

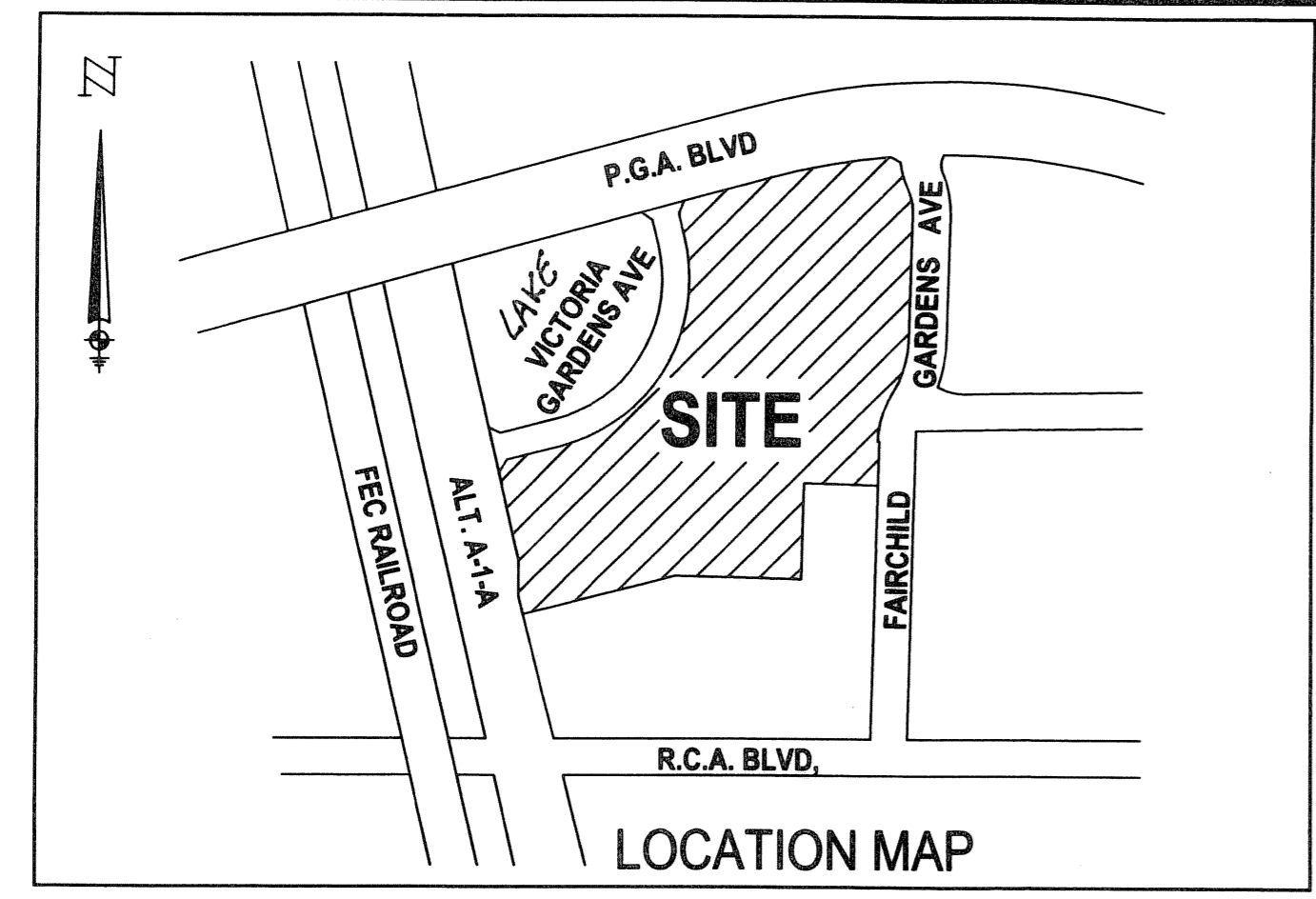
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LEGACY PLACE COMMERCIAL

BEING A REPLAT OF A PORTION OF PARCEL 1, LEGACY PLACE, AS RECORDED IN PLAT BOOK 90, PAGES 119 THROUGH 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 8 JULY, 2006



STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 2:47 PM, this 7 day of July, 2006, and duly recorded in Plat Book No. 90 on Pages 119 thru 121. Sharon R. Beck Clerk and Controller By: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME, PERSONALLY APPEARED JEFF FUQUA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF SEMBLER RETAIL, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 29 DAY OF June, 2006. MY COMMISSION EXPIRES: July 14, 2008 *[Signature]* NOTARY PUBLIC COMMISSION NO. DD 337954 *[Signature]* (PRINT NAME)

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS. *[Signature]* DATE: 3 July 2006 O. HOWARD DUKES, PSM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. L34533

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; 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 THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS 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 CITY OF PALM BEACH GARDENS, FLORIDA. DATED: THIS 30TH DAY OF JUNE, 2006. DAVID C. LIBBERG PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 3613

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON PLAT OF LEGACY PLACE, PLAT BOOK 90, PAGE 119. THE SOUTH LINE OF SAID PLAT BEARS SOUTH 88°34'17" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
3) 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.
4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
5) 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.
6) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

ABBREVIATIONS

- 4"x4" CONCRETE MONUMENT LB4431 (PRM)
5/8" IRON ROD AND CAP LB4431 (MONUMENT)
PRM = PERMANENT REFERENCE MONUMENT
R = RADIUS
L = ARC LENGTH
D = DELTA
SUA = SEACOAST UTILITY AUTHORITY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
FPL = FLORIDA POWER & LIGHT
LME = LAKE MAINTENANCE EASEMENT
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE

CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6TH DAY OF July, 2006. BY: *[Signature]* JOSEPH RUBICO, MAYOR ATTEST: *[Signature]* PATRICIA SMIDER, CMC, CITY CLERK THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6TH DAY OF July, 2006. BY: *[Signature]* DANIEL P. CLARK, P.E. CITY ENGINEER

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS, THAT SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS LEGACY PLACE COMMERCIAL, BEING A REPLAT OF A PORTION OF PARCEL 1, LEGACY PLACE, AS RECORDED IN PLAT BOOK 90, PAGES 119 THROUGH 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 14°05'27" WEST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 489.95 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID WEST LINE NORTH 14°05'27" WEST, A DISTANCE OF 79.39 FEET; THENCE NORTH 00°22'15" WEST, A DISTANCE OF 158.35 FEET; THENCE NORTH 12°55'22" WEST, A DISTANCE OF 394.58 FEET; THENCE NORTH 32°39'36" EAST, A DISTANCE OF 68.19 FEET; THENCE NORTH 75°34'02" EAST, A DISTANCE OF 246.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 746.06 FEET AND A CENTRAL ANGLE OF 89°45'15"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1168.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 14°11'13" WEST, A DISTANCE OF 105.57 FEET; THENCE NORTH 22°37'05" EAST, A DISTANCE OF 61.39 FEET; THENCE NORTH 74°56'45" EAST ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 378.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3098.94 FEET AND A CENTRAL ANGLE OF 10°09'02"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 549.01 FEET; THENCE SOUTH 61°33'58" EAST, A DISTANCE OF 48.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 340.00 FEET, A RADIAL BEARING OF NORTH 82°53'28" EAST, AND A CENTRAL ANGLE OF 18°24'57"; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND THE ARC OF SAID CURVE, A DISTANCE OF 109.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 28°58'23"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.40 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°28'52" WEST, A DISTANCE OF 532.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 498.84 FEET AND A CENTRAL ANGLE OF 29°52'20"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 29°50'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.53 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE SOUTH 31°19" EAST, A DISTANCE OF 1.50 FEET; THENCE SOUTH 01°28'52" WEST, A DISTANCE OF 189.83 FEET TO A POINT ON THE NORTH LINE OF LEGACY PLACE PLAT NO. 2, AS RECORDED IN PLAT BOOK 100, AT PAGES 102 THROUGH 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°33'08" WEST, ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 324.83 FEET; THENCE SOUTH 01°28'52" WEST, ALONG SAID PLAT LINE, A DISTANCE OF 426.66 FEET; THENCE NORTH 88°33'08" WEST, A DISTANCE OF 559.43 FEET; SOUTH 75°54'33" WEST, A DISTANCE OF 686.26 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 2,108,367 SQUARE FEET OR 48.40 ACRES MORE OR LESS.

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

TRACTS

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF DEVELOPMENT AND CONSTRUCTION OF NONRESIDENTIAL FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED, IN PERPETUITY, TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR A PUBLIC STREET AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, BUT NOT LIMITED TO DRAINAGE UTILITIES, LANDSCAPING, SIGNAGE, AND PEDESTRIAN CIRCULATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS.
3. WATER MANAGEMENT TRACTS "1-1", "1-2", "1-3" AND "1-4", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

EASEMENTS

- 4. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
5. THE PERPETUAL PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED, IN PERPETUITY, TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR VEHICULAR ACCESS AND PEDESTRIAN CIRCULATION AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, PALM BEACH GARDENS SHALL HAVE THE RIGHT TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH GARDENS PUBLIC STREETS AND LAKE MAINTENANCE ACCESS EASEMENTS.
7. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
8. S.U.A. WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
9. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, SEMBLER RETAIL, INC., A FLORIDA CORPORATION. THIS 29 DAY OF June, 2006.

SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP BY: SEMBLER RETAIL, INC., A FLORIDA CORPORATION, AS ITS SOLE GENERAL PARTNER WITNESS: *[Signature]* PRINT NAME: Joseph Filippelli

WITNESS: *[Signature]* PRINT NAME: Michael Troxell BY: *[Signature]* JEFF FUQUA, VICE PRESIDENT AND ASSISTANT SECRETARY

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 23 DAY OF JUNE, 2006. THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION WITNESS: *[Signature]* PRINT NAME: Sara Cleveland WITNESS: *[Signature]* PRINT NAME: Jennifer Chan BY: *[Signature]* CRAIG SHER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH PINELLAS BEFORE ME, PERSONALLY APPEARED CRAIG SHER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 27 DAY OF June, 2006. MY COMMISSION EXPIRES: July 14, 2007 *[Signature]* NOTARY PUBLIC COMMISSION NO. DD 219654 *[Signature]* (PRINT NAME)

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17411, PAGE 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF June, 2006. BANK OF AMERICA, N.A. WITNESS: *[Signature]* PRINT NAME: Sandra L. Cox WITNESS: *[Signature]* PRINT NAME: Gladys Mous BY: *[Signature]* PATRICIA KARLIK, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH BEFORE ME, PERSONALLY APPEARED PATRICIA KARLIK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID 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 26TH DAY OF June, 2006. MY COMMISSION EXPIRES: June 17, 2009 *[Signature]* NOTARY PUBLIC COMMISSION NO. DD #408558 *[Signature]* (PRINT NAME)

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH WE LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. DATED: THIS 22ND DAY OF JUNE, 2006 *[Signature]* TAMMY SCOTT, AUTHORIZED AGENT

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

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FLD	FB. FC. JOB 00-154 (306)
OFF	S.F.B. DATE 02/03/2006
CKD	D.C.L. SHEET 1 OF 8 DWG 000-154P

SEMBLER FAMILY PARTNERSHIP #31, LTD. CORPORATION SEAL BANK OF AMERICA, N.A. REVIEWING SURVEYOR O. HOWARD DUKES, P.S.M. SURVEYOR DAVID C. LIBBERG, P.S.M. CITY ENGINEER DANIEL P. CLARK, P.E. CITY OF PALM BEACH GARDENS