

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, OWNERS OF THE LAND SHOWN HEREON, AS VILLAGE CORNER MUPD, BEING A REPLAT OF A PORTION OF TRACTS 56 AND 57, BLOCK 24, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 19, 20, 29 AND 30 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TRACTS 56 AND 57, BLOCK 24, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 56, BLOCK 24, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES, 37 MINUTES, 18 SECONDS EAST ALONG THE EAST LINE OF SAID TRACTS 56 AND TRACT 57, BLOCK 24, OF SAID PALM BEACH FARMS COMPANY PLAT No. 3, A DISTANCE OF 1251.68 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG A LINE THAT IS 62.0 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF CONSTRUCTION FOR LAKE WORTH ROAD, AS SHOWN ON ROAD PLAT BOOK 1, PAGE 128 OF SAID PUBLIC RECORDS, A DISTANCE OF 287.57 FEET; THENCE NORTH 77 DEGREES, 07 MINUTES, 12 SECONDS WEST, A DISTANCE OF 12.86 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG A LINE THAT IS 65.0 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF CONSTRUCTION FOR LAKE WORTH ROAD, A DISTANCE OF 280.00 FEET; THENCE NORTH 45 DEGREES, 38 MINUTES, 12 SECONDS WEST ALONG THE NORTH LINE OF THE ADDITIONAL RIGHT OF WAY FOR LAKE WORTH ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11507 PAGE 780 OF SAID PUBLIC RECORDS, A DISTANCE OF 56.59 FEET; THENCE NORTH 00 DEGREES, 39 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY FOR LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5936, PAGE 1405 OF SAID PUBLIC RECORDS, A DISTANCE OF 345.00 FEET; THENCE NORTH 01 DEGREE, 34 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT OF WAY FOR LYONS ROAD, A DISTANCE OF 38.82 FEET; THENCE NORTH 00 DEGREES, 37 MINUTES, 18 SECONDS WEST ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY FOR LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11507, PAGE 770 OF SAID PUBLIC RECORDS, A DISTANCE OF 206.19 FEET; THENCE NORTH 01 DEGREE, 32 MINUTES, 20 SECONDS WEST ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY FOR LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11507, PAGE 770 OF SAID PUBLIC RECORDS, A DISTANCE OF 230.91 FEET; THENCE NORTH 00 DEGREES, 39 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE ADDITIONAL RIGHT OF WAY FOR LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5936, PAGE 1405 OF SAID PUBLIC RECORDS, A DISTANCE OF 387.90 FEET; THENCE NORTH 89 DEGREES, 24 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 56, BLOCK 24, A DISTANCE OF 624.98 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.84 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A" AS SHOWN HEREON IS HEREBY RESERVED FOR HERBERT F. KAHLERT; AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY,

WATER MANAGEMENT TRACT No. 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIVIDUALS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 11514, PAGE 880, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID INDIVIDUALS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

VILLAGE CORNER MUPD

BEING A REPLAT OF A PORTION OF TRACTS 56 AND 57, BLOCK 24, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 19,20,29 AND 30 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH

COUNTY, FLORIDA

JUNE 1999

SHEET 1 OF 2

APPROVAL:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 10 DAY OF JANUARY, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

SURVEYOR'S NOTES:

- 1. PLAT POSITION AND ORIENTATION
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990
ADJUSTMENT AS RE-ADJUSTED BY P.B. COUNTY IN 1998
C. ZONE = FLORIDA EAST
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES ARE GROUND
G. SCALE FACTOR = 1.0000233
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
I. ROTATION TO GRID NORTH
N 00°37'18"W (PLAT BEARING) 0°21'27" COUNTER CLOCKWISE
N 00° 58'45"W (GRID BEARING) ROTATION (PLAT TO GRID)
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [X] PRM LB 4318
3. BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED BEARING OF N 00° 37' 18" W AS SHOWN ON THE CENTER LINE OF LYONS ROAD, SAID CENTERLINE ALSO BEING THE CENTERLINE OF A 50' RIGHT OF WAY AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT No.3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS AND PER RESOLUTION No. 99-0527
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. 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.
7. 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, FLORIDA.
8. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.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 PALM BEACH COUNTY, FLORIDA.

DATE: 12/21/99

GARY A. RAGER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4828

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.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON, ARE HEREBY RESERVED FOR HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF HERBERT F. KAHLERT; AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, WITH WILL RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, HERBERT F. KAHLERT; AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT. HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 10th DAY OF NOVEMBER 1999.

BY: Herbert F. Kahlert, Karl A. Kahlert, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND AS CO-TRUSTEE

WITNESS: Lois P. Divita

WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT AND KARL A. KAHLERT WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 1999.

MY COMMISSION EXPIRES: 8/26/2003
Comm. # CC 866686

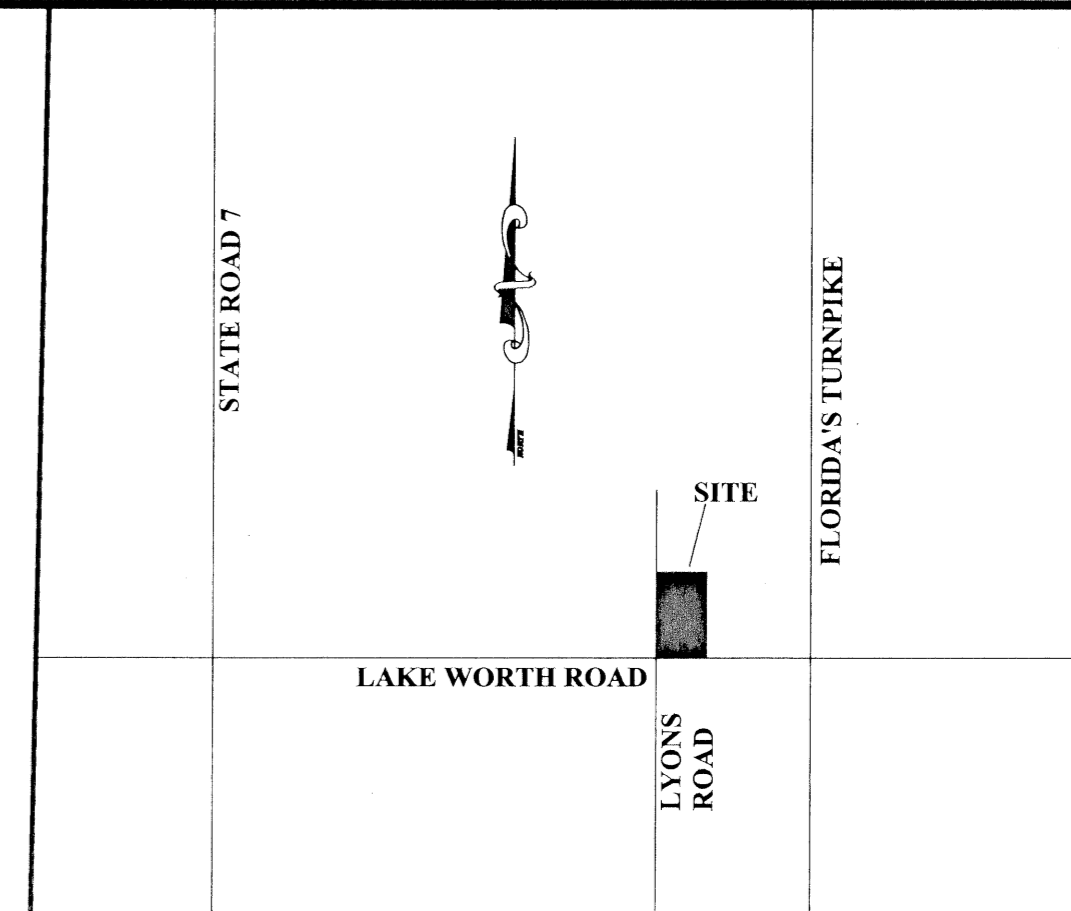
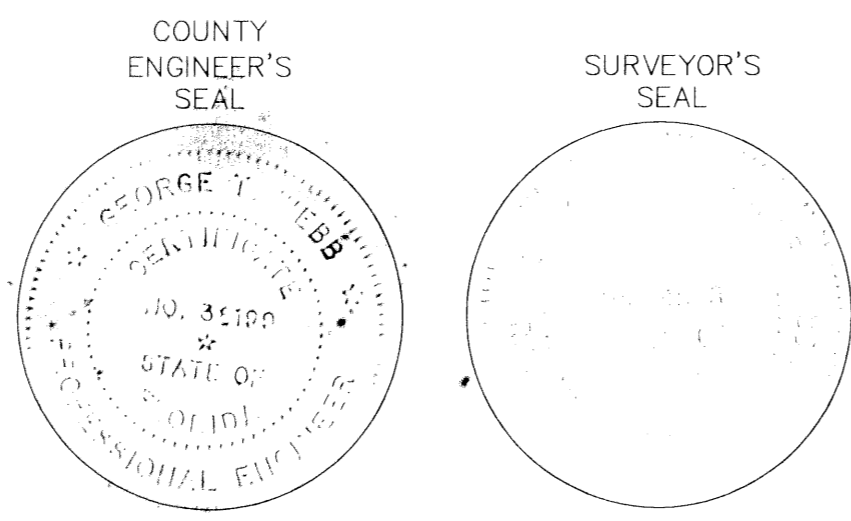
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ELEANOR B. HALPERIN, 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 THE TITLE TO THE PROPERTY IS VESTED IN HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 18 November 1999

ELEANOR B. HALPERIN, ESQUIRE



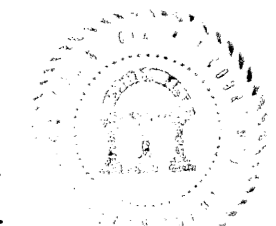
LOCATION MAP NOT TO SCALE

COUNTY OF PALM BEACH ) ss
STATE OF FLORIDA )
This Plat was filed for record at 4:45 P.M.
this 11 day of January, 2000
and duly recorded in Plat Book No. 87
on page 20-21
DOROTHY H. WILKEN, Clerk of Circuit Court
by: [Signature]

LAND USE:

Table with 2 columns: Description and Area. Includes Parcel 'A' (14.04 ac), Water Management Tract (3.80 ac), and Total (17.84 ac).

PPD 98-077
ZONING CL/MUPD
FUTURE LAND USE CL/2



Subdivision Village Corner MUPD
Book 87
Flood Zone 8
Quadr # 48
SE 90-217
FUD Name Village Corner

Village Corner MUPD
NICK MILLER, INC.
Surveying & Mapping Consultants
SHEET NO. 1 OF 2
SCALE: 1"=60'
DATE: JUNE 1999
JOB NO. 98017a
FILE: 98017a-1.dwg