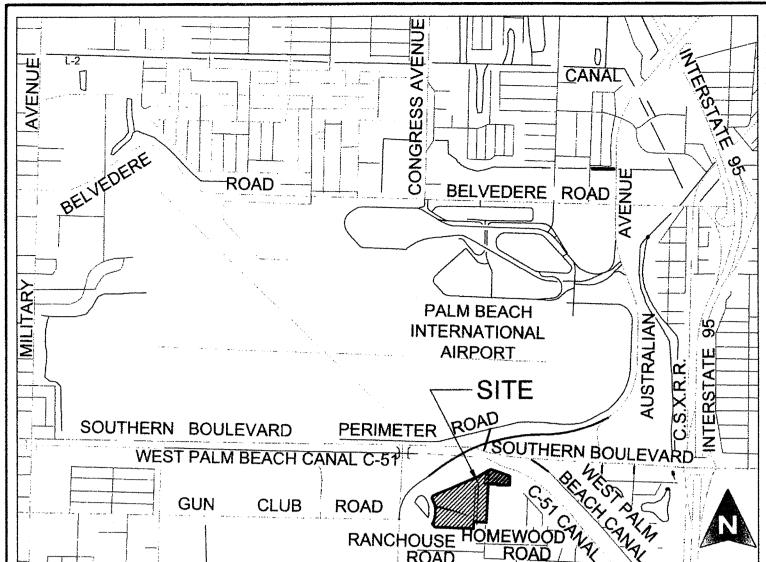
SHEET 2

SHEET 3



LOCATION MAP NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PBIA PARCEL G, LYING IN SECTION 5, TOWNSHIP 44 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF PARCEL G-2 OF THE AFFIDAVIT OF WAIVER (PLAT WAIVER) AS RECORDED IN OFFICIAL RECORD BOOK 24356, PAGE 1657, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING A RE-PLAT OF A PORTION OF LOT 18, MORRISON HOMES AS RECORDED IN PLAT BOOK 23 PAGES 189 AND 190 AS DESCRIBED IN OFFICIAL RECORD BOOK 26819, PAGE 868, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF GOVERNMENT LOT 3, IN SAID SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS DESCRIBED IN OFFICIAL RECORD BOOK 26819, PAGE 868, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF EAST GRACE DRIVE OF SAID MORRISON HOMES, ABANDONED PER OFFICIAL RECORD BOOK 27499, PAGE 453, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS

PARCEL G-2

A PARCEL OF LAND BEING ALL OF PARCEL G-2 OF THE AFFIDAVIT OF WAIVER (PLAT WAIVER) AS RECORDED IN OFFICIAL RECORD BOOK 24356, PAGE 1657 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA: MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3. IN SECTION 5; RUN THENCE NORTHERLY ALONG THE LINE BETWEEN GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF LOT 18. OF MORRISON HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 23.11 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18 AND BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE RUN EASTERLY, ANGLING 90°59'12" FROM SOUTH TO FAST. ON THE EASTERLY EXTENSION OF A LINE AT A LINE 23.11 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 18 A DISTANCE OF 138.00 FEET, THENCE RUN NORTHEASTERLY ANGLING 100°47'31" FROM WEST TO NORTHEAST, A DISTANCE 194.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL, WHICH R/W LINE IS A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2764.91 FEET; THENCE RUN WESTERLY ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'22" A DISTANCE OF 177.24 FEET TO THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 3 AFORESAID: THENCE RUN SOUTHERLY ON SAID GOVERNMENT LOT LINE A DISTANCE OF 239.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, IN SAID SECTION 5, RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF LOT 18. OF THE NORTH SECTION OF MORRISON HOMES. A SUBDIVISION IN GOVERNMENT LOT 4, OF SAID SECTION ! RECORDED IN PLAT BOOK 23, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 23.11 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18: THENCE RUN EASTERLY ON A LINE PARALLEL TO AND 23.11 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18, ANGLING 90°59'12" FROM SOUTH TO EAST, A DISTANCE OF 138.00 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF LAND DEEDED TO RAY BEVINS, AND ESTABLISHED BY SURVEY MADE BY JOHN P. DAVIS & ASSOCIATES, INC., DATED DEC. 4, 1970, THIS SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: THENCE RUN SOUTHERLY. PARALLEL TO SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 10.00 FEET; THENCE RUN EASTERLY ON A LINE PARALLEL TO AND 13.11 FEET NORTH OF THE AFORESAID EASTERLY EXTENSION TO THE SOUTH LINE OF LOT 18. MORRISON HOMES, A DISTANCE OF 200.31 FEET: THENCE, RUN NORTHERLY ANGLING 91'04'55" FROM WEST TO NORTH, A DISTANCE OF 140.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID WEST PALM BEACH CANAL RIGHT-OF- WAY LINE BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2764.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVING RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°40'04", A DISTANCE OF 177.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID RAY BEVINS PROPERTY, THENCE RUN SOUTH-SOUTHWESTERLY ON THE EASTERLY LINE OF SAID BEVINS PROPERTY A DISTANCE OF 194.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT IN COMMON FOR PERPETUAL INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 18, OF SAID NORTH SECTION OF MORRISON HOMES WITH THE EASTERLY RIGHT-OF-WAY LINE OF GRACE DRIVE, A ROAD IN SAID SUBDIVISION; RUN THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 341.20 FEET TO THE BEGINNING OF A CURVE (P.C.), CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 13.11 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A. CENTRAL ANGLE OF 90°59'12". A DISTANCE OF 20.82 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE RUN WESTERLY ON SAID SOUTHERLY LINE A DISTANCE OF 43.11 FEET TO THE SOUTHWEST CORNER OF SAID ABOVE DESCRIBED PARCEL: THENCE RUN NORTHERLY ANGLING 89°00'48", FROM EAST TO NORTH, A DISTANCE OF 10.00 FEET; THENCE RUN WESTERLY ON A LINE PARALLEL TO AND 23.11 FEET NORTH OF SAID EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 18, A DISTANCE OF 324.91 FEET TO SAID EASTERLY RIGHT-WAY LINE OF GRACE DRIVE.

(THE ABOVE DESCRIBED EASEMENT WAS TERMINATED PER OFFICIAL RECORD BOOK 26678, PAGE 702)

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA; SAID PARCEL OF LAND BEING A PORTION OF LOT 18, OF MORRISON HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 189, PALM BEACH COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, IN SECTION 5; RUN THENCE NORTHERLY ALONG THE LINE BETWEEN GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18. MORRISON HOMES, WHICH POINT IS 23.11 FEET NORTH OF THE SAID SOUTHEAST CORNER THEREOF, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY ON THE SAME COURSE A DISTANCE OF 201.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 18: THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 18. A DISTANCE OF 18.73 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 18. A DISTANCE OF 51.06 FEET: THENCE RUN SOUTHERLY, DEFLECTING 40°15'30" TOWARD THE EAST, A DISTANCE OF 165.92 FEET TO A POINT IN A LINE PARALLEL TO AND 23.11 FEET NORTH OF THE SOUTH LINE OF SAID LOT 18; THENCE RUN EASTERLY ON SAID PARALLEL LINE A

DISTANCE OF 62.94 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT IN COMMON FOR INGRESS AND EGRESS OVER THE SOUTHERLY 23.11 FEET OF SAID LOT 18. MORRISON HOMES.

(THE ABOVE DESCRIBED EASEMENT WAS TERMINATED PER OFFICIAL RECORD BOOK 26678, PAGE 702)

LESS AND EXCEPT

PBIA PARCEL G

LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF PARCEL G-2 OF THE AFFIDAVIT OF WAIVER (PLAT WAIVER) AS RECORDED IN OFFICIAL RECORD BOOK 24356, PAGE 1657, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A RE-PLAT OF A PORTION OF LOT 18, MORRISON HOMES AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190, AS DESCRIBED IN OFFICIAL RECORD BOOK 26819, PAGE 868, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF GOVERNMENT LOT 3, IN SAID SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS DESCRIBED IN OFFICIAL RECORD BOOK 26819, PAGE 868 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF EAST GRACE DRIVE OF SAID MORRISON HOMES, ABANDONED PER OFFICIAL RECORD BOOK 27499, PAGE 453, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

PARCEL NO. 103

THAT PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5. THENCE SOUTH 87°54'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1356.14 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3, SAID WEST LINE BEING THE SAME AS THE NORTHERLY PROJECTION OF THE FAST LINE OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGE 189 AND 190 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE SOUTH 02°53'36" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3. A DISTANCE OF 183.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE C-51 WEST PALM BEACH CANAL SAID POINT BEING THE NORTHEAST CORNER OF SAID MORRISON HOMES PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°53'36" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 28.42 FEET; THENCE NORTH 62°30'53" EAST, A DISTANCE OF 39.77 FEET TO A NON-TANGENT POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID C-51 WEST PALM BEACH CANAL, THROUGH WHICH A RADIAL LINE BEARS SOUTH 16°52'05" WEST; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A CHORD BEARING OF NORTH 73°29'52" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2764.91 FEET, THROUGH A CENTRAL ANGLE OF 00'43'53", AN ARC DISTANCE OF 35.30 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING.

THAT PORTION OF EAST GRACE DRIVE, MORRISON HOMES AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ABANDONED PER OFFICIAL RECORD BOOK 27499, PAGES 453, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 627,980 SQUARE FEET OR 14.416 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 5. TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, BEING ALL OF PARCEL G-2 OF THE AFFIDAVIT OF WAIVER (PLATWAIVER) AS RECORDED IN OFFICIAL RECORD BOOK 24356. PAGE 1657, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A RE-PLAT OF A PORTION OF LOT 18, MORRISON HOMES AS RECORDED IN PLAT BOOK 23, PAGES BEACH COUNTY, FLORIDA, A PORTION OF GOVERNMENT LOT 3 IN SAID SECTION 5, TOWNSHIP 44 SOUTH RANGE 43 EAST AS DESCRIBED IN OFFICIAL RECORD BOOK 26819. PAGE 868, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF EAST GRACE DRIVE OF SAID MORRISON HOMES, ABANDONED PER OFFICIAL RECORD BOOK 27499, PAGE 453, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE SOUTH 87°54'34" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5. A DISTANCE OF 1356.02 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3, SAID WEST LINE BEING THE SAME AS THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID MORRISON HOMES; THENCE SOUTH 02°53'01"WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3 AND SAID NORTHERLY EXTENSION OF THE EAST LINE OF MORRISON HOMES, A DISTANCE OF 183.42 FEET TO THE NORTHEAST CORNER OF SAID MORRISON HOMES; THENCE CONTINUE SOUTH 02°53'01" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3 AND THE EAST LINE OF SAID MORRISON HOMES, SAID LINE BEING THE WEST LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) PARCEL NO. 103 AS DESCRIBED IN OFFICIAL RECORD BOOK 10229, PAGE 1248, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 28.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°33'45" EAST ALONG THE SOUTHEAST LINE OF SAID F.D.O.T. PARCEL 103, A DISTANCE OF 39.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE WEST PALM BEACH C-51 CANAL AS DESCRIBED IN DEED BOOK 1008, PAGE 642, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THROUGH WHICH A RADIAL LINE BEARS SOUTH 16°57'44" WEST; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE WEST PALM BEACH C-51 CANAL AND THE ARC OF SAID CURVE, HAVING A CHORD BEARING OF SOUTH 69°43'59" EAST, A RADIUS OF 2764.91 FEET, A CENTRAL ANGLE OF 06'36'33" AND A DISTANCE OF 318.94 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE SOUTH 02°58"44" WEST ALONG THE EAST LINE OF THE SECOND PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 26819, PAGE 868, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 140.55 FEET; THENCE NORTH 88°06'11" WEST ALONG THE SOUTH LINE OF SAID SECOND PARCEL, BEING THE EASTERLY EXTENSION OF A LINE 13.11 FEET NORTH OF THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 200.31 FEET; THENCE NORTH 02°53'01" EAST ALONG A LINE PARALLEL WITH SAID WEST LINE OF SAID GOVERNMENT LOT 3. BEING THE WEST LINE OF SAID SECOND PARCEL, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°06'11" WEST ALONG THE SOUTH LINE OF THE FIRST PARCEL DESCRIBED IN SAID OFFICIAL RECORD BOOK 26819, PAGE 868, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE EASTERLY EXTENSION OF A LINE 23.11 FEET NORTH OF THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 138.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL G-2; THENCE SOUTH 02°53'01" WEST ALONG SAID EAST LINE OF PARCEL G-2. A DISTANCE OF 598,20 FEET TO THE NORTH LINE OF LOT 28A AS SHOWN ON SAID PLAT OF MORRISON HOMES, SAID LINE BEING THE BOUNDARY OF SAID PARCEL G-2; THENCE NORTH 88°06'11" WEST ALONG SAID NORTH LINE OF LOT 28A AND BOUNDARY OF PARCEL G-2 AND THEIR WESTERLY EXTENSION, A DISTANCE OF 203.76 FEET TO A POINT ON THE WEST LINE OF SAID EAST GRACE DRIVE AND THE BOUNDARY OF SAID PARCEL G-2; THENCE SOUTH 02°53'01" WEST ALONG SAID WEST LINE OF EAST GRACE DRIVE AND THE BOUNDARY OF SAID PARCEL G-2, A DISTANCE OF 100.01 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL G-2, SAID LINE BEING THE NORTH LINE OF CHS PROPERTIES, MUPD AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA(THE NEXT TEN COURSES RUN ALONG THE BOUNDARY OF SAID PARCEL G-2); THENCE NORTH 88°06'11 WEST ALONG THE SOUTH LINE OF SAID PARCEL G-2 AND SAID NORTH LINE OF CHS PROPERTIES, MUPD, A DISTANCE OF 610.30 FEET; THENCE NORTH 36°36'14" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL G-2, A DISTANCE OF 65.13 FEET TO A POINT ON THE EAST LINE OF TRACT "A" AS SHOWN ON SAID CHS PROPERTIES, MUPD, SAID POINT BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, THROUGH WHICH A RADIAL LINE FROM SAID POINT BEARS NORTH 54°15'23" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF TRACT A, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 33°50'48" AND A DISTANCE OF 138.82 FEET TO THE POINT OF TANGENCY: THENCE NORTH 01°53'49" EAST ALONG SAID EAST LINE OF TRACT "A", A DISTANCE OF 108.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 30°23'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF TRACT A. A DISTANCE OF 92.80 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°29'11" WEST ALONG THE NORTHEASTERLY LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 192, AS DESCRIBED IN OFFICIAL RECORD BOOK 10653, PAGE 1526, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 52.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 95°49'58"; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING SAID NORTHEASTERLY LINE OF PARCEL 192. A DISTANCE OF 83.63 FEET TO THE POINT OF TANGENCY. SAID POINT BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE OVERPASS AS DESCRIBED IN OFFICIAL RECORD BOOK 7419, PAGE 1565, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 67°20'47" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 7419, PAGE 1565 AND OFFICIAL RECORD BOOK 10653, PAGE 1587 OF SAID PUBLIC RECORDS, A DISTANCE OF 754.63 FEET: THENCE NORTH 59°00'41" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.83 FEET; THENCE SOUTH 74°58'45" EAST, A DISTANCE OF 12.05 FEET TO A POINT ON SAID EAST LINE OF MORRISON HOMES; THENCE NORTH 02°53'01" EAST ALONG SAID EAST LINE OF MORRISON HOMES, A DISTANCE OF 1.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14.416 ACRES OR 627.980 SQUARE FEET MORE OR LESS.

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

EASEMENTS

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS. AS 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.

TRACT "A". AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, AS TO TRACT "A" OWNED IN FEE SIMPLE BY PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO.

THIS 17 DAY OF NOVEMber, 2015.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CLERK AND COMPTROLLER

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33. AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 17 DAY OF NOW BEC, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

GEORGE T. WEBB, P.E., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., 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 I FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED: THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

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 SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

LESLIÉ C. BISPOTT, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 5698 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

PALM BEACH PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

COUNTY ENGINEER

AND MAPPER

PROFESSIONAL SURVEYOR

BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 02°30'49" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT

THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

ENCROACHMENT.

GRANTED.

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P.R.M. PERMANENT REFERENCE MONUMENT O.R.B. OFFICIAL RECORD BOOK PLAT BOOK DEED BOOK PALM BEACH COUNTY RIGHT OF WAY CENTERLINE UTILITY EASEMENT U.E. DRAINAGE EASEMENT RADIUS ARC LENGTH CURVE CENTRAL ANGLE DENOTES FOUND PALM BEACH COUNTY CONTROL STATION SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438 DENOTES FOUND P.R.M. (AS SHOWN) PALM BEACH COUNTY SECTION CORNER (AS SHOWN) PALM BEACH COUNTY QUARTER (1/4) SECTION CORNER (AS SHOWN) $\triangleright 0 = 0$ NORTHING, WHEN USED WITH COORDINATES EASTING, WHEN USED WITH COORDINATES L.A.E. LIMITED ACCESS EASEMENT L.S.E. LIFT STATION EASEMENT OA. OVERALL C.M. CONCRETE MONUMENT NUMBER PALM BEACH COUNTY UTILITY EASEMENT P.B.C.U.E.

LAKE WORTH DRAINAGE DISTRICT

KEY MAP

NOT TO SCALE

SURVEYOR'S NOTES

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON

ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES

AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH

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

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

AREA TABULATION

S.F.

L.W.D.D.

TRACT "A" = 14.416 ACRES OR 627,980 SQUARE FEET

SQUARE FEET

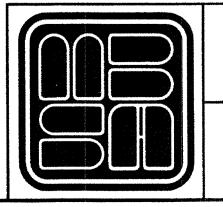
TOTAL AREA = 14.416 ACRES OR 627,980 SQUARE FEET

SITE DATA	<u>,</u>
CONTROL NUMBER	2000 - 00056

SHEET 1 OF 4

S PLAT WAS FILED FOR RECORD AT 1979 DAY OF

RECORDED IN PLAT BOOK NO. 2015, AND DULY RECORDED IN PLAT BOOK NO. 2010



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438 EB# 2438

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