

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS UNIVERSITY CENTRE, BEING A REPLAT OF A PORTION OF TRACT 13, BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 13, THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID TRACT 13 ALONG A BEARING OF S.89'57'43"E. FOR A DISTANCE OF 68.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. 1 AND THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO THE STATE ROAD DEPARTMENT OF FLORIDA BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 551, PAGE 242, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 13, S.89'57'43"E. A DISTANCE OF 323.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO STATE ROAD DEPARTMENT OF FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 13, S.89'57'43"E. A DISTANCE OF 567.85 FEET TO A POINT ON THE WEST LINE OF THE EAST 223.1 FEET OF SAID TRACT 13; THENCE S.00°02'21"W., PARALLEL WITH THE EAST LINE OF SAID TRACT 13, A DISTANCE OF 568.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 92 FEET OF SAID TRACT 13; THENCE N.89'57'57"W. ALONG THE NORTH LINE OF THE SOUTH 92 FEET OF SAID TRACT 13, A DISTANCE OF 864.89 FEET TO A POINT ON A LINE 10 FEET EAST OF THE RESERVATION LINE TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 1994, PAGE 1615, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RESERVATION LINE BEING THE EAST LINE OF THE WEST 110 FEET OF SAID TRACT 13; THENCE N.02'36'21"E. ALONG THE EAST LINE OF THE WEST 120 FEET OF SAID TRACT 13 A DISTANCE OF 299.41 FEET; THENCE S.89'57'43"E., PARALLEL WITH THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 271.08 FEET; THENCE N.02°42'12"E., PARALLEL WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO.7 AS RECORDED IN DEED BOOK 992, PAGE 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 411,517 SQUARE FEET/9.447 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

PARCELS 1, 2 AND 3

PARCELS 1, 2 AND 3, AS SHOWN HEREON ARE HEREBY RESERVED TO CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE VILLAGE OF ROYAL PALM BEACH ZONING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATE CENTER WEST, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH,

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS (UE) ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. INCLUDING CABLE TELEVISION SYSTEMS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES. LANDS UNDERLYING SAID EASEMENTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 94 DAY OF Decomber, 2007

WITNESS: ORange M. Batter PRINT NAME Jeanne M. Battles Gran V. Nahe WITNESS: \_ PRINT NAME JOAN V. DALIE

CORPORATE CENTER WEST, LLC A FLORIDA LIMITED LIABILITY COMPANY

2402000 David S. Lebenson VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED David S. Lebenson who is personally known to me or HAS PRODUCED \_ AS IDENTIFICATION, AND WHO EXECUTED FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 941 DAY OF becember

MY COMMISSION EXPIRES: 8/14/2011

COMMISSION NUMBER: DD679892

NOTARY PUBLIC Jeanne M. Kattles PRINT NAME

Sanne M. Batter

BEING A REPLAT OF A PORTION OF TRACT 13, BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 SEPTEMBER - 2009

SHEET INDEX

SHEET 1 COVER SHEET 2 MAP

SHEET 3 PALM BEACH COUNTY UTILITY EASEMENT DETAIL SHEET 4 FLORIDA POWER & LIGHT CO. EASEMENT DETAIL

"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."

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR THIS 15 DAY OF JANUARY A.D. 20 AND DULY RECORDED IN PLAT BOOK ON AND

SHARON R. BOCK CLERK AND COMPTROLLER

SHEET 1 OF 4



APPROVAL: VILLAGE OF ROYAL PALM BEACH:

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

VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA DAVID A. LODWICK. MAYOR

ACKNOWLEDGMENT:

DIANE DISANTO, VILLAGE CLERK

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK AND DIANE DISANTO, 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 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 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 THE DAY OF TANUARY 2010

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE

BY: RAYMOND C. LIGGINS, JR. P.E. VILLAGE ENGINEER DATE: \_ 12. 21.09

REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

n/fac and NORMAN J. HOWARD PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LS No. 5776 DATE: 12-21-09

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF BROWARD WE, CHICAGO 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 CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

SURVEY NOTES:

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, CONSERVATION EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, ACCESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89'57'43"E ALONG THE NORTH LINE OF TRACT 13, BLOCK 1.

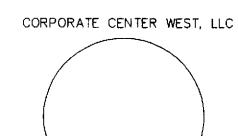
5. SET P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591. 6. O.R.B. - DENOTES OFFICIAL RECORDS BOOK 7. UE - DENOTES UTILITY EASEMENT

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 THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILAGE OF ROYAL PALM BEACH, FLORIDA. DATED: 12/10/09

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA

LB #3591



CORPORATE CENTER WEST, LLC Notary Public State of Fiorida
Jeanne M Battles
My Commission DD679892
Expires 08/14/2011 Expires 08/14/2011 

ACCEPTANCE OF DEDICATIONS:

UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR

TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE

FOREGOING INSTRUMENT AS PRESIDENT OF UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC.,

A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT

HE/SHE EXECUTED SUCH 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

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE

DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND

AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 19707, AT

PAGE 777, AS MODIFIED IN OFFICIAL RECORDS BOOK 22854, AT PAGE 1237, ASSIGNED IN

SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 TH DAY OF

EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGENT BANK, A BANKING

CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED

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

TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID

CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE

REGENT BANK

A BANKING CORPORATION AUTHORIZED

holy

JOHN COPROLLES

AS IDENTIFICATION, AND WHO

TO DO BUSINESS IN FILORIDA

VICE PRESIDENT

PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE

OFFICIAL RECORDS BOOK 23106, AT PAGE 1149, AND FURTHER MODIFIED IN OFFICIAL

COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

RECORDS BOOK 23106 AT PAGE 1153, ALL OF THE PUBLIC RECORDS OF PALM BEACH

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE

UNIVERSITY CENTRE

NOT FOR PROFIT

A FLORIDA CORPORATION

\_ DAY OF December

PROPERTY OWNERS' ASSOCIATION, INC.

Krian Cich

PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED \_ Brian C. Cich

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

COUNTY OF PALM BEACH)

MY COMMISSION EXPIRES:

7/5/2013

DD 903584

STATE OF FLORIDA)

MORTGAGEES CONSENT:

DECEMBER 2009

WITNESS: MAME RICHARD GRAY

**ACKNOWLEDGMENT:** 

COUNTY OF PAIM Beach

KNOWN TO ME OR HAS PRODUCED\_\_

ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES:

02/11/2013

COMMISSION NUMBER:

D.D 8603.59

WITNESS MY HAND AND OFFICIAL SEAL THIS

STATE OF FLORIDA)

Japenor-

BEFORE ME PERSONALLY APPEARED JOHN COPPUNO

WAME LUZ ESPINOSA

COUNTY OF PALM BEACH

COMMISSION NUMBER

STATE OF FLORIDA)

