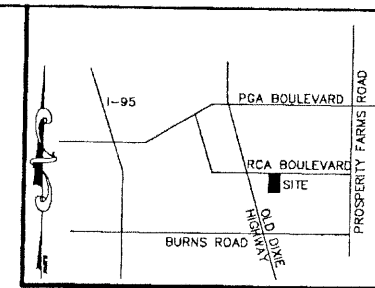


BELLSOUTH RCA BOULEVARD

A PORTION OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
APRIL - 2000



123

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:50 P.M.
THIS 20 DAY OF January
A.D. 2000 AND DULY RECORDED
IN PLAT BOOK 87 ON
PAGES 123 AND 124

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By *[Signature]*
DEPUTY CLERK



SHEET 1 OF 2

DESCRIPTION

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST; THENCE S 88° 10' 00" E (FOR THE PURPOSE OF THIS DESCRIPTION, THE TRUE BEARING OF THE NORTH LINE OF SECTION 7, BASED ON SOLAR OBSERVATIONS, IS S 88° 10' 00" E) ALONG THE SAID NORTH LINE OF SECTION 7, A DISTANCE OF 1028.44 FEET TO THE INTERSECTION OF THE CENTERLINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY WITH THE SAID NORTH LINE OF SECTION 7; THENCE CONTINUE S 88° 10' 00" E ALONG THE SAID NORTH LINE OF SECTION 7, A DISTANCE OF 461.89 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 300 FEET EASTERLY (MEASURED ALONG THE NORTH LINE OF SECTION 7, FROM THE EASTERLY RIGHT-OF-WAY LINE OF 106 FOOT ULTIMATE RIGHT-OF-WAY OF STATE ROAD ALTERNATE A-1-A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE S 01° 50' 00" W, AT RIGHT ANGLES TO THE SAID NORTH LINE OF SECTION 7, A DISTANCE OF 328.00 FEET; THENCE S 43° 10' 00" E, A DISTANCE OF 16.97 FEET; THENCE S 88° 10' 00" E A DISTANCE OF 188.00 FEET; THENCE N 01° 50' 00" E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 340.00 FEET, MORE OR LESS TO THE SAID NORTH LINE OF SECTION 7; THENCE N 88° 10' 00" W ALONG THE SAID NORTH LINE OF SECTION 7, A DISTANCE OF 200.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, CONTAINING 67928 SQUARE FEET /1.5594 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

COUNTY OF BROWARD)
STATE OF FLORIDA)

KNOW ALL MEN BY THESE PRESENTS THAT BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, OWNER OF THE LAND

SHOWN HEREON AS:

BELLSOUTH RCA BOULEVARD

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. UTILITY EASEMENTS:

NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY; SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.

2. TRACT "B":

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE, OBLIGATION AND RESPONSIBILITY OF SAID PALM BEACH COUNTY.

3. DRAINAGE AND MAINTENANCE EASEMENT

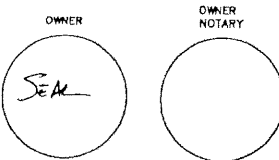
THE DRAINAGE AND MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS IN PERPETUITY FOR DRAINAGE AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, BELLSOUTH TELECOMMUNICATIONS, A GEORGIA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REAL ESTATE NEGOTIATOR/FLORIDA AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF November, 2000.

BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION,

WITNESS: *[Signature]*
NAME OLIVER L. WILLIAMS
WITNESS: *[Signature]*
NAME Andy O'DRUMM

ATTEST: *[Signature]* 11/20/00
DONALD HOLLINGSWORTH
REAL ESTATE NEGOTIATOR/FLORIDA



ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED DONALD HOLLINGSWORTH, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REAL ESTATE NEGOTIATOR/FLORIDA OF BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION 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 20th DAY OF November, 2000.

[Signature]
OLIVER L. WILLIAMS
NOTARY PUBLIC
COMMISSION EXPIRES 11/15/02

APPROVALS:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OF THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: *[Signature]* DATE: December 6, 2000
D. HOWARD DUKES, 1574533
PROFESSIONAL SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 18th DAY OF January, 2000.

WITNESS: *[Signature]* BY: *[Signature]*
CAROL GOLD, CLERK GREGORY RUSSO, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 28th DAY OF December, 2000.

BY: *[Signature]*
LENNART E. LINDAHL, P.E., CITY ENGINEER

SURVEY NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- P.R.M. - INDICATES SET 4' x 4' x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- "NOTICE" 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 THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ESMT. - EASEMENT
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE DESCRIPTION, BASED UPON THE THE NORTH LINE OF SECTION 7-42-43, BEARING S88°10'00"E.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)

I, ROD A. FEINER, 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 FIND THE TITLE TO THE PROPERTY IS VESTED IN BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 11/14/00
BY: *[Signature]*
ROD A. FEINER
ATTORNEY AT LAW
LICENSED IN FLORIDA FLA. BAR NO. 0039853

SURVEYOR'S CERTIFICATE

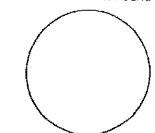
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IN A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 11/24/00
BY: *[Signature]*
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

CITY OF
PALM BEACH GARDENS

REVIEWING
SURVEYOR



SURVEYOR

