

REGAL CENTER PLAT TWO

149

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:

Commence at the southeast corner of the northeast quarter of said Section 25; thence North 00°38'22" East, along the east line of said northeast quarter of Section 25, a distance of 1035.46 feet; thence departing said east line of the northeast quarter of Section 25, North 89°53'51" West, along a line parallel with and 358.00 feet north of the north line of the Plat of Royal Palm Beach Business Park recorded in Plat Book 52, page 72, Public Records of Palm Beach County, Florida, a distance of 101.59 feet, to the existing west right of way line of State Road 7, as recorded in Deed Book 842, page 178 and Deed Book 843, page 90, and the Point Of Beginning;

thence continuing North 89°57'51" West along said line parallel with and 358.00 feet north of the north line of the Plat of Royal Palm Beach Business Park, a distance of 260.02 feet; thence departing said line North 00°44'16" East along a line parallel with and 260.00 feet west of the west right-of-way line of State Road 7, a distance of 430.62 feet; thence South 89°55'24" East, along a line parallel with and 566.48 feet south of the south line of the Plat of Country West P.U.D. as recorded in Plat Book 40, Pages 179 and 180, Public Records of Palm Beach County, Florida, a distance of 260.02 feet to the aforementioned west right of way line of State Road 7; thence South 00°44'16" West, along said west right of way line of State Road 7, a distance of 430.43 feet to the Point Of Beginning.

Containing 2.57 acres, more or less.

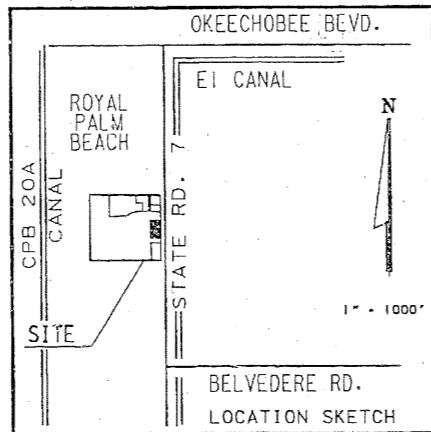
BEING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
MAY, 1998 SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION OWNERS OF THE LAND SHOWN HEREON AS REGAL CENTER PLAT TWO, 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 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 THE ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES.



IN WITNESS WHEREOF, ABSOLUTE HOLDINGS 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 10th DAY OF June 1998.

ABSOLUTE HOLDINGS OF SOUTH FLORIDA, INC.
A FLORIDA CORPORATION

BY: Richard C. Elliott ATTEST: Kerry Roberge
PRESIDENT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND KERRY ROBERGE, 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 ABSOLUTE HOLDINGS 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 June 1998.

BY: Marie A. C. Hill Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC.
ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF June 1998.

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

BY: Richard C. Elliott ATTEST: William E. Wright
PRESIDENT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND WILLIAM E. WRIGHT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF 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 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 10th DAY OF June 1998.

BY: Marie A. C. Hill Miller
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EDWARD D. WELCH, ESQ., 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 ABSOLUTE HOLDINGS 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: Edward D. Welch, Esq. DATE: June 10, 1998



COUNTY OF PALM BEACH) ss.
STATE OF FLORIDA)
This Plat was filed for record at 12:37 P.M.
this 10th day of June 1998
and duly recorded in Plat Book No. 82
on page 141-150
DOROTHY H. WILKEN, Clerk of Court
by: [Signature]

VILLAGE OF ROYAL PALM BEACH
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD THIS 10th DAY OF June 1998.

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

BY: Anthony R. Masilotti ATTEST: Mary Anne Gould
MAYOR VILLAGE CLERK

VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF June 1998.

BY: Richard J. Tuttle
RICHARD J. TUTTLE, PE
VILLAGE ENGINEER

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF June 1998.

BY: John Wasukonis
JOHN WASUKONIS, CHAIRMAN PLANNING & ZONING

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY R. MASILOTTI 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 10th DAY OF June 1998.

BY: Kathleen M. Pettit
Kathleen M. Pettit
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES:



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) 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. Noth
JAMES F. NOTH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.

SEAL CLERK OF THE CIRCUIT COURT	SEAL ABSOLUTE HOLDINGS	SEAL REGAL CENTER PROPERTY OWNERS ASSOCIATION, INC.	SEAL NOTARY	SEAL VILLAGE OF ROYAL PALM BEACH	SEAL SURVEYOR	SEAL VILLAGE ENGINEER	CROSSROADS ENGINEERING & SURVEYING, INC.
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