

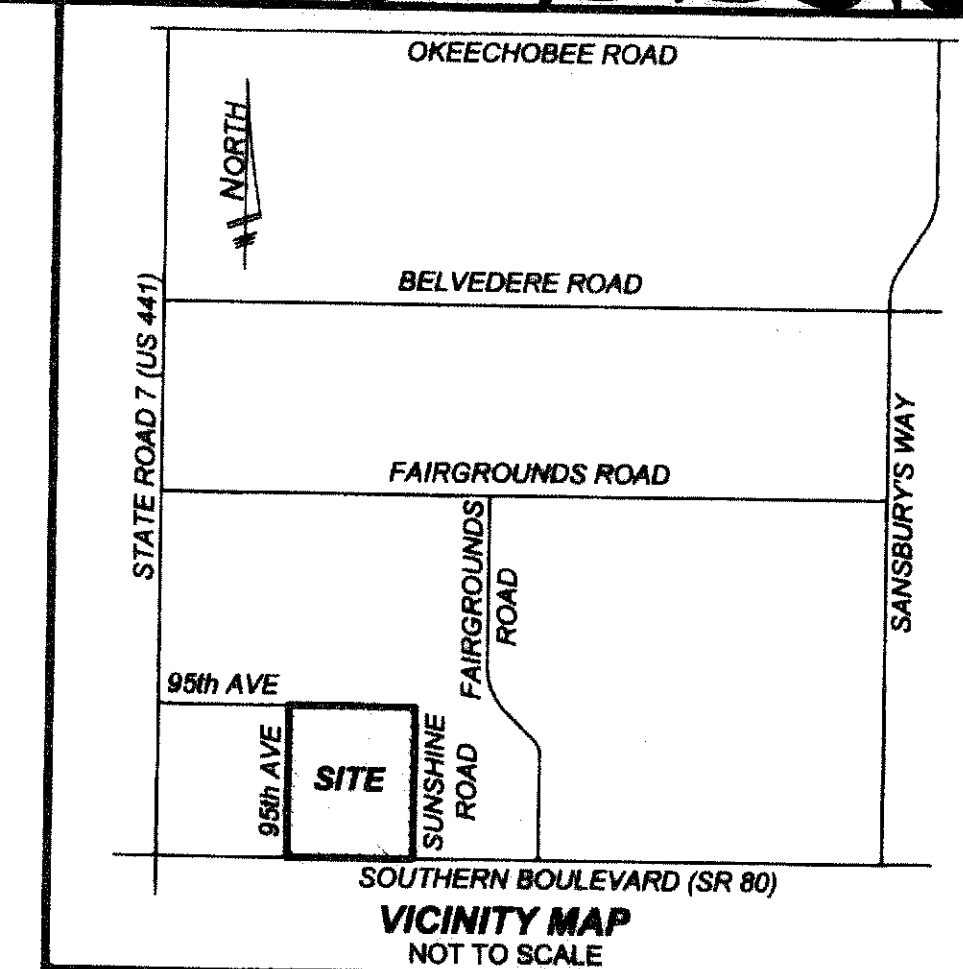
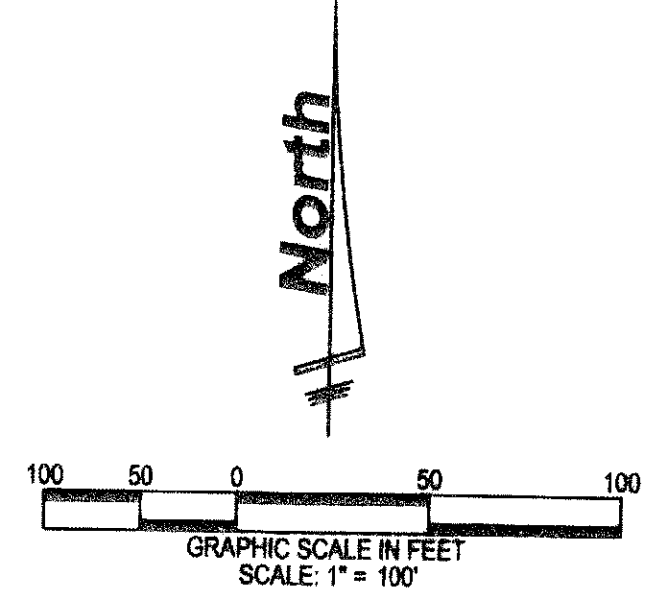
# UAG ROYAL PALM AUTOMOTIVE PARK

BEING A REPLAT OF A PORTION OF 95TH AVENUE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 77, PAGES 13 - 15,  
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  
JANUARY, 2007 SHEET 1 OF 1

20070108164

123

00072-037



COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 1:31 P.M.  
This 5 day of March 2007  
and duly recorded in Plat Book No. 109  
on page 123  
SHARON B. BOCK, Clerk & Comptroller  
by [Signature] D.C.

### DEDICATION AND RESERVATION:

STATE OF MICHIGAN  
COUNTY OF DAKLAND

KNOW ALL MEN BY THESE PRESENTS THAT UNITED AUTO GROUP, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS UAG ROYAL PALM AUTOMOTIVE PARK, BEING A REPLAT OF A PORTION OF 95TH AVENUE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 77, PAGE 13, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF 95TH AVENUE INDUSTRIAL PARK; THENCE SOUTH 01°01'16" EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 416.03 FEET; THENCE SOUTH 89°02'12" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°01'16" EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 727.42 FEET TO A POINT LYING 32.81 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID PLAT PER RECORD BOOK 1398, PAGE 209, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°02'12" WEST PARALLEL WITH AND LYING 32.81 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1269.51 FEET TO A POINT ALONG THE WEST LINE OF SAID PLAT AND THE EASTERLY RIGHT-OF-WAY LINE OF 95TH AVENUE, AS IDENTIFIED ON SAID PLAT; THENCE NORTH 01°01'16" WEST ALONG THE WEST LINE OF SAID PLAT AND RIGHT-OF-WAY LINE, A DISTANCE OF 1137.45 FEET TO THE NORTH LINE OF SAID 95TH AVENUE INDUSTRIAL PARK; THENCE NORTH 89°02'12" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1299.93 FEET TO THE NORTHEAST CORNER OF SAID 95TH AVENUE INDUSTRIAL PARK AND THE POINT OF BEGINNING.

CONTAINING 1,458,545 SQUARE FEET, OR 33.44 ACRES, MORE OR LESS.

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

- 1) THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2) TRACT "WM", WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO THE UAG ROYAL PALM AUTOMOTIVE PARK PROPERTY OWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 3) THE SIGN EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF A VILLAGE WELCOME SIGN.
- 4) TRACT "R" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH IN FEE SIMPLE FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.
- 5) THE 5' RIGHT OF WAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF January, 2007.

WITNESS: [Signature]  
UNITED AUTO GROUP, INC.  
A DELAWARE CORPORATION  
BY: [Signature]  
ROGER S. FENKLE, JR.  
EXECUTIVE VICE PRESIDENT  
PRINT NAME: JOHN ANDERSON  
WITNESS: [Signature]  
PRINT NAME: JOHN ANDERSON

### ACKNOWLEDGMENT:

STATE OF Michigan  
COUNTY OF Dakland  
BEFORE ME PERSONALLY APPEARED ROGER S. FENKLE, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED EMPLOYMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF UNITED AUTO GROUP, INC., A DELAWARE CORPORATION, AND SEVERAL ACKNOWLEDGMENTS 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 22 DAY OF January, 2007.  
MY COMMISSION EXPIRES: 10-16-2007  
(SEAL) [Signature]  
LINDA J. HOFF  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION No.: 171

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF DADE  
I, DAVID E. SACKS, 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 FOUND THE TITLE TO THE PROPERTY IS VESTED IN UNITED AUTO GROUP, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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.

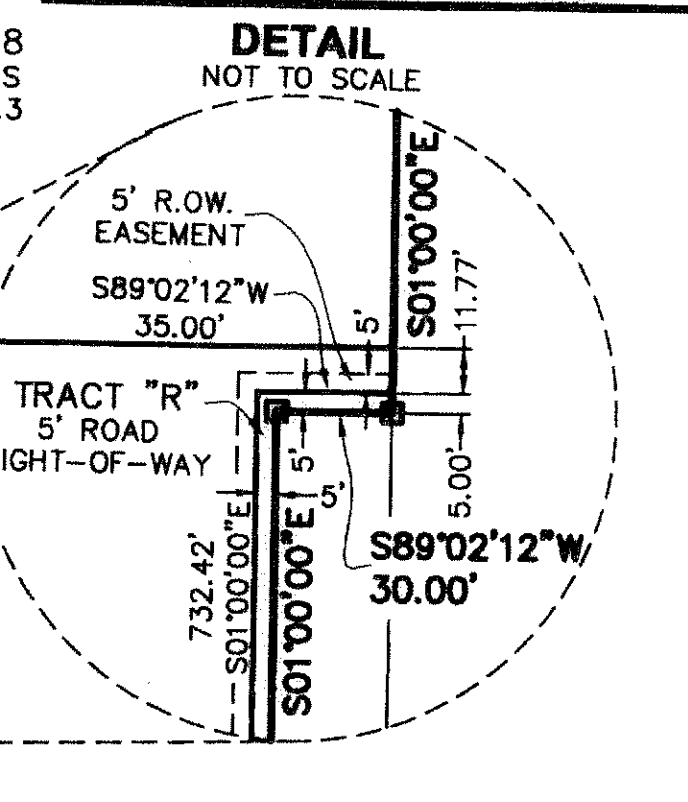
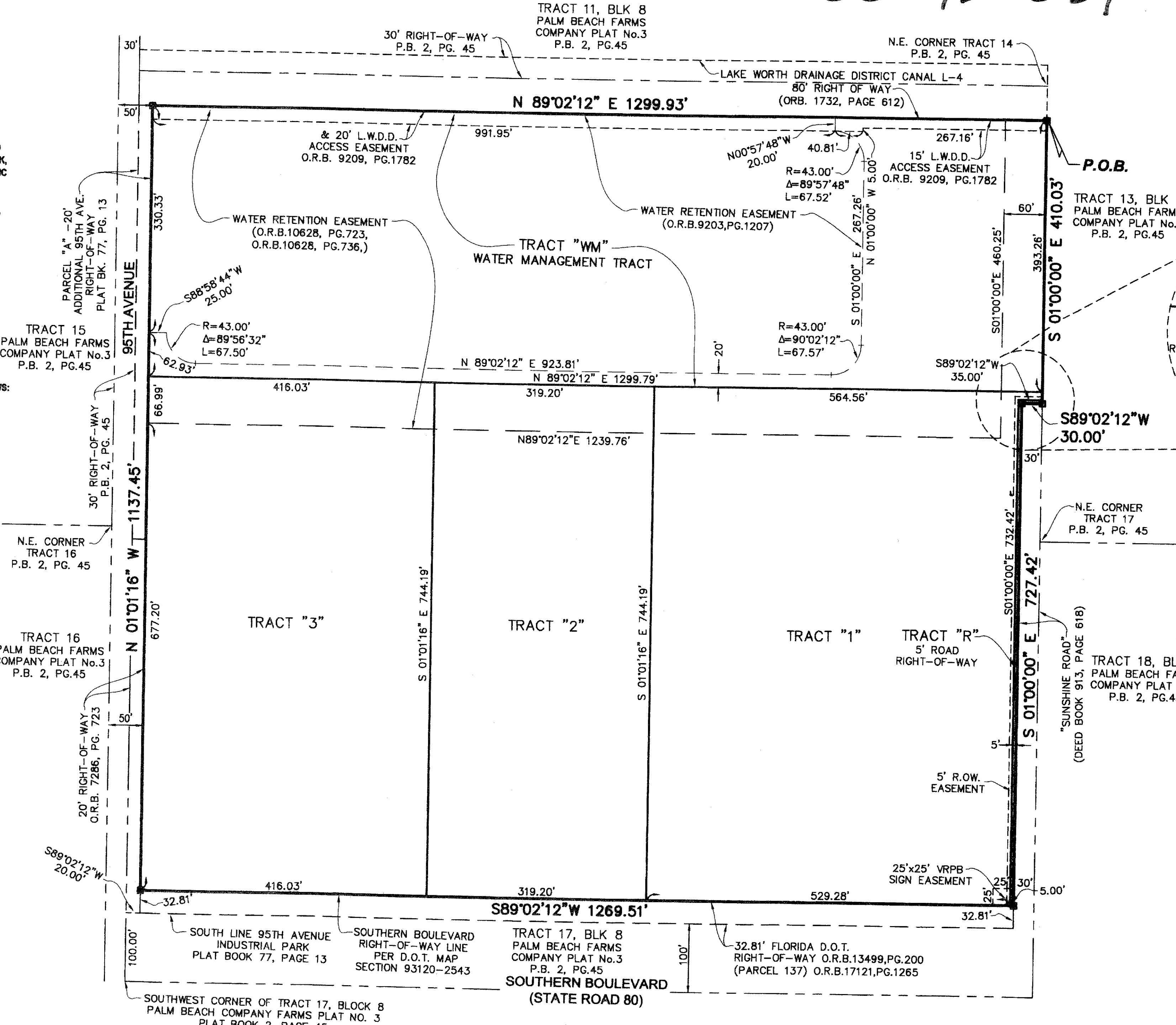
DATE: 1-28-07  
BY: [Signature]  
DAVID E. SACKS, ATTORNEY AT LAW  
FLORIDA BAR NO. 998199

### ACCEPTANCE OF DEDICATIONS:

STATE OF MICHIGAN  
COUNTY OF DAKLAND  
THE UAG ROYAL PALM AUTOMOTIVE PARK PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, HEREBY ACCEPT THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 1 DAY OF February, 2007.

WITNESS: [Signature]  
PRINT NAME: Walter S. Stone  
WITNESS: [Signature]  
PRINT NAME: John M. Hill

UAG ROYAL PALM AUTOMOTIVE PARK  
PROPERTY OWNER'S ASSOCIATION, INC.  
BY: [Signature]  
PRINT NAME: JERRY L. ANDERSON



- ### LEGEND:
- LB = LICENSED BUSINESS
  - LS = LICENSED SURVEYOR
  - O.R.B. = OFFICIAL RECORD BOOK
  - PE = PLAT BOOK
  - PG. = PAGE
  - FND. = FOUND
  - = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)
  - U.E. = UTILITY EASEMENT
  - L.A.E. = LIMITED ACCESS EASEMENT
  - ROW = RIGHT-OF-WAY
  - C/L = CENTERLINE
  - PRM = PERMANENT REFERENCE MONUMENT
  - CM = CONCRETE MONUMENT
  - POB = POINT OF BEGINNING
  - SECT = SECTION
  - TWP = TOWNSHIP
  - RGR = RANGE
  - BLK = BLOCK
  - No. = NUMBER
  - DOT = DEPARTMENT OF TRANSPORTATION
  - LWDD = LAKE WORTH DRAINAGE DISTRICT
  - VRPB = VILLAGE OF ROYAL PALM BEACH

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.09(1)(b), FLORIDA STATUTES, WILL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH 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 VILLAGE OF ROYAL PALM BEACH, FLORIDA.  
BY: [Signature]  
WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS No. 444, LIDBERG LAND SURVEYING, INC.  
875 WEST INDIANTOWN ROAD SUITE 200, JUPITER, FLORIDA 33458  
CERTIFICATE OF AUTHORIZATION LB No. 4431

### APPROVAL OF PLAT VILLAGE ENGINEER:

THIS PLAT IS HEREBY RECOMMENDED FOR APPROVAL AND RECORDING PURSUANT TO THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.  
BY: [Signature]  
RAYMOND C. LUDWIG, JR., P.E.  
VILLAGE ENGINEER  
DATE: 2/7/07

### APPROVAL OF PLAT VILLAGE OF ROYAL PALM BEACH:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF UAG ROYAL PALM AUTOMOTIVE PARK FOR RECORD.  
BY: [Signature]  
DAVID A. LUDWICK, MAYOR  
ATTEST: [Signature]  
DIANE D'AMATO, VILLAGE CLERK

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 01°01'16" WEST ALONG THE WEST LINE OF 95TH AVENUE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 77, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES.
- 3) THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE ASSOCIATION DOCUMENTS OF THE ROYAL PALM AUTO MALL ASSOCIATION, INC. AND OR ANY SUB ASSOCIATIONS THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.

VILLAGE ENGINEER

VILLAGE

### REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE VILLAGE OF ROYAL PALM BEACH, FLORIDA HAS REVIEWED THIS PLAT OF "UAG ROYAL PALM AUTOMOTIVE PARK", AS REQUIRED BY CHAPTER 177.09(1)(f), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.  
BY: [Signature]  
NORMAN J. HOWARD  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS No. 5776

### ACKNOWLEDGMENT:

STATE OF Florida  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED [Signature], WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF THE UAG ROYAL PALM AUTOMOTIVE PARK PROPERTY OWNER'S ASSOCIATION, INC., 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 1 DAY OF February, 2007.  
MY COMMISSION EXPIRES: May 6, 2009  
(SEAL) [Signature]  
DENISE L. WOODBRICK  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION No.: DD 415991

UNITED AUTO GROUP

SURVEYOR

REVIEWING SURVEYOR

|     |   |       |        |      |            |
|-----|---|-------|--------|------|------------|
| CAD | K:\AUTOCAD2000\314342\99-122\DWG\99-122-306.DWG |       |        |      |            |
| REF | K:\AUTOCAD2000\314342\99-122\DWG\99-122-100.DWG |       |        |      |            |
| PLD | A.M.  | P.B.  | P.C.   | JOB  | 99-122-306 |
| OFF | W.D.J.  |       |        | DATE | 11/17/06   |
| CKD | W.D.J.  | SHEET | 1 OF 1 | DWG  | D99-122P   |