

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes ___ No ___

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no fiscal impact.

C. Department Fiscal Review: Debra M. West

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

John D. ... 2-5-07
 OFMB
John J. ... 2/17/07
 Contract Development and Control

Handwritten notes: 2-5-07, 2-2-07, 2-17-07, 10/18/07

B. Legal Sufficiency:

[Signature]
 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

CHARGE #1023 RETURN VIA WILL CALL #133
ATTN: MARK FALLON, CONTRACT MANAGEMENT,
PBC WATER UTILITIES DEPT,
8100 FOREST HILL BLVD, WPB, FL 33413

RELEASE OF A PORTION OF A UTILITY EASEMENT

THIS RELEASE OF A PORTION OF A UTILITY EASEMENT, executed this _____ day of _____, 200__, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413-3336, to Lantana Square Outparcel, LLC, whose address is 1645 SE 3rd Court, Suite 200, Deerfield Beach, FL 33441-4465, second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 13935, Page 1526, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

IN WITNESS WHEREOF the first party has caused this RELEASE OF A PORTION OF A UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Clerk (or Deputy Clerk)

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

CERTIFICATION AND NOTES

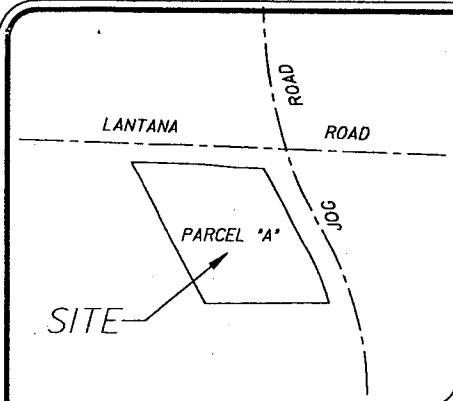
PARCEL "A" UTILITY EASEMENT ABANDONMENT

INDEX OF PAGES 1 THRU 3

PAGE 1. CERTIFICATION, NOTES

PAGE 2. DESCRIPTION

PAGE 3. SKETCH OF DESCRIPTION



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT AND ASSUME THE EAST LINE OF PARCEL "A" AS SOUTH 28°30'38" EAST.
2. THIS SKETCH AND DESCRIPTION OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH INFORMATION FURNISHED BY: CLIENT
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO SHOW THE PROPOSED EASEMENT ABANDONMENT.
5. THIS SKETCH AND DESCRIPTION IS NOT A FIELD SURVEY.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- D.B. = DEED BOOK
- U.E. = UTILITY EASEMENT

THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED AND/OR BOWYER SURVEYING & MAPPING.

DATE: 12-03-06

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

BOWYER SURVEYING & MAPPING

[Signature]
ROBERT E. BOWYER, P.S.M.
FLORIDA REGISTRATION NO. 5889
LICENSE BUSINESS NO. 7049

* NOT VALID WITHOUT SHEETS 2 AND 3 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

DRAWING NO.

DATE	REVISIONS

DATE 01-02-06

SCALE 1" = 100'

FIELD BK. _____

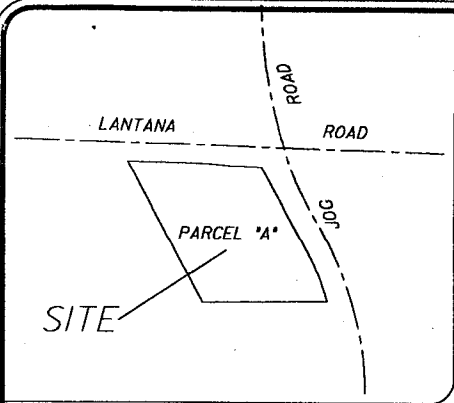
DWG. BY RHB

CHK. BY REB

BOWYER
Surveying & Mapping, Inc.

4460 N.W. 19th Way
Oakland Park, Florida 33309-4555
PH: (954) 928-1334 FAX: (954) 928-1335
email: bowyersurveying@comcast.net
LB 7049

CLIENT: LCI Construction of South Florida



DESCRIPTION

PARCEL "A" UTILITY EASEMENT ABANDONMENT

LOCATION MAP

NOT TO SCALE

DESCRIPTION: (FOR EASEMENT ABANDONMENT PARCEL "A")

A PORTION OF LAND, BEING A PORTION OF PARCEL "A", AS RECORDED IN PLAT BOOK 97, PAGE 129 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 28°30'38" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", SAID EAST LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5423, PAGE 482 AND DEED BOOK 950, PAGE 318, AND PARCEL "C" AS RECORDED IN OFFICIAL RECORD BOOK 18137, PAGE 0701 SAID PUBLIC RECORDS, (THE EAST LINE OF SAID PARCEL "A" IS ASSUMED TO BEAR SOUTH 28°30'38" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 146.73 FEET TO A POINT ON THE NORTH LINE OF A 45 FOOT WIDE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE RECORD PLAT OF LANTANA SQUARE SHOPPING CENTER, AS RECORDED IN PLAT BOOK 97, PAGE 129, OF SAID PUBLIC RECORDS; THENCE SOUTH 69°13'38" WEST, ALONG SAID NORTH LINE A DISTANCE OF 166.52 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE SOUTH 58°57'04" WEST A DISTANCE OF 49.77 FEET TO A POINT BEING ON THE EASTERLY LINE OF AN EXISTING UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 13935 AT PAGE 1526; THENCE SOUTH 88°23'52" WEST DEPARTING THE SOUTH LINE OF SAID PARCEL "C" A DISTANCE OF 63.23 FEET TO A POINT ON THE WESTERLY LINE OF SAID EXISTING EASEMENT; THENCE NORTH 28°49'45" WEST A DISTANCE OF 70.82 FEET; THENCE NORTH 88°11'14" WEST A DISTANCE OF 101.53 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "C" AND THE POINT OF BEGINNING NO.1 OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°11'14" WEST A DISTANCE OF 19.42 FEET TO A POINT REFERRED TO AS REFERENCE POINT A; THENCE NORTH 01°36'08" EAST ON A LINE COMMON WITH THE EAST LINE OF PARCEL "D" AS RECORDED IN OFFICIAL RECORDS BOOK 18137, PAGE 0701 OF SAID PUBLIC RECORDS A DISTANCE OF 40.13 FEET; THENCE SOUTH 88°11'14" EAST DEPARTING SAID EAST LINE A DISTANCE OF 19.42 FEET TO THE WEST LINE OF SAID PARCEL "C"; THENCE SOUTH 01°36'08" WEST ALONG SAID WEST LINE A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING NO.1.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SAID REFERENCE POINT A; THENCE NORTH 88°11'14" WEST A DISTANCE OF 72.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D" AS DESCRIBED IN OFFICIAL RECORD BOOK 18137, PAGE 0701 OF SAID PUBLIC RECORDS AND POINT OF BEGINNING NO.2; THENCE NORTH 88°11'14" WEST A DISTANCE OF 23.86 FEET; THENCE NORTH 01°27'01" EAST A DISTANCE OF 40.13' TO A POINT ON THE EASTERLY LINE OF THE SAID UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 13935, PAGE 1530; THENCE SOUTH 88°11'14" EAST A DISTANCE OF 23.96 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE SOUTH 01°36'08" WEST A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING NO.2.

SAID LANDS CONTAINING 1741 SQUARE FEET OR 0.040 ACRES MORE OR LESS.

* NOT VALID WITHOUT SHEETS 1 AND 3 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 3
DRAWING NO.

DATE	REVISIONS

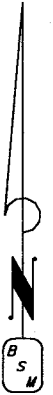
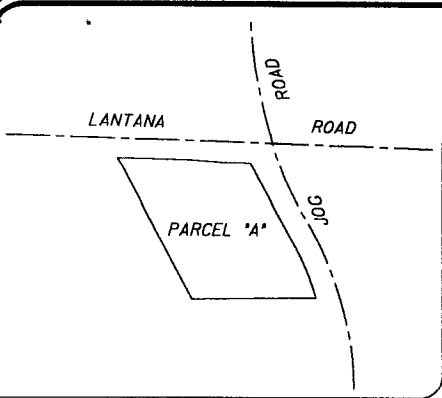
DATE 01-02-06
SCALE 1" = 100'
FIELD BK. _____
DWG. BY RHB
CHK. BY REB

BOWYER
Surveying & Mapping, Inc.

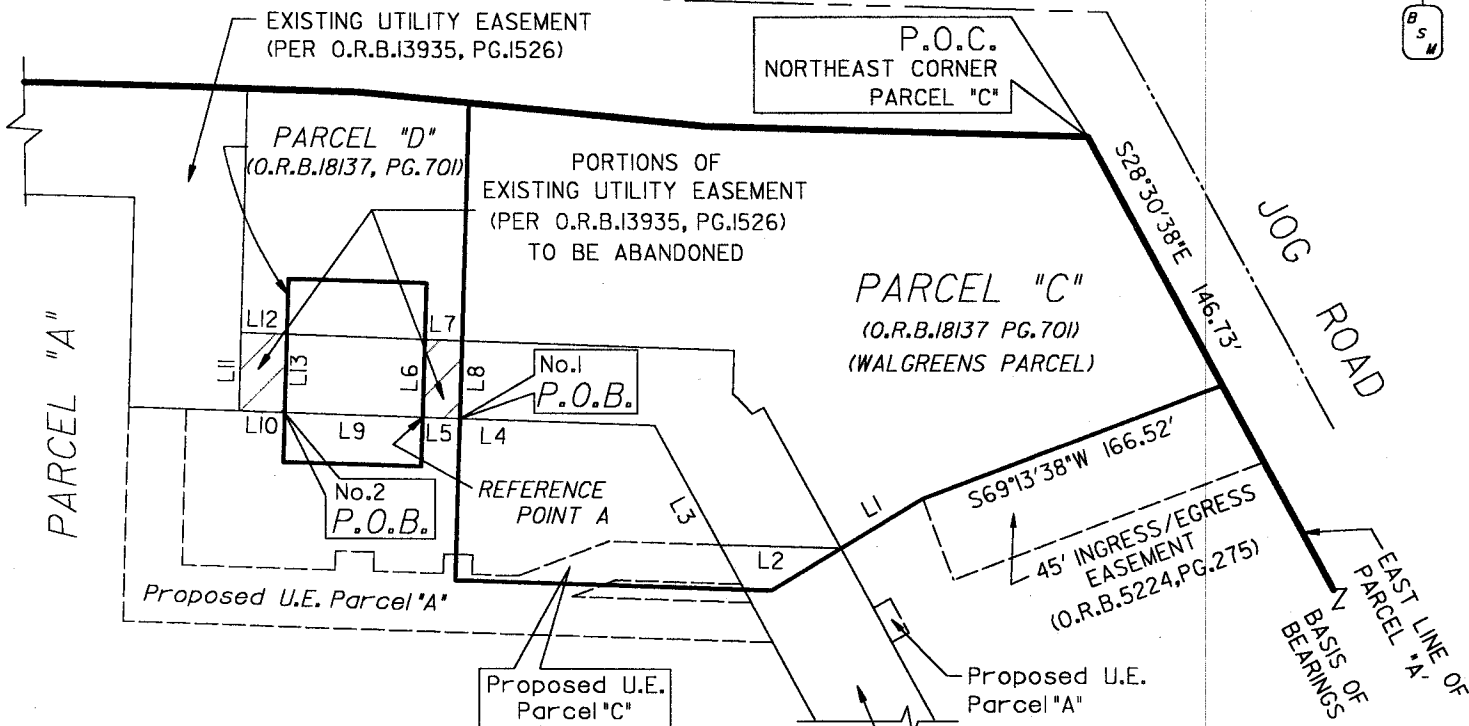
4460 N.W. 19th Way
Oakland Park, Florida 33309-4555
PH: (954) 928-1334 FAX: (954) 928-1335
email: bowyer_surveying@comcast.net
LB 7049

CLIENT: LCI Construction of South Florida

SKETCH OF DESCRIPTION PARCEL "A" UTILITY EASEMENT ABANDONMENT



LOCATION MAP NOT TO SCALE
LANTANA ROAD



LINE TABLE

LINE	BEARING	DISTANCE
L1	S58°57'04"W	49.77'
L2	N88°23'52"W	63.23'
L3	N28°49'45"W	70.82'
L4	N88°11'14"W	101.53'
L5	N88°11'14"W	19.42'
L6	N01°36'08"E	40.13'
L7	S88°11'14"E	19.42'
L8	S01°36'08"W	40.13'
L9	N88°11'14"W	72.00'
L10	N88°11'14"W	23.86'
L11	N01°27'01"E	40.13'
L12	S88°11'14"E	23.96'
L13	S01°36'08"W	40.13'

* NOT VALID WITHOUT SHEETS 1 AND 2 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 3

DRAWING NO.

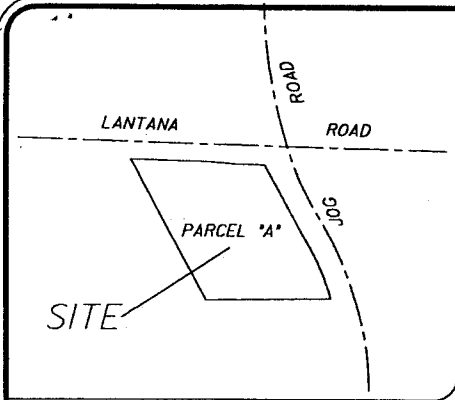
DATE	REVISIONS

DATE 01-02-06
SCALE 1" = 100'
FIELD BK. _____
DWNG. BY RHB
CHK. BY REB

BOWYER
Surveying & Mapping, Inc.

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Oakland Park, Florida 33309-4555
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email: bowyersurveying@comcast.net

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CLIENT: LCI Construction of South Florida



LOCATION MAP
NOT TO SCALE

DESCRIPTION

PARCEL "C" UTILITY EASEMENT ABANDONMENT

DESCRIPTION: (FOR UTILITY EASEMENT ABANDONMENT PARCEL "C")

A PORTION OF LAND, BEING A PORTION OF PARCEL "C", AS RECORDED IN OFFICIAL RECORD BOOK 18137, PAGE 701 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 28°30'38" EAST, ALONG THE EAST LINE OF SAID PARCEL "C", SAID EAST LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5423, PAGE 482 AND DEED BOOK 950, PAGE 318, SAID PUBLIC RECORDS, (THE EAST LINE OF SAID PARCEL "C" IS ASSUMED TO BEAR SOUTH 28°30'38" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 146.73 FEET TO A POINT ON THE NORTH LINE OF A 45 FOOT WIDE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE RECORD PLAT OF LANTANA SQUARE SHOPPING CENTER, AS RECORDED IN PLAT BOOK 97, PAGE 129, OF SAID PUBLIC RECORDS; THENCE SOUTH 69°13'38" WEST, ALONG SAID NORTH LINE A DISTANCE OF 166.52 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE SOUTH 58°57'04" WEST A DISTANCE OF 49.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY LINE OF AN EXISTING UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 13935 AT PAGE 1526; THENCE SOUTH 88°23'52" WEST DEPARTING THE SOUTH LINE OF PARCEL "C" A DISTANCE OF 63.23 FEET TO A POINT ON THE WESTERLY LINE OF SAID EXISTING EASEMENT; THENCE NORTH 28°49'45" WEST A DISTANCE OF 70.82 FEET; THENCE NORTH 88°11'14" WEST A DISTANCE OF 101.53 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL "C"; THENCE NORTH 01°36'08" EAST A DISTANCE OF 40.13 FEET; THENCE SOUTH 88°11'14" EAST A DISTANCE OF 141.91 FEET; THENCE SOUTH 01°36'08" WEST A DISTANCE OF 22.35 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 71.32, A CENTRAL ANGLE OF 11°37'58" AND A CHORD BEARING OF SOUTH 44°00'44" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.48 FEET; THENCE NORTH 61°29'22" EAST A DISTANCE OF 6.99 FEET; THENCE SOUTH 28°49'45" EAST ALONG THE EASTERLY LINE OF SAID EXISTING EASEMENT A DISTANCE OF 83.61 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SAID LANDS CONTAINING 9774 SQUARE FEET OR 0.224 ACRES MORE OR LESS.

* NOT VALID WITHOUT SHEETS 1 AND 3 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "C"
O.R.B. 18137 PG. 701, P.B.C.R.
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 3

DRAWING NO.

DATE	REVISIONS

DATE 01-02-06

SCALE 1" = 100'

FIELD BK.

DWNG. BY RHB

CHK. BY REB

BOWYER
Surveying & Mapping, Inc.

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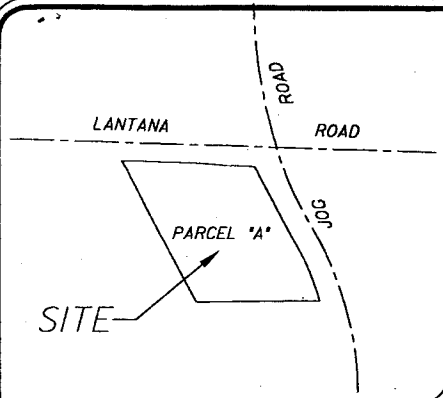
CLIENT: LCI Construction of South Florida

CERTIFICATION AND NOTES

PARCEL "C" UTILITY EASEMENT ABANDONMENT

INDEX OF PAGES 1 THRU 3

- PAGE 1. CERTIFICATION, NOTES
PAGE 2. DESCRIPTION
PAGE 3. SKETCH OF DESCRIPTION



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT AND ASSUME THE EAST LINE OF PARCEL "A" AS SOUTH 28°30'38" EAST.
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LEGEND

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- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
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DATE: 12-03-06

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I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

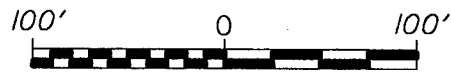
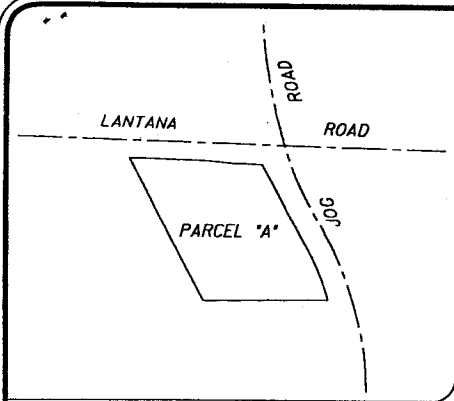
BOWYER SURVEYING & MAPPING

[Signature]
ROBERT E. BOWYER, P.S.M.
FLORIDA REGISTRATION NO. 5889
LICENSE BUSINESS NO. 7049

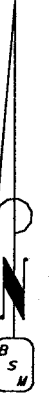
* NOT VALID WITHOUT SHEETS 2 AND 3 OF 3 ATTACHED *

<p>SKETCH OF DESCRIPTION A PORTION OF PARCEL "C" O.R.B. 18137 PG. 701, P.B.C.R. LANTANA SQUARE SHOPPING CENTER PLAT BOOK 97, PAGE 129, PALM BEACH COUNTY RECORDS PALM BEACH COUNTY, FLORIDA</p> <p>SHEET <u>1</u> OF <u>3</u> DRAWING NO.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS															<p>DATE <u>01-02-06</u> SCALE <u>1" = 100'</u> FIELD BK. _____ DWNG. BY <u>RHB</u> CHK. BY <u>REB</u></p>	<div style="text-align: center;"> <p>BOWYER Surveying & Mapping, Inc.</p> </div> <p style="font-size: small;">4460 N.W. 19th Way Oakland Park, Florida 33309-4555 PH: (954) 928-1334 FAX: (954) 928-1335 email: bowyersurveying@comcast.net LB 7049</p> <p>CLIENT: LCI Construction of South Florida</p>
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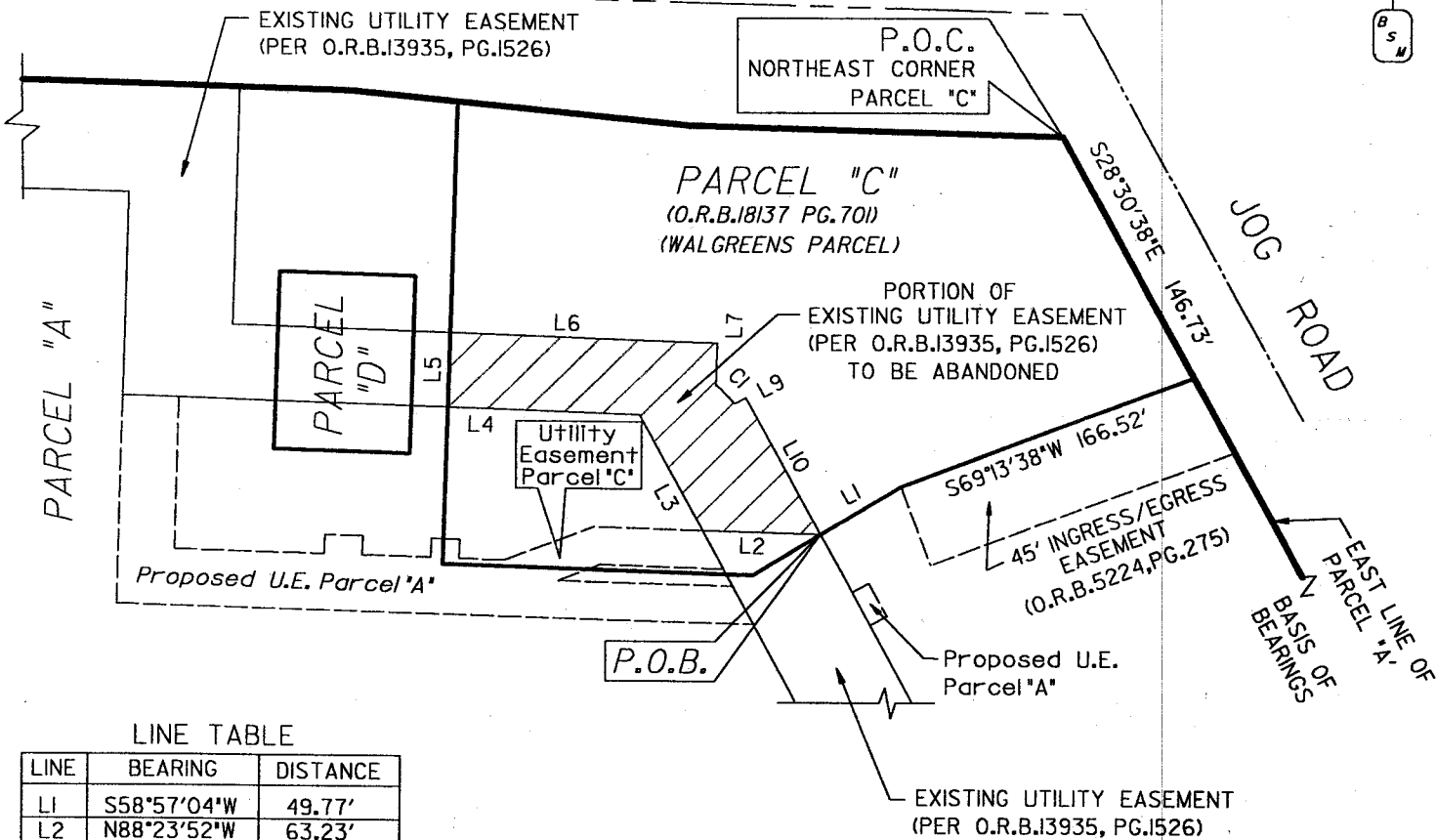
SKETCH OF DESCRIPTION PARCEL "C" UTILITY EASEMENT ABANDONMENT



GRAPHIC SCALE



LANTANA ROAD



LINE TABLE

LINE	BEARING	DISTANCE
L1	S58°57'04"W	49.77'
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L6	S88°11'14"E	141.91'
L7	S01°36'08"W	22.35'
L8	S44°00'44"E	14.46'
L9	N61°29'22"E	6.99'
L10	S28°49'45"E	83.61'

* CHORD BEARING FOR C1

#	DELTA	RADIUS
C1	11°37'58"	71.32'

PARCEL "A"
LANTANA SQUARE SHOPPING CENTER
(P.B.97 PG.129)

* NOT VALID WITHOUT SHEETS 1 AND 2 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "C"
O.R.B.18137 PG.701, P.B.C.R.
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 3
DRAWING NO.

DATE	REVISIONS

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FIELD BK.	
DWG. BY	RHB
CHK. BY	REB

BOWYER
Surveying & Mapping, Inc.

4460 N.W. 19th Way
Oakland Park, Florida 33309-4555
PH:(954)928-1334 FAX:(954)928-1335
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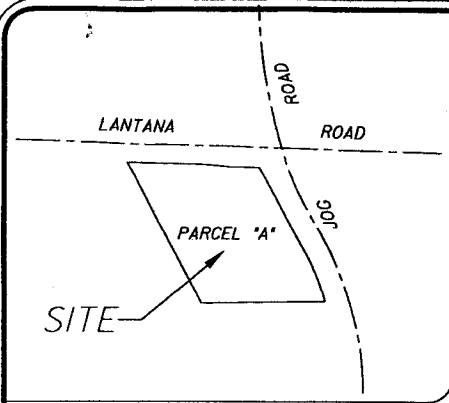
LB 7049
CLIENT: LCI Construction of South Florida

CERTIFICATION AND NOTES

UTILITY EASEMENT ABANDONMENT PARCEL "D"

INDEX OF PAGES 1 THRU 3

- PAGE 1. CERTIFICATION, NOTES
- PAGE 2. DESCRIPTION
- PAGE 3. SKETCH OF DESCRIPTION



LOCATION MAP
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- U.E. = UTILITY EASEMENT

THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED AND/OR BOWYER SURVEYING & MAPPING.

DATE: 12-03-06

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

BOWYER SURVEYING & MAPPING

[Signature]
ROBERT E. BOWYER, P.S.M.
FLORIDA REGISTRATION NO. 5889
LICENSE BUSINESS NO. 7049

* NOT VALID WITHOUT SHEETS 2 AND 3 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "D"
O.R.B.18137, PG.701, P.B.C.R.
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
DRAWING NO.

DATE	REVISIONS

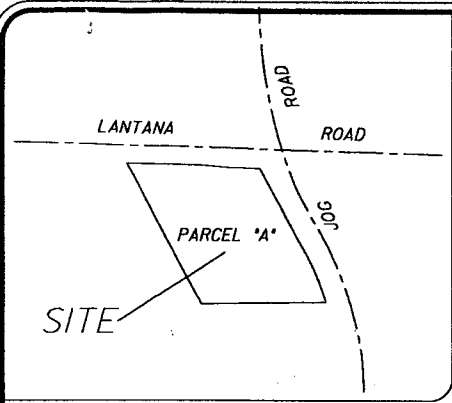
DATE	<u>01-02-06</u>
SCALE	<u>1" = 100'</u>
FIELD BK.	
DWNG. BY	<u>RHB</u>
CHK. BY	<u>REB</u>

BOWYER
Surveying & Mapping, Inc.

4460 N.W. 19th Way
Oakland Park, Florida 33309-4555
PH: (954) 928-1334 FAX: (954) 928-1335
email: bowyersurveying@comcast.net

LB 7049

CLIENT: LCI Construction of South Florida



DESCRIPTION

UTILITY EASEMENT ABANDONMENT PARCEL "D"

LOCATION MAP
NOT TO SCALE

DESCRIPTION: (FOR UTILITY EASEMENT ABANDONMENT PARCEL "D")

A PORTION OF LAND, BEING A PORTION OF PARCEL "D", AS RECORDED IN O.R.B. 13935, PAGE 701 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A" AS RECORDED IN PLAT BOOK 97, PAGE 129 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 28°30'38" EAST ALONG THE EAST LINE OF SAID PARCEL "A", SAID EAST LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5423, PAGE 482 AND DEED BOOK 950, PAGE 318, AND PARCEL "C" AS RECORDED IN OFFICIAL RECORD BOOK 18137, PAGE 0701 SAID PUBLIC RECORDS, (THE EAST LINE OF SAID PARCEL "A" IS ASSUMED TO BEAR SOUTH 28°30'38" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 146.73 FEET TO A POINT ON THE NORTH LINE OF A 45 FOOT WIDE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE RECORD PLAT OF LANTANA SQUARE SHOPPING CENTER, AS RECORDED IN PLAT BOOK 97, PAGE 129, OF SAID PUBLIC RECORDS; THENCE SOUTH 69°13'38" WEST, ALONG SAID NORTH LINE A DISTANCE OF 166.52 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE SOUTH 58°57'04" WEST A DISTANCE OF 49.77 FEET TO A POINT BEING ON THE EASTERLY LINE OF AN EXISTING UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 13935 AT PAGE 1526; THENCE SOUTH 88°23'52" WEST DEPARTING THE SOUTH LINE OF SAID PARCEL "C" A DISTANCE OF 63.23 FEET TO A POINT ON THE WESTERLY LINE OF SAID EXISTING EASEMENT; THENCE NORTH 28°49'45" WEST A DISTANCE OF 70.82 FEET; THENCE NORTH 88°11'14" WEST A DISTANCE OF 101.53 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "C"; THENCE CONTINUE NORTH 88°11'14" WEST A DISTANCE OF 19.42 FEET TO A POINT ON THE EAST LINE OF PARCEL "D" AS RECORDED IN OFFICIAL RECORD BOOK 18137, PAGE 701 SAID POINT BEING THE POINT OF BEGINNING FOR THIS DISCRPTION;

THENCE CONTINUE NORTH 88°11'14" WEST A DISTANCE OF 72.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 01°36'08" EAST A DISTANCE OF 40.13 FEET; THENCE SOUTH 88°11'14" EAST A DISTANCE OF 72.00 FEET; THENCE SOUTH 01°36'08" WEST A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING.

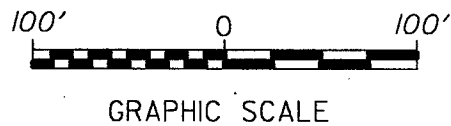
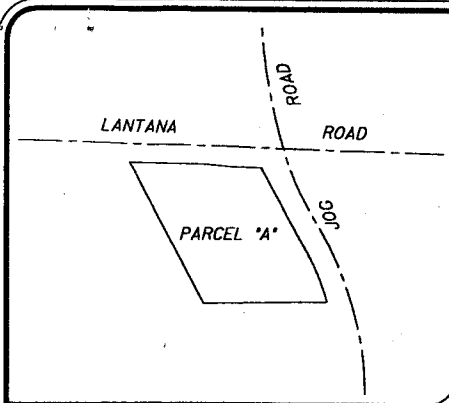
SAID LANDS CONTAINING 2889 SQUARE FEET OR 0.0663 ACRES MORE OR LESS.

* NOT VALID WITHOUT SHEETS 1 AND 3 OF 3 ATTACHED *

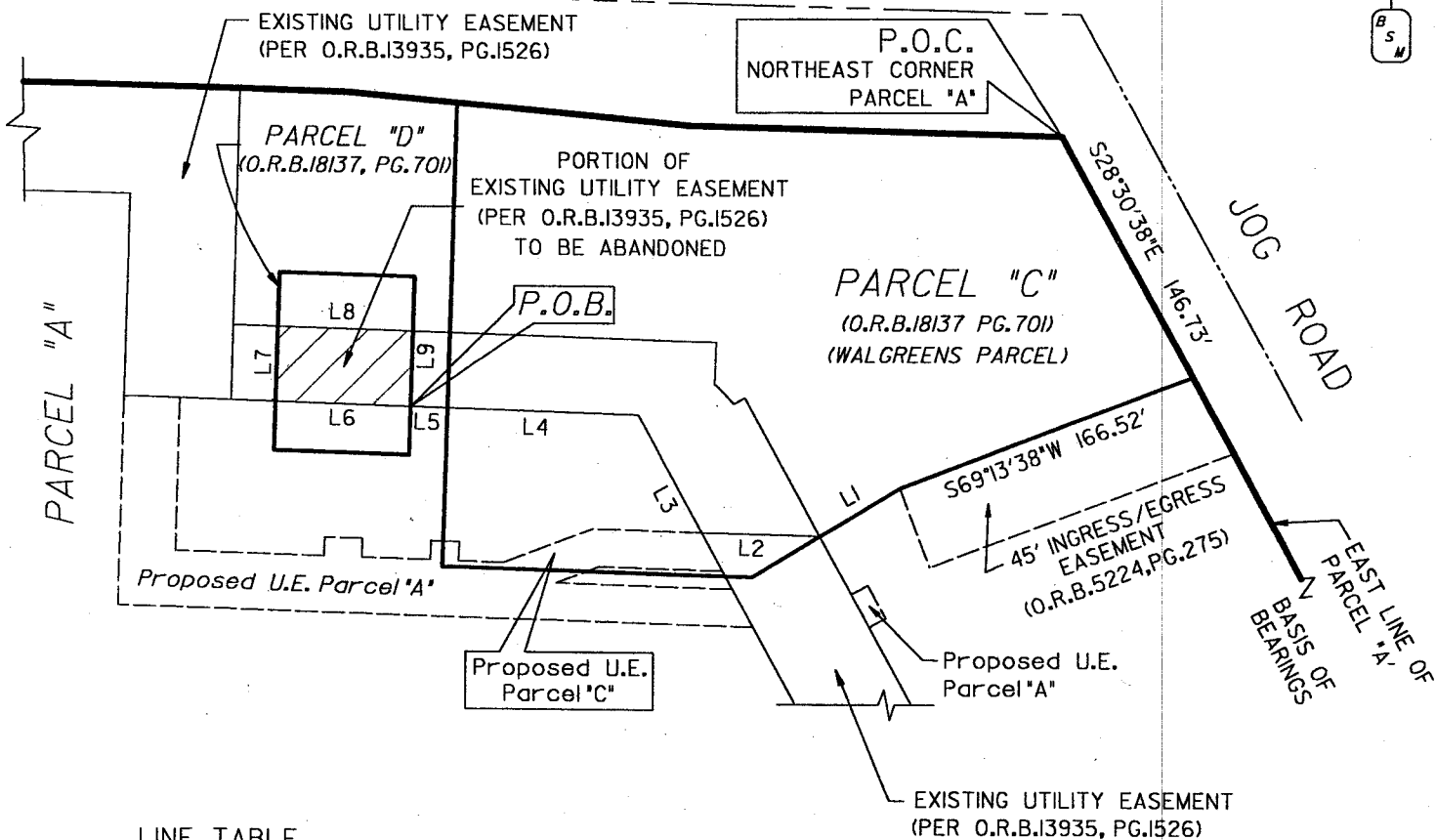
<p>SKETCH OF DESCRIPTION</p> <p>A PORTION OF PARCEL "D" O.R.B. 18137, PG. 701, P.B.C.R. LANTANA SQUARE SHOPPING CENTER PLAT BOOK 97, PAGE 129, PALM BEACH COUNTY RECORDS PALM BEACH COUNTY, FLORIDA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS															<p>DATE <u>01-02-06</u></p> <p>SCALE <u>1" = 100'</u></p> <p>FIELD BK. _____</p> <p>DWNG. BY <u>RHB</u></p> <p>CHK. BY <u>REB</u></p>	<p>BOWYER Surveying & Mapping, Inc.</p> <p>4460 N.W. 19th Way Oakland Park, Florida 33309-4555 PH: (954) 928-1334 FAX: (954) 928-1335 email: bowyersurveying@comcast.net</p> <p>LB 7049</p> <p>CLIENT: LCI Construction of South Florida</p>
DATE	REVISIONS																		
<p>SHEET <u>2</u> OF <u>3</u></p> <p>DRAWING NO. _____</p>																			

SKETCH OF DESCRIPTION

UTILITY EASEMENT ABANDONMENT PARCEL "D"



LOCATION MAP NOT TO SCALE LANTANA ROAD



LINE TABLE

LINE	BEARING	DISTANCE
L1	S58°57'04"W	49.77'
L2	N88°23'52"W	63.23'
L3	N28°49'45"W	70.82'
L4	N88°11'14"W	101.53'
L5	N88°11'14"W	19.42'
L6	N88°11'14"W	72.00'
L7	N01°36'08"E	40.13'
L8	S88°11'14"E	72.00'
L9	S01°36'08"W	40.13'

* NOT VALID WITHOUT SHEETS 1 AND 2 OF 3 ATTACHED *

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "D"
O.R.B.18137, PG.701, P.B.C.R.
LANTANA SQUARE SHOPPING CENTER
PLAT BOOK 97, PAGE 129,
PALM BEACH COUNTY RECORDS
PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 3
DRAWING NO.

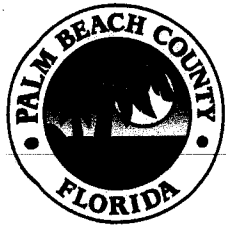
DATE	REVISIONS

DATE 01-02-06
SCALE 1" = 100'
FIELD BK. _____
DWNG. BY RHB
CHK. BY REB

BOWYER
Surveying & Mapping, Inc.

4460 N.W. 19th Way
Oakland Park, Florida 33309-4555
PH:(954)928-1334 FAX:(954)928-1335
email: bowyer_surveying@comcast.net

LB 7049
CLIENT: LCI Construction of South Florida



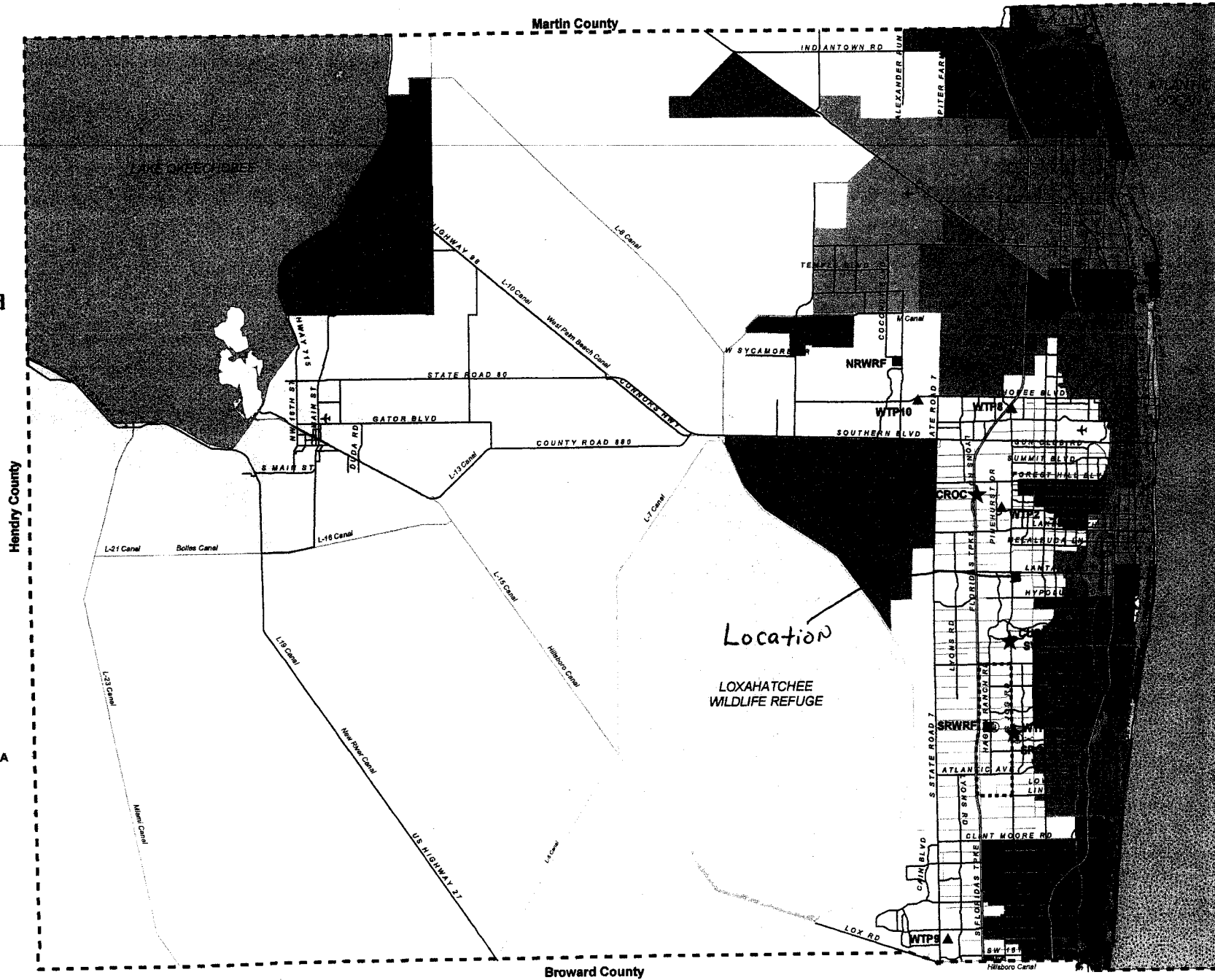
**Palm Beach County
Water Utilities
Department
Service Area (SA) and
Major Facilities**

Legend

- P.B.C.W.U.D. SA
- - - MANDATORY RECLAIMED SA
- - - Palm Beach County Limits
- ★ Administration
- Water Reclamation Facility
- ▲ Water Treatment Facility
- ⊙ Wetlands



NOT TO SCALE





07/19/2002 11:04:44 20020371486
DR BK 13935 PG 1526
Palm Beach County, Florida

Prepared by and return to:
Palm Beach County Water Utilities Department
P.O. Box 16097
West Palm Beach, FL 33416-6097

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this _____ day of _____, 20____, by Lantana Square Shopping Center, Ltd., a Florida limited partnership, (hereinafter referred to as "Grantor"), whose address is 1645 S.E. 3rd Court, Suite 200, Deerfield Beach, FL 33441, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, FL 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and/or assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment, in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

Witness Signature _____
Print Name FRANK M. PELLUMI

Witness Signature _____
Print Name SAM GELSEMAN

GRANTOR:

LANTANA SQUARE SHOPPING CENTER, LTD., a Florida limited partnership

By: **G.P. LANTANA SQUARE SHOPPING CENTER, INC.**, a Florida corporation, its sole general partner

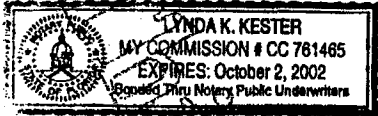
By: [Signature] (SEAL)
Name: Marc J. Gelsenman
Title: President

[Corporate Seal]

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of January, 2002,
by Marc J. Geiserman, President and duly authorized representative of G.P. Lantana Square Shopping Center, Inc., a
Florida corporation, general partner of Lantana Square Shopping Center, Ltd., a Florida limited partnership, who is
personally known to me or who has produced a Florida driver's license or _____ as
identification.



Lynda Kester
Notary Signature
Printed Lynda Kester
Commission Expires: 10-2-02

This is not a certified copy

CONSENT AND SUBORDINATION OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Records Book 1318, Page 0229, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

IN WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:
Signed, sealed and delivered
in presence of:
[Signature]
Witness Signature
DAVE M. SPRENGER
Print Name
[Signature]
Witness Signature
Paula J. Dilione
Print Name

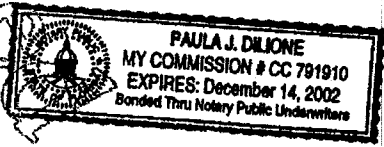
GRANTOR/MORTGAGEE:
Name of Mortgagee:
WACHOVIA BANK, N.A.
By: [Signature]
Name: VP Relationship Mgr
Title: Laura Caterino

(SEAL)

STATE OF Florida NOTARY CERTIFICATE
COUNTY OF Browards

The foregoing instrument was acknowledged before me this 12 day of June, 2002 by Laura Caterino and duly authorized representative of Washovia Bank, N.A. who is personally known to me or who has produced a _____ driver's license or _____ as identification.

[Signature]
Notary Signature
Printed _____
Commission Expires: _____



CONSENT AND SUBORDINATION OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Records Book 1318 Page 256 of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

IN WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in presence of

[Signature]
Witness Signature
COUNTESS J. WATERS

Print Name
Julieann C. Christie

Witness Signature
JULIEANN C. CHRISTIE

Print Name

GRANTOR/MORTGAGEE:

Millie C. Cassidy, Michael J. Weinberger and David Weiner, as Trustees of SENTINEL REAL ESTATE FUND, a Delaware group trust

By: Sentinel Fund Advisors, Inc., a Delaware corporation, its manager

[Signature]
Signature: MANAGING DIRECTOR

Name: CHRISTINE C. KURTZ
Title: MANAGING DIRECTOR

(SEAL)

NOTARY CERTIFICATE

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 7th day of January, 2002 by Christine C. Kurtz, as Managing Director and duly authorized representative of Sentinel Fund Advisors, Inc., a Delaware corporation, on behalf of such corporation in its capacity as Manager of Millie C. Cassidy, Michael J. Weinberger and David Weiner, as Trustees of Sentinel Real Estate Fund, a Delaware group trust who is personally known to me or who has produced a _____ driver's license or _____ as identification.

ELLYN BARON
Notary Public, State of New York
No. 31-5015070
Qualified in New York County
Commission Expires July 12, 2003

[Signature]
Notary Signature
Printed: Ellyn Baron
Commission Expires: _____

Exhibit "A"

DESCRIPTION SKETCH FOR: LANTANA SQUARE SHOPPING CENTER

DESCRIPTION:

A utility easement located in Lot 3, Tract 39 in the hiatus between Township 44 South and Township 45 South, Range 42 East, **PALM BEACH FARMS COMPANY, PLAT NO. 13**, as recorded in Plat Book 6, Page 98 and 99, Palm Beach County public records, Palm Beach County, Florida, and more particularly described as follows:

COMMENCE at the North quarter corner Section 3, Township 45 South, Range 42 East being also the Southeast corner of said Lot 3, Tract 39;
Thence South 89° 15' 59" West for a distance of 163.32 feet along the South line of said Lot 3, Tract 39 to the **POINT OF BEGINNING NO. 1**;

Thence continue South 89° 15' 59" West a distance of 737.38 feet along the said South line of Lot 3;

Thence North 28° 30' 38" West a distance of 612.65 feet along the West boundary line of parcel recorded in Official Record Book 5423, Page 482 of said Public Records;

Thence North 26° 29' 02" West a distance of 430.89 feet to a point in the South right of way line of Lantana Road;

Thence South 88° 23' 52" East, along said South right of way line, a distance of 425.72 feet;

Thence South 1° 27' 01" West a distance of 127.18 feet;

Thence South 88° 11' 14" East a distance of 257.29 feet;

Thence South 1° 36' 07" West a distance of 22.35 feet to a point on a curve concave to the Southwest having a radius of 71.32 feet, a central angle of 11° 37' 58" and a chord bearing of South 44° 00' 44" East;

Thence Southeasterly along the arc of said curve, a distance of 14.48 feet to a point;

Thence North 61° 29' 22" East a distance of 6.99 feet;

Thence South 28° 49' 45" East a distance of 233.70 feet;

Thence North 61° 10' 15" East a distance of 63.61 feet;

Thence South 28° 30' 38" East a distance of 20.00 feet;

Thence South 61° 10' 15" West a distance of 63.50 feet;

Thence South 28° 49' 45" East a distance of 243.01 feet;

Thence North 61° 29' 11" East a distance of 216.52 feet;

Thence South 28° 30' 49" East a distance of 271.45 feet to the beginning of a curve concave to the West having a radius of 1577.02 feet, a central angle of 4° 17' 44" and a chord bearing of South 19° 42' 45" East;

Thence Southerly, along the arc of said curve, a distance of 118.23 feet to a point;

Thence South 44° 16' 00" West a distance of 79.35 feet to the **POINT OF BEGINNING NO. 1** of the herein described parcel.

LESS THE FOLLOWING DESCRIBED PARCEL

COMMENCE at the said North quarter corner of Section 3, Township 45 South, Range 42 East, Tract 39;
Thence South 89° 15' 59" West for a distance of 276.41 feet along the South line of said Lot 3, Tract 39;

Thence North 00° 44' 01" West a distance of 50.01 feet to the **POINT OF BEGINNING NO. 2**;



WALLACE SURVEYING CORPORATION
801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 - 561/640-4551

DATE 2/20/02	DWG NO 01-1113-4
OFFICE	SHEET 1 OF 5
CKD	REF

Thence North 28° 33' 41" West a distance of 29.93 feet;
 Thence South 61° 26' 19" West a distance of 71.45 feet;
 Thence North 28° 31' 25" West a distance of 45.29 feet;
 Thence North 61° 26' 19" East a distance of 36.53 feet;
 Thence North 28° 33' 41" West a distance of 59.45 feet;
 Thence South 61° 26' 22" West a distance of 130.09 feet;
 Thence North 73° 31' 14" West a distance of 191.42 feet;
 Thence South 16° 26' 23" West a distance of 97.00 feet;
 Thence North 73° 33' 37" West a distance of 199.93 feet;
 Thence North 16° 28' 36" East a distance of 87.07 feet;
 Thence North 73° 30' 11" West a distance of 100.98 feet;
 Thence North 28° 31' 35" West a distance of 345.28 feet;
 Thence North 01° 35' 13" East a distance of 157.37 feet;
 Thence North 88° 49' 14" West a distance of 6.69 feet;
 Thence North 01° 35' 22" West a distance of 90.08 feet;
 Thence North 88° 22' 41" West a distance of 125.14 feet;
 Thence North 01° 35' 26" East a distance of 79.96 feet;
 Thence South 88° 27' 00" East a distance of 230.33 feet;
 Thence South 01° 27' 01" West a distance of 108.87 feet;
 Thence South 88° 41' 14" East a distance of 274.26 feet;
 Thence South 28° 49' 45" East a distance of 527.27 feet;
 Thence North 61° 29' 11" East a distance of 236.41 feet;
 Thence South 28° 30' 49" East a distance of 282.66 feet;
 Thence South 54° 54' 51" West a distance of 106.45 feet;
 Thence South 61° 39' 46" West a distance of 45.02 feet to the POINT OF BEGINNING NO. 2 of the herein described parcel.

The South line of said Lot 3 is assumed to bear South 89° 15' 59" West and all other bearings are relative thereto.

Containing in all 5.06 acres more or less.

NOTES

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This plat is not valid unless sealed with an embossed surveyor's seal.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!



WALLACE SURVEYING CORPORATION

801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 - 351/840-4551

DATE 3/20/02	DWG NO 01-1113-4
OFFICE	SHEET 2 of 5
CKD.	REF

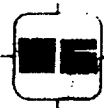
CERTIFICATION:

I HEREBY ATTEST that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors and Mappers pursuant to sections 472.027, Florida Statutes, and adopted in Chapter 61G17-6, Florida Administrative Code, effective September 1, 1981.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

01-1113-3

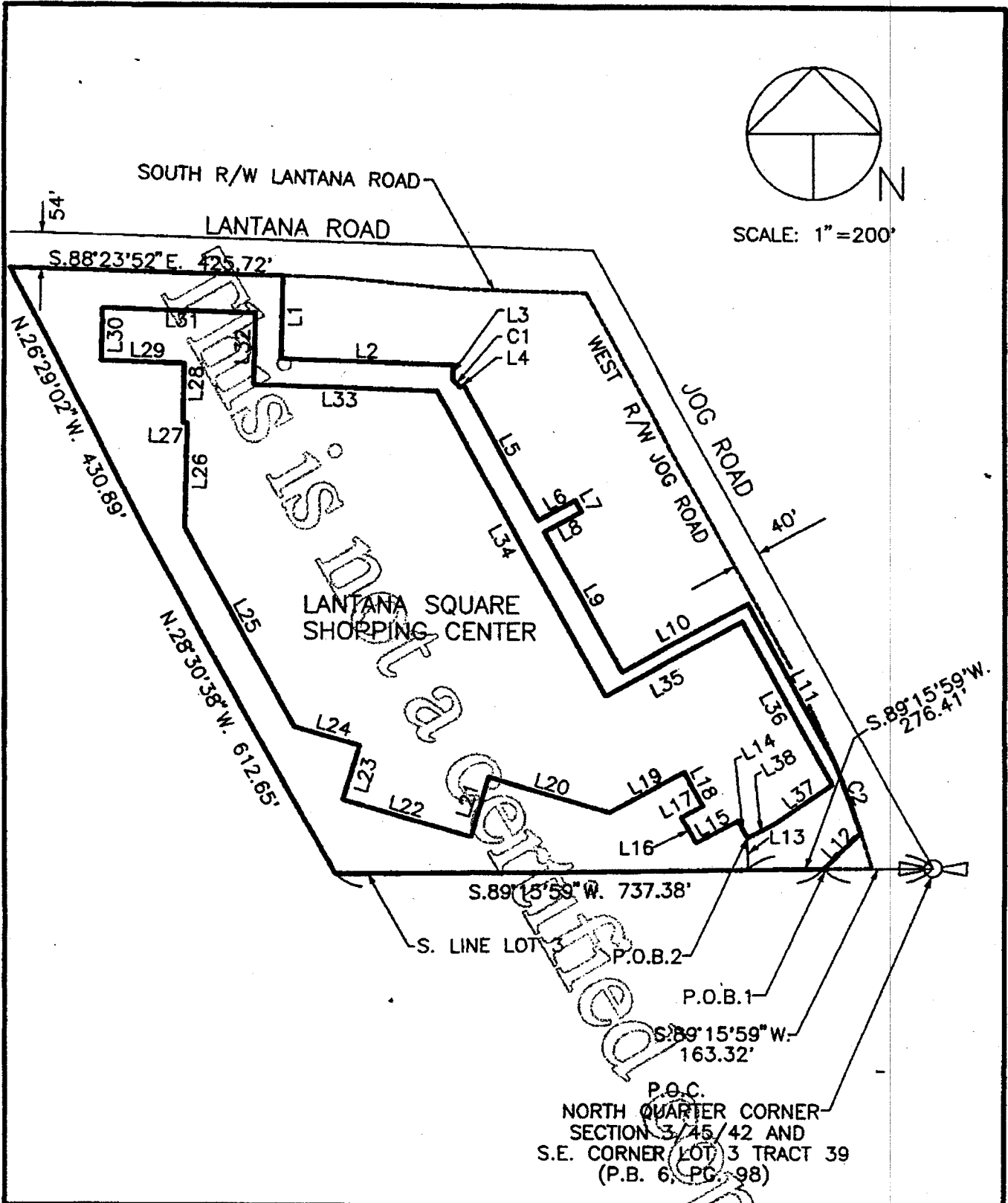
This is not a certified copy



WALLACE SURVEYING
CORPORATION

801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • 561-640-4351

DATE 3/20/02	DWG NO 01-1113-4
OFFICE	SHEET 3 of 5
CKD.	REF



 <p>WALLACE SURVEYING CORPORATION 901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551</p>	DATE: 3/20/02	DWG. NO.: 01-1113-4
	OFFICE: M.B.	SHEET: 4 OF 5
	CKD:	REF: 01-1113

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.01°27'01"W.	127.18'
L2	S.88°11'14"E.	257.29'
L3	S.01°36'07"W.	22.35'
L4	N.61°29'22"E.	6.99'
L5	S.28°49'45"E.	233.70'
L6	N.61°10'15"E.	63.61'
L7	S.028°30'38"E.	20.00'
L8	S.61°10'15"W.	63.50'
L9	S.28°49'45"E.	243.01'
L10	N.61°29'11"E.	216.52'
L11	S.28°30'49"E.	271.45'
L12	S.44°16'00"W.	79.35'
L13	N.00°44'01"W.	50.01'
L14	N.28°33'41"W.	29.93'
L15	S.61°26'19"W.	71.45'
L16	N.28°31'25"W.	45.29'
L17	N.61°26'19"E.	36.53'
L18	N.28°33'41"W.	59.45'
L19	S.61°26'22"W.	130.09'

LINE	BEARING	DISTANCE
L20	N.73°31'14"W.	191.42'
L21	S.16°26'23"W.	97.00'
L22	N.73°33'37"W.	199.93'
L23	N.16°28'36"E.	87.07'
L24	N.73°30'11"W.	100.98'
L25	N.28°31'35"W.	345.28'
L26	N.01°35'13"E.	157.37'
L27	N.88°49'14"W.	6.69'
L28	N.01°35'22"E.	90.08'
L29	N.88°22'41"W.	125.14'
L30	N.01°35'26"E.	79.96'
L31	S.88°27'00"E.	230.33'
L32	S.01°27'01"W.	108.87'
L33	S.88°11'14"E.	274.26'
L34	S.28°49'45"E.	527.27'
L35	N.61°29'11"E.	236.41'
L36	S.28°30'49"E.	282.66'
L37	S.54°54'51"W.	106.45'
L38	S.61°39'46"W.	45.02'

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD BEARING
C1	11°37'58"	14.48'	71.32	S.44°00'44"E.
C2	04°17'44"	118.23'	1577.02'	S.19°42'45"E.



WALLACE SURVEYING CORPORATION

901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4561

DATE: 3/20/02

OFFICE: M.B.

CK'D:

DWG. NO. 01-1113-4

SHEET 5 OF 5

REF: 01-1113