

# LOWE'S HOME CENTER - TRACT 1 REPLAT

BEING A REPLAT OF TRACT 1 OF "LOWE'S HOME CENTER" - PLAT BOOK 87, PAGE 193

SITUATE IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST

VILLAGE OF ROYAL PALM BEACH

PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 2003 SHEET 1 OF 2

## DEDICATION:

KNOWN BY ALL THESE PRESENTS THAT STERLING BANK, F.S.B., OWNER OF THE LANDS SHOWN HEREON, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOWE'S HOME CENTER - TRACT 1 REPLAT, BEING A REPLAT OF TRACT 1, LOWE'S HOME CENTER, AS RECORDED IN PLAT BOOK 87, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO DEDICATE AS FOLLOWS:

## EASEMENTS AND MAINTENANCE RESPONSIBILITIES

1. 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.

2. THE WATER EASEMENT AND SEWER EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

3. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND/OR ASSIGNS.

4. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. THE ENTIRETY OF OUTPARCELS 1A AND 1B AS SHOWN HEREON, FORMERLY OUTPARCEL 1, ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND DRAINAGE SYSTEMS AS NECESSARY TO PROPERLY SERVICE SAID PARCELS BOTH SINGULARLY AND JOINTLY.

6. OUTPARCELS 1A AND 1B AS SHOWN HEREON, FORMERLY OUTPARCEL 1 OF THE LOWE'S CENTER PCD, ARE HEREBY DEDICATED TO BE MUTUALLY SERVED BY A RECIPROCAL CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS AND PARKING, AS RECORDED IN OFFICIAL RECORDS BOOK 11208, PAGE 1170, AS RECORDED IN THE PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA.

7. MAINTENANCE RESPONSIBILITIES FOR OUTPARCEL 1A AND 1B, FORMERLY OUTPARCEL 1 OF THE LOWE'S CENTER PCD, SHALL BE BORNE BY THE OWNERS OF THE PLATTED LANDS AS ALLOCATED BY THE CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED IN OFFICIAL RECORDS BOOK 11208, PAGE 1132 AND AS EVIDENCED BY THE "CONSENT, JOINDER AND AGREEMENT OF OWNER" RECORDED IN OFFICIAL RECORDS BOOK 11208, PAGE 1170, BOTH AS RECORDED IN THE PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA, SUCH "CONSENT, JOINDER AND AGREEMENT OF OWNERS" HAVING BEEN DULY EXECUTED BY CAR SPA ROYAL PALM BEACH, L.L.C., TO WHICH STERLING BANK, F.S.B., IS A SUCCESSOR-IN-TITLE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30<sup>th</sup> DAY OF September, 2003.

WITNESS: Clayton Gerdoc BY: David Albright  
PRESIDENT

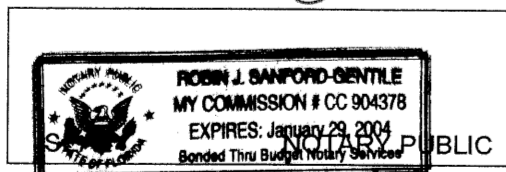
## ACKNOWLEDGEMENT AND ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED STERLING BANK, F.S.B. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF STERLING BANK AND SEVERALLY TO AND BEFORE ME 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 30<sup>th</sup> DAY OF September, 2003

MY COMMISSION EXPIRES 1/29/04 DATE [Signature]  
NOTARY PUBLIC



## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON.

DATED THIS 10<sup>th</sup> DAY OF JUNE, 2003

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham ATTEST: Awilda Rodriguez  
MAYOR VILLAGE CLERK

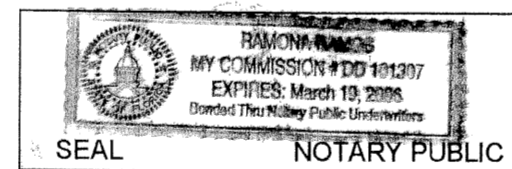
## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA 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 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 10<sup>th</sup> DAY OF JUNE, 2003

MY COMMISSION EXPIRES 3/19/06 DATE [Signature]  
NOTARY PUBLIC



## VILLAGE ENGINEER OF WELLINGTON:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14<sup>th</sup> DAY OF OCTOBER, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

DATE: 10-14-03

[Signature]  
GARY R. CLOUGH, P.E.

## VILLAGE OF VILLAGE ROYAL PALM BEACH APPROVALS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD

THIS 6<sup>th</sup> DAY OF November, 2003.

BY: David A. Ludwick ATTEST: Mary Anne Gobid  
MAYOR VILLAGE CLERK

## VILLAGE OF ROYAL PALM BEACH ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4<sup>th</sup> DAY OF Nov, 2003

BY: Raymond C. Liggins  
VILLAGE ENGINEER

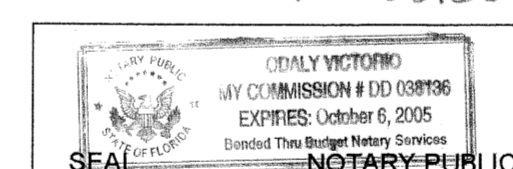
## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David A. Ludwick AND Raymond C. Liggins Jr WHO ARE PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, 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 SAID 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 TO SAID INSTRUMENT 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 4<sup>th</sup> DAY OF November, 2003

MY COMMISSION EXPIRES 10/6/05 DATE [Signature]  
NOTARY PUBLIC DD038136

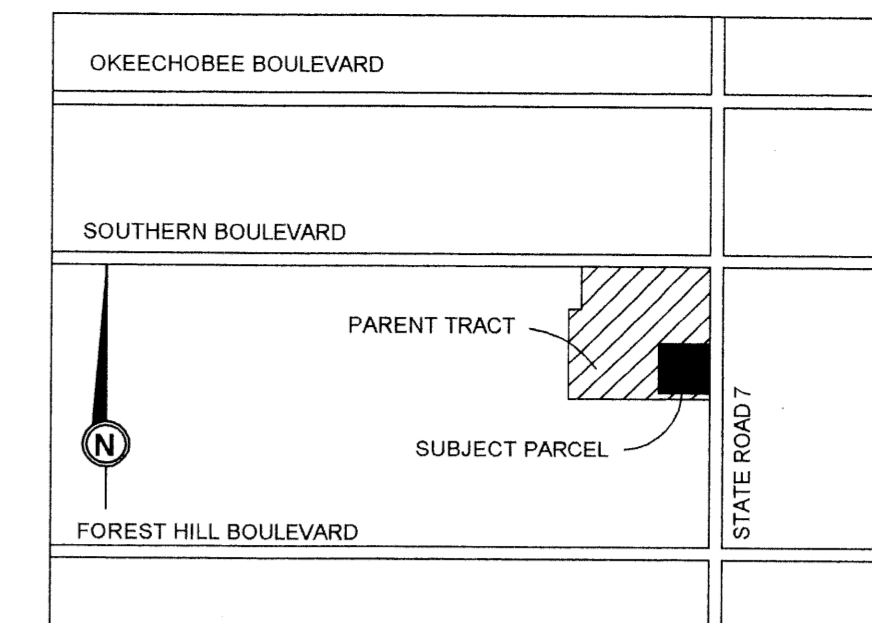


## VILLAGE SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 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: N. Howard  
NORMAN J. HOWARD  
FLORIDA CERTIFICATE NO. 5776

DATE: 11-03-03



LOCATION MAP - NOT TO SCALE

## SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON A MERIDIAN ASSUMING NORTH 01°34'05" EAST ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND AS SHOWN ON THE PLAT OF LOWE'S HOME CENTER - PLAT BOOK 87, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN PRIOR APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS AS REQUIRED BY SECTION 8.20.B.14.

3. 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 THIS COUNTY.

4. PERMANENT REFERENCE MONUMENTS (P.R.M.'s - LS# 5639) ARE SHOWN THUS: ■

## 5. LEGEND:

AL - ARC LENGTH	P - PLAT
CL - CENTER LINE	PB - PLAT BOOK
CF - CALC FROM FIELD MEASURE	PC - POINT OF CURVATURE
CR - CALC FROM RECORD INFO	PCC - POINT OF COMPOUND CURVATURE
DB - DEED BOOK	PCP - PERMANENT CONTROL POINT
DE - DRAINAGE EASEMENT	PK - PARKER KALON NAIL
DME - DRAINAGE MAINTENANCE EASEMENT	PL - PROPERTY LINE
Δ - CENTRAL ANGLE	POB - POINT OF BEGINNING
EASE - EASEMENT	POC - POINT OF COMMENCEMENT
FF - FINISHED FLOOR	PRC - POINT OF REVERSE CURVATURE
FND - FOUND	PT - POINT OF TANGENCY
FPL - FLORIDA POWER & LIGHT	R/W - RIGHT OF WAY
L - LEGAL	RP - RADIUS POINT
M - MEASURED	SBR - SOUTHERN BELL RISER
OHC - OVERHEAD POWER CABLE	UE - UTILITY EASEMENT
ORB - OFFICIAL RECORDS BOOK	W/C - WITNESS CORNER
	W/M - WATER METER

6. SUMMARY INFORMATION:  
TOTAL NUMBER OF LOTS: 2  
APPROXIMATE SIZE OF EACH LOT: 135 FEET BY 271 FEET  
SQUARE FOOTAGE OUTPARCEL 1A: 40,454 SQUARE FEET (0.93 ACRES)  
SQUARE FOOTAGE OUTPARCEL 1B: 35,551 SQUARE FEET (0.82 ACRES)

## SURVEYOR'S CERTIFICATION:

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 SECTION 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: 9/25/03  
[Signature]  
ANDREW SNYDER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5639

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL W. SIMON, 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 TO BE VESTED IN STERLING BANK, F.S.B., A FEDERAL SAVINGS BANK, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 9/30/2003 BY: [Signature]  
MICHAEL W. SIMON  
SIMON, SIGALOS & SPYREDES, P.A.  
ATTORNEY AT LAW  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY ANDREW SNYDER, P.S.M. IN THE OFFICES OF LANDTECH SURVEYING & INSPECTIONS, 1500 NW 62ND STREET, SUITE 511, FORT LAUDERDALE, FLORIDA 33309



1500 NW 62ND STREET SUITE 511  
FORT LAUDERDALE, FLORIDA 33309  
(954) 776-6766 - FAX: (954) 776-4660  
LANDTECHSURVEY.COM

