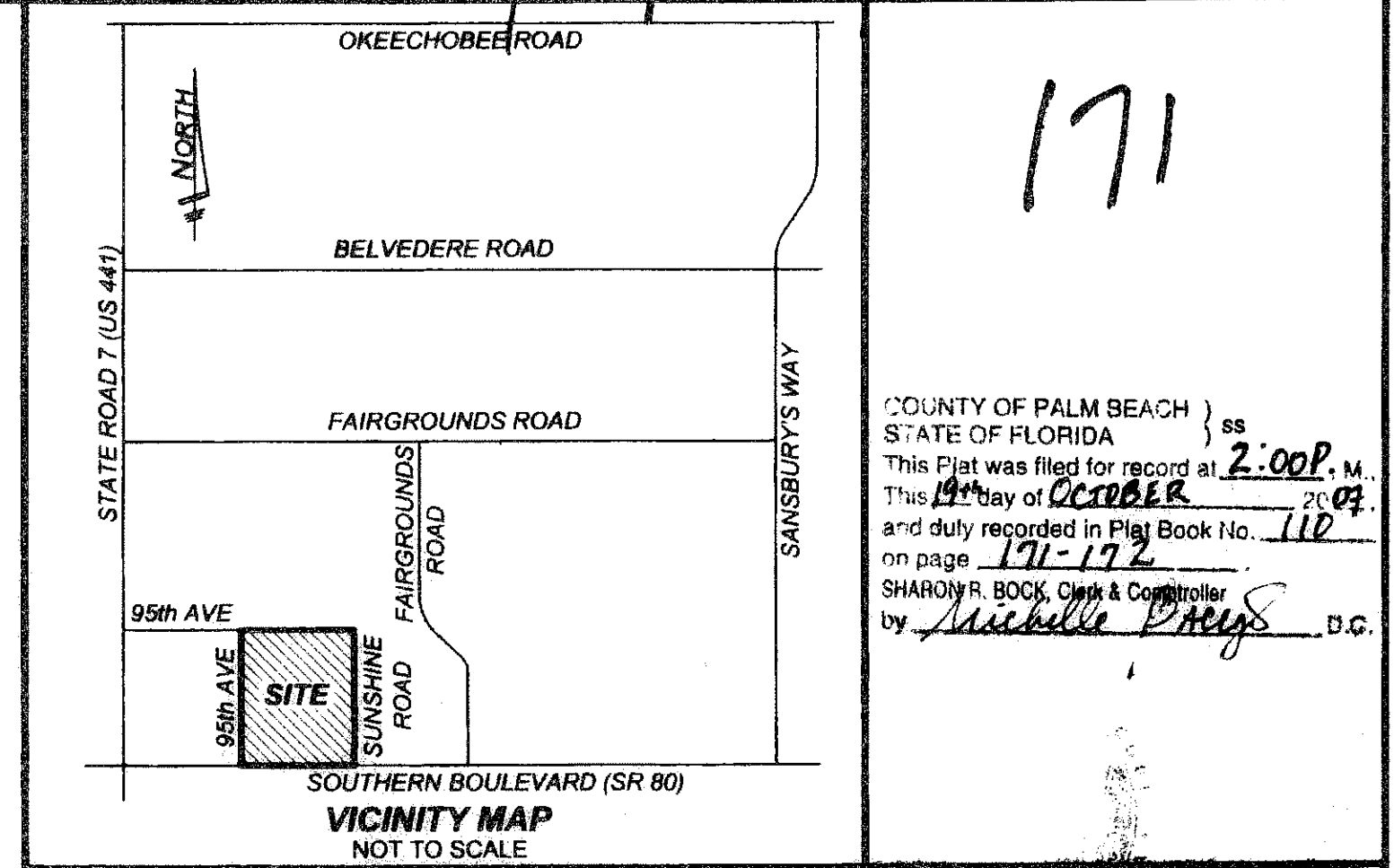
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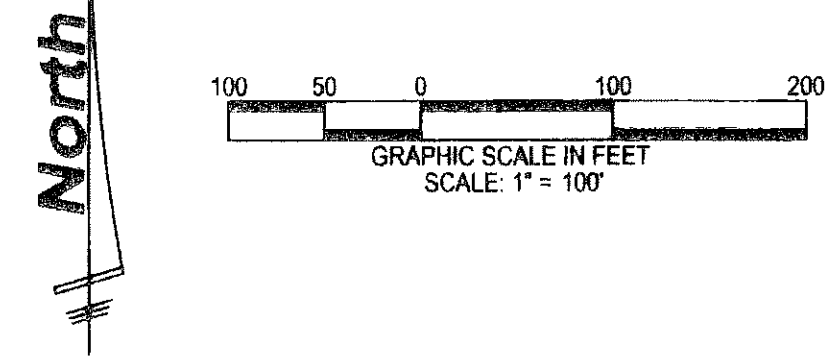
# PAG ROYAL PALM AUTOMOTIVE PARK

BEING A REPLAT OF UAG ROYAL PALM AUTOMOTIVE PARK, AS RECORDED IN PLAT BOOK 109, PAGE 123,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
OCTOBER, 2007 SHEET 1 OF 2

00072-041



COUNTY OF PALM BEACH } ss  
STATE OF FLORIDA }  
This Plat was filed for record at 2:00 P.M.  
This day of October 2007  
and duly recorded in Plat Book No. 110  
on page 171-172  
SHARON R. BOCK, Clerk & Controller  
by Michelle Priggs D.C.



### DEDICATION AND RESERVATION:

STATE OF MICHIGAN  
COUNTY OF OKLAHOMA  
KNOW ALL MEN BY THESE PRESENTS THAT PENSKE AUTOMOTIVE GROUP, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PAG ROYAL PALM AUTOMOTIVE PARK, BEING A REPLAT OF UAG ROYAL PALM AUTOMOTIVE PARK, AS RECORDED IN PLAT BOOK 109, PAGE 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,456,545 SQUARE FEET, OR 33.44 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 2) THE TEN FOOT WIDE UTILITY EASEMENT RUNNING ADJACENT TO AND PARALLEL WITH 95TH AVENUE, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 3) TRACT "WM", WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO THE PAG ROYAL PALM AUTOMOTIVE PARK PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) TRACT "S" IS HEREBY RESERVED BY PENSKE AUTOMOTIVE GROUP, INC., ITS SUCCESSORS AND OR ASSIGNS, FOR FUTURE SUNSHINE ROAD RIGHT-OF-WAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PENSKE AUTOMOTIVE GROUP, INC., ITS SUCCESSORS AND OR ASSIGNS.
- 5) THE SIGN EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF A VILLAGE WELCOME SIGN.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF OCTOBER, 2007.

WITNESS: Jeff Anderson  
PRINT NAME: JEFF ANDERSON  
WITNESS: Charlotte Widgren  
PRINT NAME: CHARLOTTE WIDGREN  
PENSKE AUTOMOTIVE GROUP, INC.  
A DELAWARE CORPORATION  
BY: Roger S. Penske, Jr.  
ROGER S. PENSKE, JR.  
EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF MICHIGAN  
COUNTY OF OKLAHOMA  
BEFORE ME PERSONALLY APPEARED ROGER S. PENSKE, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED employment AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF PENSKE AUTOMOTIVE GROUP, INC., A DELAWARE CORPORATION, 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 25th DAY OF October, 2007.  
MY COMMISSION EXPIRES: 10-15-07  
PRINT NAME: Lynnda Ruff  
NOTARY PUBLIC - STATE OF MI  
COMMISSION No.: 15084

### TITLE CERTIFICATION:

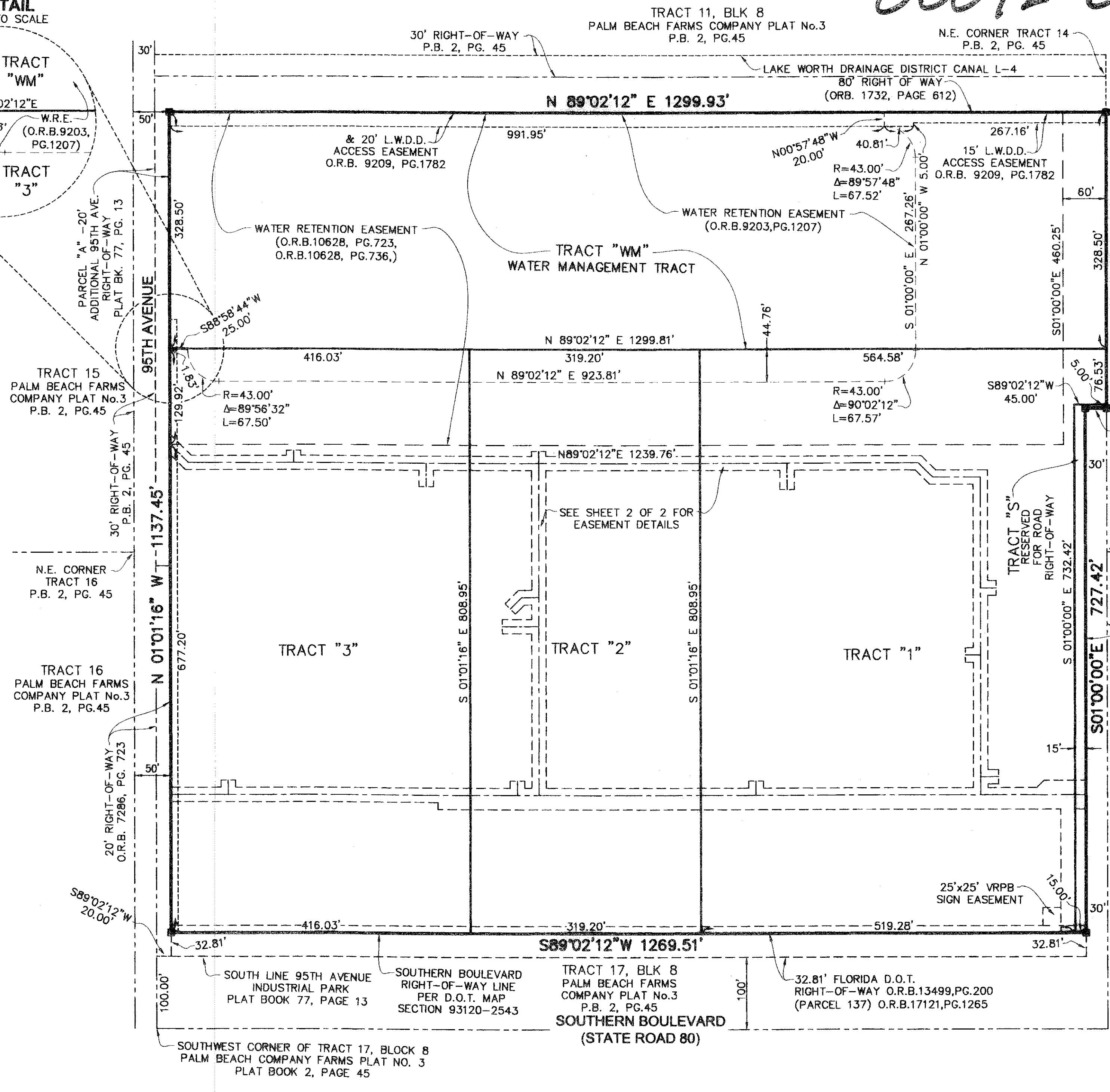
STATE OF FLORIDA  
COUNTY OF DADE  
I, DAVID E. SACKS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PENSKE AUTOMOTIVE GROUP, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASES OF RECORD NOT 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.

DATE: 10/9/07  
BY: David E. Sacks  
DAVID E. SACKS, ATTORNEY AT LAW  
FLORIDA BAR NO. 998189

### ACCEPTANCE OF DEDICATIONS:

STATE OF MICHIGAN  
COUNTY OF OKLAHOMA  
THE PAG ROYAL PALM AUTOMOTIVE PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, HEREBY ACCEPT THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 8 DAY OF OCTOBER, 2007.

WITNESS: Jeff Anderson  
PRINT NAME: JEFF ANDERSON  
WITNESS: Charlotte Widgren  
PRINT NAME: CHARLOTTE WIDGREN  
PAG ROYAL PALM AUTOMOTIVE PARK  
PROPERTY OWNERS ASSOCIATION, INC.  
BY: Roger S. Penske, Jr.  
PRINT NAME: ROGER S. PENSKE, JR.



TRACT 13, BLK 8  
PALM BEACH FARMS  
COMPANY PLAT No.3  
P.B. 2, PG.45

N.E. CORNER  
TRACT 17  
P.B. 2, PG. 45

TRACT 18, BLK 8  
PALM BEACH FARMS  
COMPANY PLAT No.3  
P.B. 2, PG.45

### LEGEND:

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG. = PAGE
- FND. = FOUND
- = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)
- U.E. = UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- ROW = RIGHT-OF-WAY
- C/L = CENTERLINE
- PBC = PALM BEACH COUNTY
- PRM = PERMANENT REFERENCE MONUMENT
- CM = CONCRETE MONUMENT
- POB = POINT OF BEGINNING
- SECT = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- BLK = BLOCK
- No = NUMBER
- DOT = DEPARTMENT OF TRANSPORTATION
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- VRPB = VILLAGE OF ROYAL PALM BEACH
- WRE = WATER RETENTION EASEMENT

### SURVEYOR'S CERTIFICATION:

STATE OF PALM BEACH  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 ACCORDING TO SECTION 177.09(1), FLORIDA STATUTES, WILL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BY: Wray D. Jordan  
WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LB No. 4244  
LIDBERG LAND SURVEYING, INC.  
675 WEST INDIANTOWN ROAD SUITE 200, JUPITER, FLORIDA 33458  
CERTIFICATE OF AUTHORIZATION LB No. 4431

### 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: Raymond Liggins, Jr.  
RAYMOND LIGGINS, JR., P.E.  
VILLAGE ENGINEER  
DATE: 10/10/07

### APPROVAL OF PLAT VILLAGE OF ROYAL PALM BEACH:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF PAG ROYAL PALM AUTOMOTIVE PARK FOR RECORD.  
BY: David A. Lodwick  
DAVID A. LODWICK, MAYOR  
ATTEST: Diane DiSanto  
DIANE DISANTO, VILLAGE CLERK

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°01'16" WEST ALONG THE WEST LINE OF 95TH AVENUE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 77, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES.
- 3) THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE ASSOCIATION DOCUMENTS OF THE PAG ROYAL PALM AUTOMOTIVE PARK PROPERTY OWNERS ASSOCIATION, INC. AND OR ANY SUB ASSOCIATIONS THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

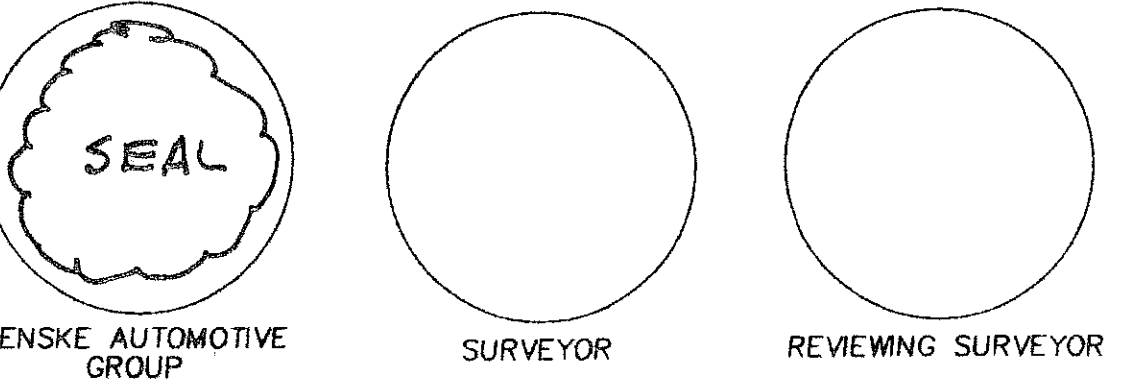
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

### ACKNOWLEDGMENT:

STATE OF MICHIGAN  
COUNTY OF OKLAHOMA  
BEFORE ME PERSONALLY APPEARED Roger S. Penske, Jr. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED employment AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE PAG ROYAL PALM AUTOMOTIVE 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 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 25th DAY OF October, 2007.  
MY COMMISSION EXPIRES: 10-14-07  
PRINT NAME: Lynnda Ruff  
NOTARY PUBLIC - STATE OF MI  
COMMISSION No.: 15084

THIS INSTRUMENT PREPARED BY WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER, IN THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. (561) 746-8454. CERTIFICATE OF AUTHORIZATION No. LB 4431.



### REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 "PAG ROYAL PALM AUTOMOTIVE PARK", AS REQUIRED BY CHAPTER 177.09(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.  
BY: W. Howard 10-10-07  
W. HOWARD  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LB No. 5776

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200  
Jupiter, Florida 33458 TEL: 561-746-8454

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OFF	W.D.J.		JOB 99-122-306A
CKD	W.D.J.	SHEET 1 OF 2	DATE 05/30/2007
			DWG D99-122PP