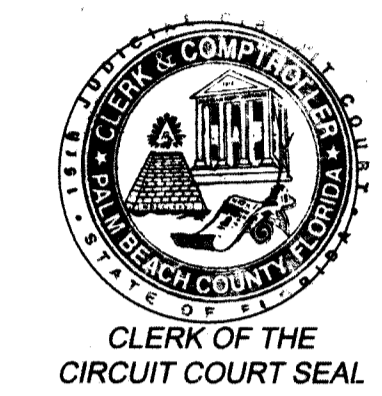


STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD AT 2:20 PM  
THIS 16th DAY OF January 2019  
AND DULY RECORDED IN PLAT BOOK NO. 127  
ON PAGES 110-111  
SHARON R. BOCK  
CLERK OF THE CIRCUIT COURT  
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2 SHEETS



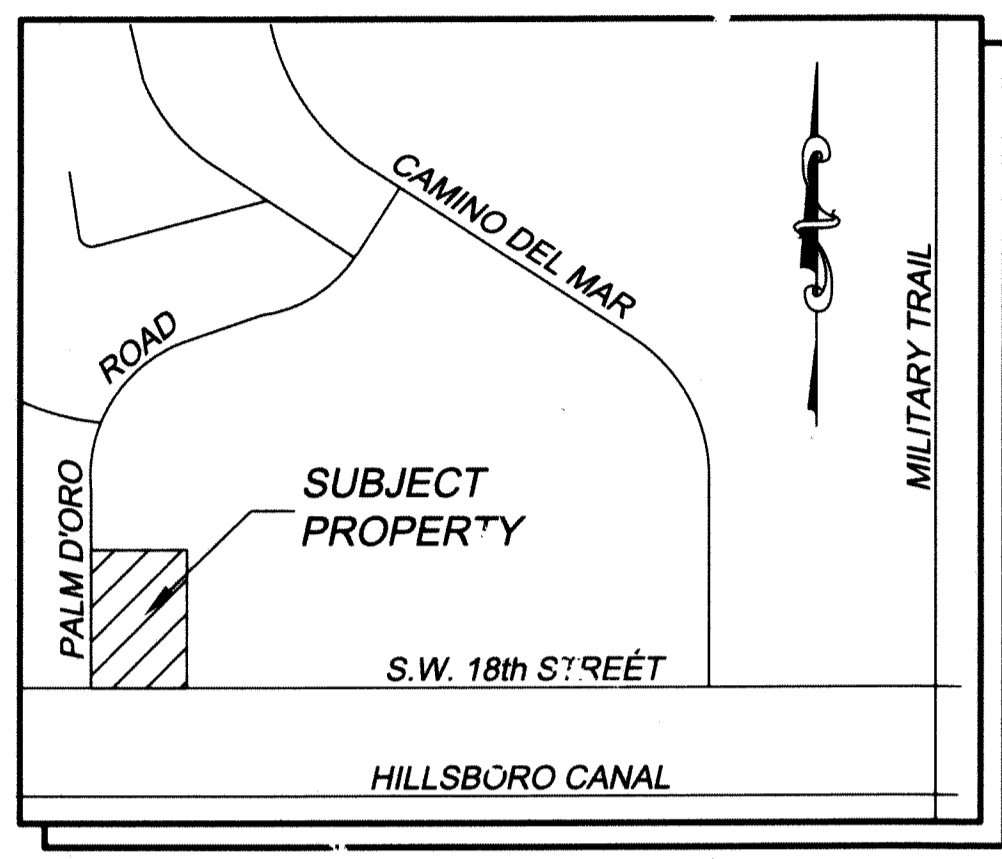
# VILLAGE TOWER SHOPPES

A REPLAT OF A PORTION OF TRACT 73, P.U.D. BOCA DEL MAR NO. 7,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN THE NE 1/4 OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA.  
CONTROL NO. 1986-00011

## DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
KNOW ALL MEN BY THESE PRESENTS, THAT DEERHURST LAKES PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS VILLAGE TOWER SHOPPES, BEING A REPLAT OF A PORTION OF TRACT 73, P.U.D. BOCA DEL MAR NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NE 1/4 OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 73, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF A 120 FOOT PUBLIC RIGHT OF WAY KNOWN AS SOUTHWEST 18TH STREET; THENCE SOUTH 89°09'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1478.33 FEET; THENCE SOUTH 89°13'38" WEST, A DISTANCE OF 213.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89°13'38" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 235.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°46'22" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PALM D'ORO ROAD, AS SHOWN ON SAID PLAT OF BOCA DEL MAR NO. 7, A DISTANCE OF 393.00 FEET; THENCE NORTH 89°13'38" EAST ALONG THE SOUTH BOUNDARY OF ISLES OF BOCA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 78-79 OF SAID PUBLIC RECORDS, A DISTANCE OF 260.85 FEET; THENCE SOUTH 00°46'22" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 418.00 FEET TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, CONTAINING 108,901 SQUARE FEET (2.50 ACRES) MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR DEERHURST LAKES PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF DEERHURST LAKES PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, CARL GALLI, VICE PRESIDENT OF IMPERIAL-BELGAL (1979) LIMITED, A FOREIGN PROFIT CORPORATION ALSO KNOWN AS IMPERIAL-BELGAL (1979) LIMITED CORPORATION, IN THE STATE OF FLORIDA AND TIM HOGARTH, PRESIDENT OF THE PIONEER GROUP INC., A FOREIGN PROFIT CORPORATION, ALSO KNOWN AS TPGI CORPORATION, IN THE STATE OF FLORIDA, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 16th DAY OF January, 2019.



VICINITY MAP  
SECTION 34-47-42  
NOT TO SCALE

## COUNTY APPROVAL:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-13, AND IN ACCORDANCE WITH SECTION 17.37(2), F.S., THIS 16 DAY OF January, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: [Signature]  
DAVID L. RICKS, P.E.

DEERHURST LAKES PARTNERSHIP  
A FLORIDA GENERAL PARTNERSHIP

BY: IMPERIAL-BELGAL (1979) LIMITED, A FOREIGN PROFIT CORPORATION, ALSO KNOWN AS IMPERIAL-BELGAL (1979) LIMITED CORPORATION, IN THE STATE OF FLORIDA, ITS GENERAL PARTNER  
BY: THE PIONEER GROUP INC., A FOREIGN PROFIT CORPORATION, ALSO KNOWN AS TPGI CORPORATION, IN THE STATE OF FLORIDA, ITS GENERAL PARTNER  
NAME: CARL GALLI  
TITLE: VICE-PRESIDENT  
NAME: TIM HOGARTH  
TITLE: PRESIDENT

Witness signatures and names for Carl Galli, Tim Hogarth, and their witnesses.

## MORTGAGEE'S JOINDER AND CONSENT:

STATE OF MINNESOTA }  
COUNTY OF RAMSEY } SS

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27943, AT PAGES 828-877 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 OFFICER AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF January, 2019.

MINNESOTA LIFE INSURANCE COMPANY  
A MINNESOTA CORPORATION

Witness signatures and names for the mortgagee and its witnesses.

## MORTGAGEE ACKNOWLEDGEMENT:

STATE OF MINNESOTA }  
COUNTY OF RAMSEY } SS

BEFORE ME PERSONALLY APPEARED, [Name], WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Name] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Name] OF MINNESOTA, I DO HEREBY ACKNOWLEDGE TO AND BEFORE ME THAT HE OR 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 INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF January, 2019.

MY COMMISSION EXPIRES: 06/30/2020 COMMISSION NUMBER: 21000966

Notary Public signature and name for Amber Collins, State of Minnesota.

## ACKNOWLEDGEMENT:

PROVINCE OF ONTARIO }  
CITY OF HAMILTON } SS

BEFORE ME PERSONALLY APPEARED, CARL GALLI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Name] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF IMPERIAL-BELGAL (1979) LIMITED, A FOREIGN PROFIT CORPORATION, ALSO KNOWN AS IMPERIAL-BELGAL (1979) LIMITED CORPORATION, GENERAL PARTNER OF DEERHURST LAKES PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED 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 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 16th DAY OF January, 2019.

MY COMMISSION EXPIRES: N/A COMMISSION NUMBER: N/A

Notary Public signature and name for Miles Fellmark, Province of Ontario.

## ACKNOWLEDGEMENT:

PROVINCE OF ONTARIO }  
CITY OF HAMILTON } SS

BEFORE ME PERSONALLY APPEARED, TIM HOGARTH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Name] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PIONEER GROUP INC., A FOREIGN PROFIT CORPORATION, ALSO KNOWN AS TPGI CORPORATION IN THE STATE OF FLORIDA, GENERAL PARTNER OF DEERHURST LAKES PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED 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 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 16th DAY OF January, 2019.

MY COMMISSION EXPIRES: N/A COMMISSION NUMBER: N/A

Notary Public signature and name for Miles Fellmark, Province of Ontario.

## TITLE CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

WE, LAW OFFICE OF TIMOTHY G. GLASS, P.A., A FLORIDA CORPORATION, AS DULY AUTHORIZED TO DO BUSINESS 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 PROPERTY IS VESTED IN DEERHURST LAKES PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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 AS DEPICTED BY THIS PLAT.

LAW OFFICE OF TIMOTHY G. GLASS, P.A.,  
A FLORIDA CORPORATION

DATE: 1-7-19

BY: [Signature]  
TIMOTHY G. GLASS, PRESIDENT  
ATTORNEY AT LAW  
FL BAR NO. 0741671

## 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), HAVE BEEN PLACED ACCORDING TO SECTION 177.09(7), FLORIDA STATUTES; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 09-17-18  
BY: [Signature]  
RAYMOND YOUNG, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799  
CRAVEN THOMPSON & ASSOCIATES, INC., LB NO.: 271  
STATE OF FLORIDA

MORTGAGEE SEAL	TPGI CORPORATION SEAL	IMPERIAL-BELGAL(1979) CORPORATION LIMITED SEAL	COUNTY ENGINEER [Seal]	SURVEYOR'S SEAL [Seal]
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PLAT PREPARED BY: RAYMOND YOUNG, P.S.M. NO. 5799  
**CRAVEN THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309-6311  
TEL: (954) 739-6400 FAX: (954) 739-6409  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114  
94-007