

# GREENWOOD SHOPPING CENTRE

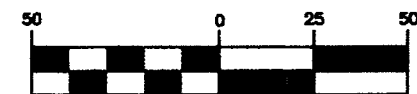
LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

AUGUST, 2012



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

THIS MAP IS TO BE DISPLAYED AT  
A SCALE OF 1" = 50' OR SMALLER

NORTHEAST CORNER OF THE  
SOUTHEAST 1/4 OF  
SECTION 17,  
TOWNSHIP 44 SOUTH,  
RANGE 43 EAST  
FOUND PK NAIL AND BRASS DISK  
IN 10" CONCRETE MONUMENT  
CCR #53517

NORTH LINE OF SOUTHWEST 1/4 OF SECTION 17-44-43

LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 9 (O.R.B. 3862, PAGE 1485)  
S88°01'01"E 5306.39'  
S88°01'01"E 589.87'  
SOUTH RIGHT-OF-WAY LINE OF LATERAL NUMBER 9

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF THE  
SOUTHWEST 1/4 OF  
SECTION 17,  
TOWNSHIP 44 SOUTH,  
RANGE 43 EAST  
FOUND PK NAIL AND SQUARE DISK  
STAMPED "17 18 PBC 4515".  
CCR #80472  
N. = 839273.766  
E. = 953989.170

COULD NOT SET DUE  
TO LOCAL CONDITIONS

SET 4"x4" CONCRETE MONUMENT  
WITH 2" BRASS DISK STAMPED  
"P.R.M. LB #6705 CREECH ENG. INC."  
AT 20.0' OFFSET

WEST LINE OF PLAT OF LAKEWOOD, FIRST ADDITION  
S01°32'32"W 968.23'

N88°27'29"W 36.25'  
S00°06'50"E 10.00'  
S89°53'10"W 15.08'  
S00°06'50"E 3.71'  
N89°53'10"E 25.08'  
S89°53'10"W 10.00'  
N00°06'50"W 13.71'  
FPL EASEMENT  
O.R.B. 22931, PG. 663

SEE  
DETAIL "B"

O.R.B. 1807, PG. 226  
12' FPL EASEMENT

O.R.B. 3706, PG. 863  
12' EASEMENT FOR GAS LINES TO  
FLORIDA PUBLIC UTILITIES COMPANY

O.R.B. 3706, PG. 863  
12' EASEMENT FOR GAS LINES TO  
FLORIDA PUBLIC UTILITIES COMPANY

SEE  
DETAIL "A"

LOT 1, LOT 2, AND LOT 3 OF "GREENWOOD SHOPPING CENTRE" IS SUBJECT  
TO THE TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT  
WITH COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN  
OFFICIAL RECORD BOOK 25341, PAGE 72 OF THE PALM BEACH COUNTY  
PUBLIC RECORDS.

PLAT OF LAKEWOOD, FIRST ADDITION  
PLAT BOOK 33, PAGES 25 AND 26

TRACT "B"

S01°32'32"W 968.23'

LOT 1

SUBJECT TO  
O.R.B. 3635, PG. 1658  
BLANKET EASEMENT  
FOR RIGHT-OF-WAY PURPOSES  
AND  
O.R.B. 1869, PG. 892  
BLANKET SOUTHERN BELL TELEPHONE AND TELEGRAPH  
COMPANY EASEMENT  
FOR RIGHT-OF-WAY PURPOSES  
AND  
O.R.B. 25341, PG. 67  
10' PERPETUAL EASEMENT AND INGRESS/EGRESS  
EASEMENT ACROSS LOT 1

S01°32'32"W 177.00'

LOT 3

SUBJECT TO  
O.R.B. 3635, PG. 1656  
BLANKET EASEMENT  
FOR RIGHT-OF-WAY PURPOSES  
AND  
O.R.B. 1869, PG. 892  
BLANKET SOUTHERN BELL TELEPHONE  
AND TELEGRAPH COMPANY EASEMENT  
FOR RIGHT-OF-WAY PURPOSES

S88°27'28"E 200.00'

N88°27'28"W 200.00'

177.00'

N01°32'32"E 968.89'

CONGRESS AVENUE  
(FDOT RIGHT OF WAY MAP SECTION 93580, DATED 1960)  
O.R.B. 2017, PG. 1204

N01°32'32"E 2714.06'  
(BEARING BASE)

FOUND 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK STAMPED  
"ADAIR & BRADY RLS 3542 PRM"  
(0.07' E.)

EASEMENT II  
12' EASEMENT FOR UNDERGROUND  
DRAINAGE AND SURFACE  
AND WATER DRAINAGE  
O.R.B. 4830, PG. 1758

EASEMENT I  
12' EASEMENT FOR UNDERGROUND  
UTILITIES AND WASTE DRAINAGE  
O.R.B. 4830, PG. 1758

N88°04'51"W 123.34'

N88°04'51"W 78.14'

INGRESS-EGRESS EASEMENT  
O.R.B. 4830, PAGE 1751

10' UTILITY EASEMENT  
O.R.B. 4830, PAGE 1751

10' UTILITY EASEMENT  
O.R.B. 4830, PAGE 1751

S01°32'32"W 165.85'

LOT 2

SUBJECT TO  
O.R.B. 3635, PG. 1656  
BLANKET EASEMENT  
FOR RIGHT-OF-WAY PURPOSES  
AND  
O.R.B. 1869, PG. 892  
BLANKET SOUTHERN BELL TELEPHONE  
AND TELEGRAPH COMPANY EASEMENT  
FOR RIGHT-OF-WAY PURPOSES

N88°27'28"W 200.00'

164.53'

6' UTILITY EASEMENT  
(P.B. 81, PG. 161)  
(O.R.B. 3842, PG. 1838)

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17

SEE DETAIL "C"

EASEMENT II  
12' EASEMENT FOR UNDERGROUND  
DRAINAGE AND SURFACE  
AND WATER DRAINAGE  
O.R.B. 4830, PG. 1758

20' UTILITY EASEMENT (P.B. 81, PG. 161)  
EASEMENT I, O.R.B. 4830, PAGE 1755  
ARABIAN ROAD

12' DRAINAGE  
EASEMENT  
(P.B. 81, PG. 161)  
EASEMENT III  
O.R.B. 4830, PAGE 1755

CONGRESS  
PROFESSIONAL  
CENTER  
PLAT BOOK 81, PAGE 161

PARCEL 1

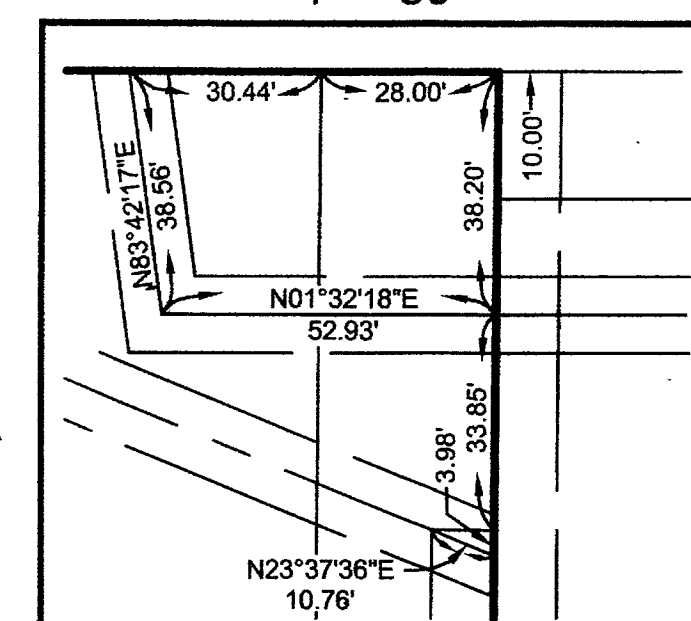
10' UTILITY EASEMENT  
(P.B. 81, PG. 161)  
EASEMENT II  
O.R.B. 4830, PAGE 1755

PARCEL 4

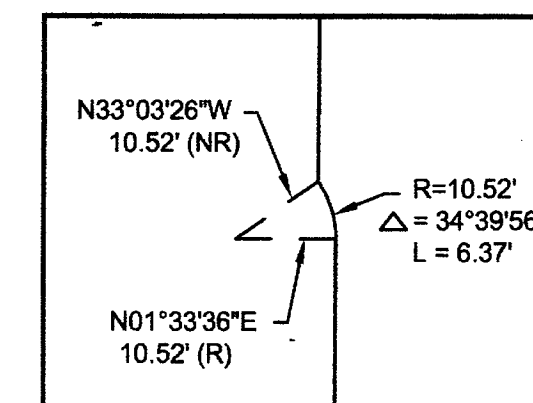
NORTH LINE OF CONGRESS  
PROFESSIONAL CENTER

FOUND 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK STAMPED  
"ADAIR & BRADY RLS 3542 PRM"  
(0.10' W.)

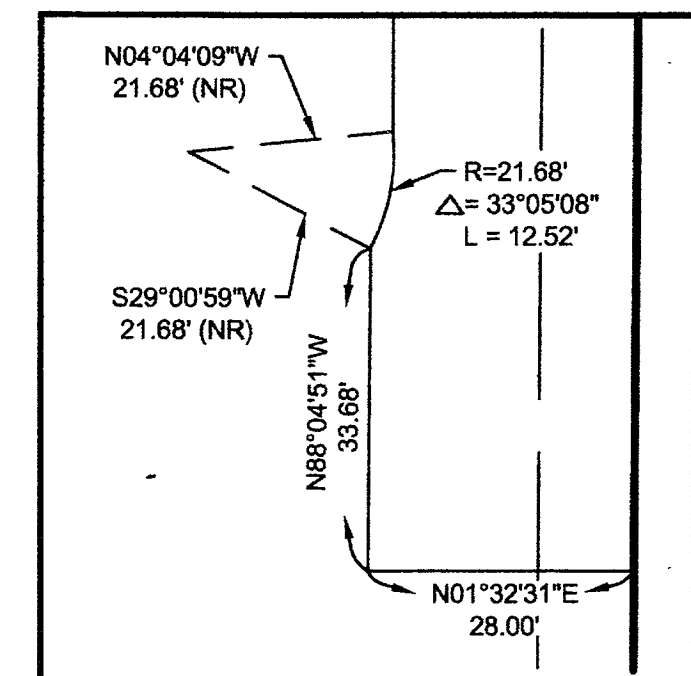
DETAIL "C"  
1" = 30'



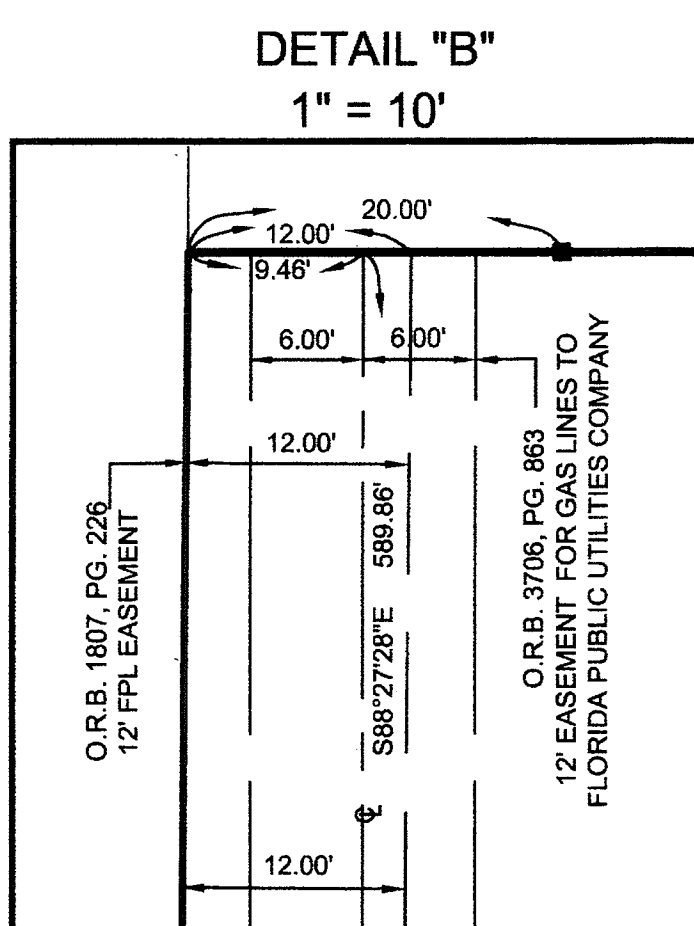
DETAIL "D"  
1" = 20'



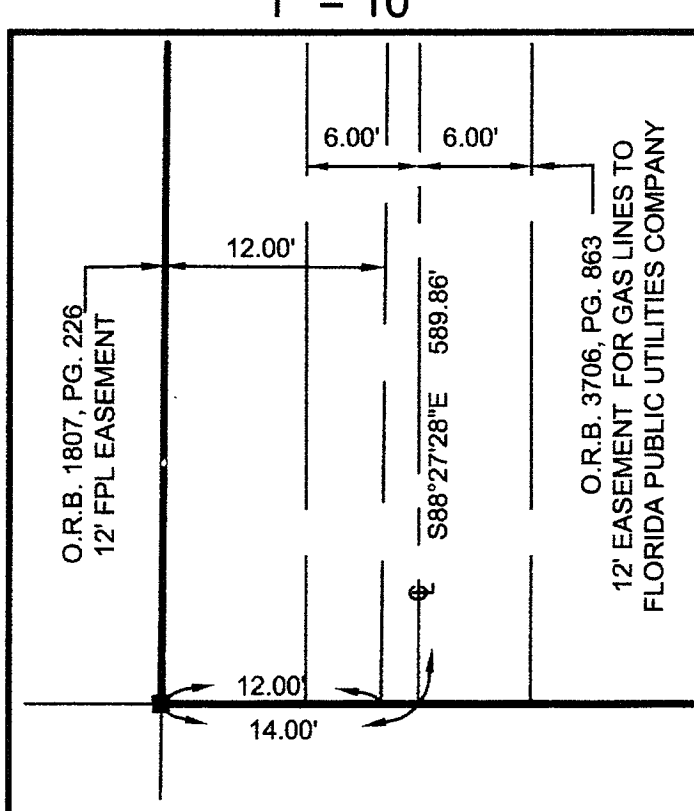
DETAIL "E"  
1" = 20'



SOUTHWEST CORNER OF THE  
SOUTHWEST 1/4 OF SECTION 17,  
TOWNSHIP 44 SOUTH,  
RANGE 43 EAST  
FOUND PK NAIL AND SQUARE DISK  
STAMPED "1811Z PBC 4515".  
1920  
CCR #80473  
N. = 836560.691  
E. = 953916.129



DETAIL "A"  
1" = 10'



**CREECH**  
ENGINEERS, INC.  
CIVILIZATION ENGINEERED  
7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413  
4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 941-1705  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

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