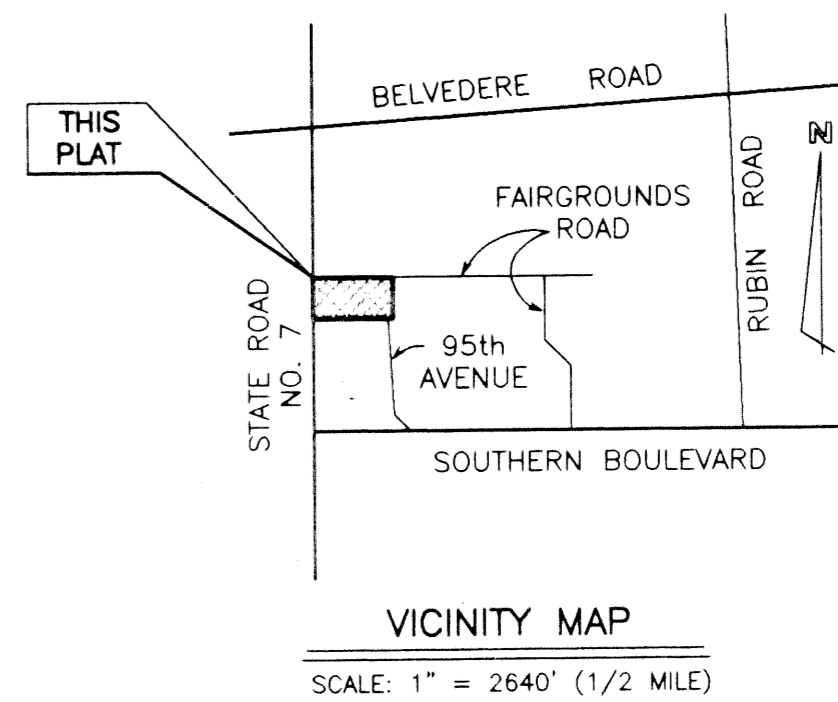


# CORAL SKY PLAZA

A REPLAT OF A PORTION OF TRACTS 8, 9, 10 AND 11, BLOCK 8,  
PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGES 45 THROUGH 54)  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2 SHEETS



# 120

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:05 P.M. on the 14th day of October 1998.  
and duly recorded in Plat Book No. 83 on page 120-121.  
DOROTHY H. WILKINSON, Clerk of Circuit Court  
by *Suzanne H. Kelly* D.C.

### DEDICATION - PARCEL "A", PARCEL "B" AND PARCEL "C"

KNOW ALL MEN BY THESE PRESENTS THAT FAIRGROUNDS ASSOCIATES LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE FOLLOWING DESCRIBED PORTION OF THE LANDS SHOWN HEREON AS "CORAL SKY PLAZA", LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 8, 9 AND 10, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 9, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, THENCE NORTH 89°01'09" EAST (THE WEST LINE OF SAID SECTION 31 BEARS NORTH 01°33'58" EAST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) ALONG THE NORTH LINE OF SAID TRACT 9 A DISTANCE OF 100.10 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°01'09" EAST ALONG SAID NORTH LINE A DISTANCE OF 885.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 8, AND BEING 45.48 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 8; THENCE SOUTH 01°01'16" EAST ALONG A LINE PARALLEL WITH AND 45.48 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 608.00 FEET; THENCE SOUTH 89°01'09" WEST FOR 189.69 FEET; THENCE SOUTH 00°58'51" EAST FOR 36.57 FEET; THENCE SOUTH 89°01'09" WEST FOR 145.37 FEET; THENCE SOUTH 00°58'51" EAST FOR 54.43 FEET; THENCE SOUTH 89°01'09" WEST FOR 581.47 FEET TO A POINT 100.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, AS LAID OUT AND NOW IN USE; THENCE NORTH 01°33'58" EAST ALONG A LINE BEING 100.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 9 AND 10, A DISTANCE OF 699.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS WITHIN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,

CONTAINING 13.877 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, FAIRGROUNDS ASSOCIATES LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF October, 1998.

FAIRGROUNDS ASSOCIATES LTD  
BY: FAIRGROUNDS GP LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: GOODMAN PROPERTIES, INC., ITS MANAGER

BY: *Garry L. Witt*  
GARRY L. WITT, VICE PRESIDENT AND ASSISTANT SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARRY L. WITT, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF GOODMAN PROPERTIES, INC., THE MANAGER OF FAIRGROUNDS GP LLC, THE GENERAL PARTNER OF FAIRGROUNDS ASSOCIATES LTD, A FLORIDA LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF October, 1998.

MY COMMISSION EXPIRES 1-1-2000.

*Doranne M. Garvin*  
NOTARY PUBLIC

OFFICIAL NOTARY SEAL  
DORANNE M. GARVIN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC68883  
MY COMMISSION EXPIRES JAN. 1, 2000

### TITLE CERTIFICATION- PARCEL "A", PARCEL "B" AND PARCEL "C":

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DOUG MAREK, 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 TO FAIRGROUNDS ASSOCIATES LTD, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND I FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BY: *Doug Marek*  
DOUG MAREK, ESQUIRE  
FLORIDA BAR NO. 035180

OFFICIAL NOTARY SEAL  
WILLY J. GROSSER  
BY COMMISSION OF DE 87754  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC68883  
MY COMMISSION EXPIRES JAN. 1, 2000

OFFICIAL NOTARY SEAL  
DORANNE M. GARVIN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC68883  
MY COMMISSION EXPIRES JAN. 1, 2000

RANGER CONSTRUCTION INDUSTRIES, INC.

OFFICIAL NOTARY SEAL  
ANGELA L. EMMOND  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC57060  
MY COMMISSION EXPIRES JULY 17, 2000

### DEDICATION - PARCEL "D", PARCEL "E" AND PARCEL "F"

KNOW ALL MEN BY THESE PRESENTS THAT RANGER CONSTRUCTION INDUSTRIES, INC., A FLORIDA CORPORATION, OWNERS OF THE FOLLOWING DESCRIBED PORTION OF LANDS SHOWN HEREON AS "CORAL SKY PLAZA", LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 8, 9, 10 AND 11, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 9, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, THENCE NORTH 89°01'09" EAST (THE WEST LINE OF SAID SECTION 31 BEARS NORTH 01°33'58" EAST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) ALONG THE NORTH LINE OF SAID TRACT 9 AND A PORTION OF THE NORTH LINE OF SAID TRACT 8 FOR A DISTANCE OF 985.10 FEET TO A POINT BEING 45.48 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 8; THENCE SOUTH 01°01'16" EAST ALONG A LINE PARALLEL WITH AND 45.48 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 608.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°01'16" EAST ALONG SAID LINE FOR A DISTANCE OF 243.40 FEET; THENCE SOUTH 89°01'09" WEST FOR 20.00 FEET; THENCE SOUTH 01°01'16" EAST ALONG A LINE PARALLEL WITH AND 25.48 FEET EAST OF THE WEST LINE SAID TRACT 11 FOR A DISTANCE OF 363.34 FEET; THENCE SOUTH 44°02'12" WEST FOR 91.82 FEET; THENCE SOUTH 89°02'12" WEST ALONG A LINE PARALLEL WITH AND 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACT 10, A DISTANCE OF 857.82 FEET TO A POINT 100 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, AS LAID OUT AND NOW IN USE; THENCE NORTH 01°33'58" EAST ALONG A LINE BEING 100.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 580.96 FEET; THENCE NORTH 89°01'09" EAST FOR 581.47 FEET; THENCE NORTH 00°58'51" WEST FOR 54.43 FEET; THENCE NORTH 89°01'09" EAST FOR 145.37 FEET; THENCE NORTH 00°58'51" WEST FOR 36.57 FEET; THENCE NORTH 89°01'09" EAST FOR 189.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS WITHIN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,

CONTAINING 12.723 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, RANGER CONSTRUCTION INDUSTRIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, LEO A. VECELLIO, JR., AND ATTESTED TO BY ITS SECRETARY, JOHN A. DEFREHN, THIS 15th DAY OF OCTOBER, 1998.

BY: *Leo A. Vecellio, Jr.*  
LEO A. VECELLIO, JR.  
PRESIDENT

ATTEST:  
BY: *John A. Defrehn*  
JOHN A. DEFREHN  
SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR., AND JOHN A. DEFREHN, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF RANGER CONSTRUCTION INDUSTRIES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY 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 BOARD AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF October, 1998.

MY COMMISSION EXPIRES July 17, 2000.

*Angela L. Emmond*  
NOTARY PUBLIC

OFFICIAL NOTARY SEAL  
ANGELA L. EMMOND  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC57060  
MY COMMISSION EXPIRES JULY 17, 2000

### TITLE CERTIFICATION- PARCEL "D", PARCEL "E" AND PARCEL "F":

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DOUG MAREK, 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 TO RANGER CONSTRUCTION INDUSTRIES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND I FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BY: *Doug Marek*  
DOUG MAREK, ESQUIRE  
FLORIDA BAR NO. 035180

### VILLAGE OF ROYAL PALM BEACH - APPROVALS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF October, 1998.

BY: *John Wasukanis*  
JOHN WASUKANIS  
PLANNING AND ZONING COMMISSION CHAIRPERSON

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF October, 1998.

VILLAGE OF ROYAL PALM BEACH

ATTEST: VILLAGE CLERK

BY: *Anthony R. Masilotti*  
MAYOR, ANTHONY R. MASILOTTI

BY: *Mary Anne Gould*  
MARY ANNE GOULD

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF October, 1998.

BY: *Richard J. Tuttle*  
RICHARD J. TUTTLE, P.E.  
VILLAGE ENGINEER

### REVIEWING SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: *John D. Weaver*  
FLORIDA CERTIFICATE NO. 4733  
DATE: 10/19/98

### 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 (PRM'S) ACCORDING TO SEC. 177.0091(9), FLORIDA STATUTES, 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.

DATED THIS 11th DAY OF September, 1998.

HELLER-WEAVER AND CATO, INC.  
FLORIDA C.T. NO. 3449

BY: *John D. Weaver*  
JOHN D. WEAVER  
PROFESSIONAL MAPPER AND SURVEYOR  
FLORIDA REG. NO. 3550

THE BOUNDARY SURVEY OF THIS PLAT WAS PREPARED 07-09-98 UNDER H-W-C FILE NO. 98-14713-S

FIELD BOOK: 98-4 PAGES: 65 and 68

SUBDIVISION Coral Sky Plaza  
BOOK 83 PAGE 120  
FLOOD MAP #  
ZONING  
QUAD #  
SE  
TAZ 821  
PUB NAME Village of Royal Palm Beach

VILLAGE OF ROYAL PALM BEACH  
VILLAGE ENGINEER  
SURVEYOR'S SEAL  
REVIEWING SURVEYOR'S SEAL



THIS INSTRUMENT WAS PREPARED BY: JOHN D. WEAVER IN THE OFFICES OF HELLER-WEAVER AND CATO, INC. 310 S.E. 1st STREET, SUITE 4, DELRAY BEACH, FLORIDA 33483 (561) 243-8700