

RE (2A)
5 ACRE LOTS

LAND DESCRIPTION

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
15.00 FOOT ROAD RIGHT-OF-WAY IN GREENER PASTURES

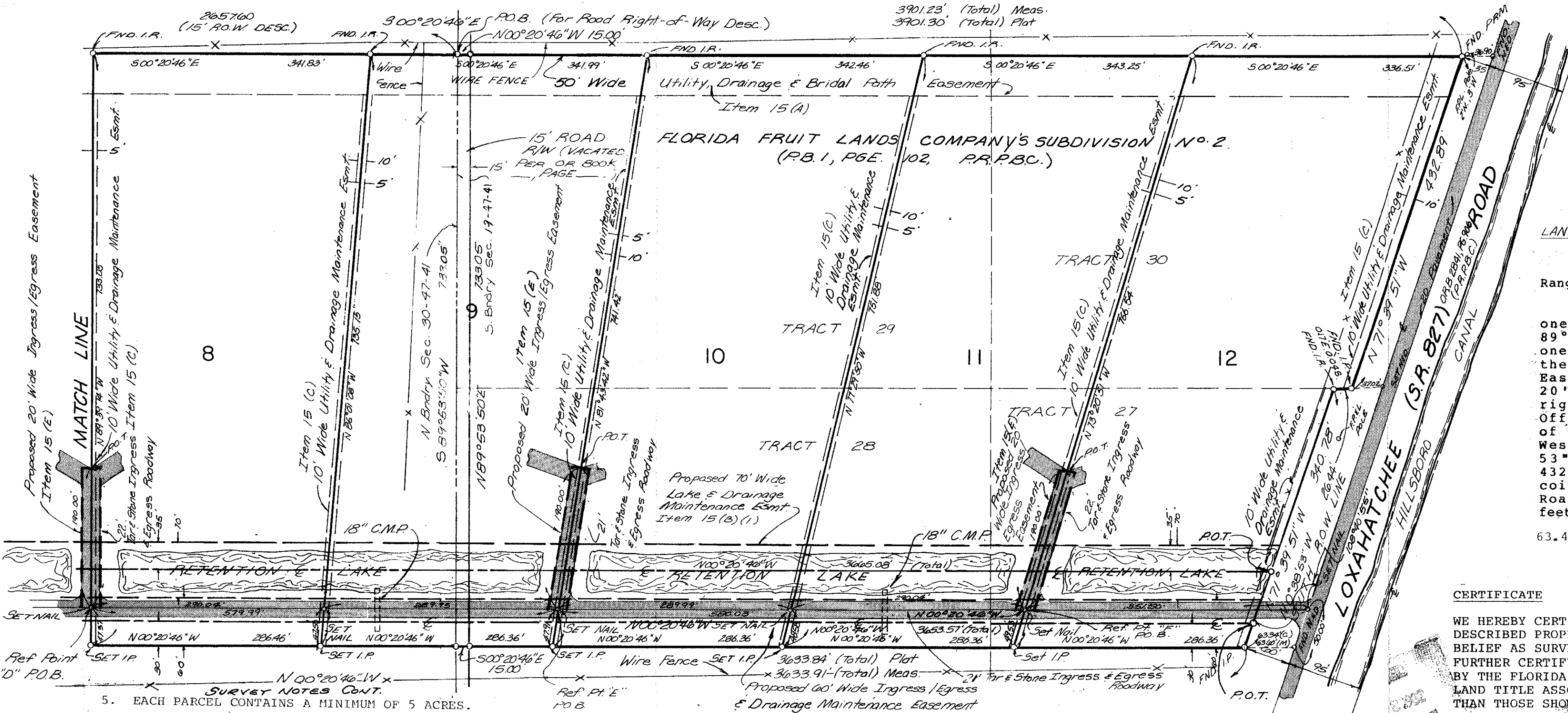
A 15.00 foot road right-of-way lying in a portion of Section 19, Township 47 South, Range 41 East, of Florida Fruit Lands Company's Subdivision No. 2, according to the plat thereof, as recorded in Plat Book 1, Page 102, of the Public Records of Palm Beach County, Florida, lying within the following described parcel:

COMMENCE at the Southwest corner of the Northeast one-quarter (N.E. 1/4) of Section 30, Township 47 South, Range 41 East; thence South 89° 48' 54" East along the South line of said Northeast one-quarter (N.E. 1/4), a distance of 681.75 feet; thence North 00° 20' 46" West, 2657.60 feet to a point on the South line of said Section 19, said point also being the POINT OF BEGINNING; thence continue North 00° 20' 46" West, 15.00 feet; thence North 89° 53' 50" East, 733.05 feet; thence South 00° 20' 46" East, 15.00 feet to a point on said South line of Section 19; thence South 89° 53' 50" West along said line, 733.05 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 0.252 acres more or less.

SURVEY NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE INSTRUMENT OF RECORD, AND TO STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP OF STATE ROAD NO. 827 SECTION 93240-2501 & 86002-2501, SHEET 3 OF 11 SHEETS.
- 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD BY THIS FIRM; BUT WAS ABSTRACTED FOR SAME BY: LANDMARK TITLE COMPANY OF CORAL SPRINGS, FLORIDA, DATED: JANUARY 19, 1982. ALL EASEMENTS AND RIGHTS-OF-WAY PER THIS ABSTRACT ARE SHOWN HEREON.
- 4. THE 50 FOOT WIDE UTILITY, DRAINAGE & BRIDLE PATH EASEMENT; THE INGRESS/EGRESS, LAKE, & DRAINAGE MAINTENANCE EASEMENT; AND THE 10 FOOT WIDE UTILITY & DRAINAGE MAINTENANCE EASEMENTS SHOWN HEREON ARE AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR GREENER PASTURES, AS RECORDED IN OFFICIAL RECORD BOOK 3235, PAGE 1604, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS TO BE AMENDED AS SHOWN PROPOSED HEREON.



LAND DESCRIPTION

A portion of Section 19 and 30, Township 47 South, Range 41 East, more particularly described as follows:

COMMENCE at the Southwest corner of the Northeast one-quarter (N.E. 1/4) of said Section 30; thence South 89° 48' 54" East along the South line of the Northeast one-quarter (N.E. 1/4) of said Section 30, 681.75 feet to the POINT OF BEGINNING; thence continue South 89° 48' 54" East along said South line, 733.08 feet; thence North 00° 20' 46" West, 3,633.84 feet to a point on the South right-of-way line of State Road No. 827, as recorded in Official Record Book 2841, Page 906, of the Public Records of Palm Beach County, Florida; thence North 71° 39' 51" West along said line, 340.78 feet; thence North 00° 38' 53" West, 26.44 feet; thence North 71° 39' 51" West, 432.89 feet (the last three (3) courses described being coincident with the South right-of-way line of said State Road No. 827); thence South 00° 20' 46" East, 3,901.30 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 63.429 acres more or less.

CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION IN SEPTEMBER, 1981. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS ADOPTED BY THE FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Gary A. Burden
GARY A. BURDEN
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 13891

APPROVED: _____ DATE _____
REGISTERED ENGINEER NO. _____ STATE OF FLORIDA

DESIGNED	DATE	DRAWN	DATE	CHECKED	DATE
Mark	2/5/82	Mark	2/5/82	Mark	2/5/82

Craig A. Smith & Associates
OF FLORIDA, INC.
CONSULTING ENGINEERS & SURVEYORS
3300 University Drive Coral Springs, Florida 33065

SKETCH OF SURVEY

PREPARED FOR: LES AHRENHOLZ

SCALE: 1"=100'
PROJECT NUMBER: 9391
SHEET 1 OF 1 SHEETS