

FEBRUARY 2001

CITYPLACE PLAT NO.2

SHEET 1 OF 5

33

A REPLAT OF A PORTION OF AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., RECORDED IN PLAT BOOK 2, PAGE 74, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MOSS AND HEISLER ADDITION TO PALM BEACH HEIGHTS, RECORDED IN PLAT BOOK 2, PAGE 61, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY - FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 106, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.), RECORDED IN PLAT BOOK 1, PAGE 122, PALM BEACH COUNTY RECORDS, LYING IN SECTIONS 21 AND 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
CITY OF WEST PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF WEST PALM BEACH AND CITYPLACE RETAIL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN HEREON AS 'CITYPLACE PLAT NO.2', SAID PARCEL OF LAND BEING A REPLAT OF A PORTION OF AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., RECORDED IN PLAT BOOK 2, PAGE 74, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MOSS AND HEISLER ADDITION TO PALM BEACH HEIGHTS, RECORDED IN PLAT BOOK 2, PAGE 61, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY - FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 106, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.), RECORDED IN PLAT BOOK 1, PAGE 122, PALM BEACH COUNTY RECORDS, LYING IN SECTIONS 21 AND 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 10, BLOCK 5, LOTS 1 THROUGH 10, BLOCK 6, LOTS 1 THROUGH 12, BLOCK 7, LOTS 1 THROUGH 8 AND LOTS 1 THROUGH 6, BLOCK 10, TOGETHER WITH ALL OF THE ALLEY RIGHTS-OF-WAY LYING WITHIN SAID BLOCKS 1, 2, 3, 5, 6, 7, 8 AND 10, AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 74, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
LOTS 6 THROUGH 17, BLOCK 10, AND ALL OF THE ALLEY RIGHTS-OF-WAY LYING WITHIN SAID BLOCK 10, MOSS AND HEISLER ADDITION TO PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 61, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
THOSE PORTIONS OF LOTS 11 THROUGH 13, BLOCK 6, LYING SOUTH OF EASTBOUND OKEECHOBEE BOULEVARD AS NOW LAID OUT AND IN USE, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 106, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
LOT 6, BLOCK 6, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 106, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THAT PORTION OF OKEECHOBEE BOULEVARD AS NOW LAID OUT AND IN USE

TOGETHER WITH
A PORTION OF LOTS 7 THROUGH 10, BLOCK 6, PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 122, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THAT PORTION OF OKEECHOBEE BOULEVARD AS NOW LAID OUT AND IN USE

TOGETHER WITH
A PORTION OF LOTS 7 THROUGH 10 AND LOT 12, BLOCK 7, PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 122

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR LAKE AVENUE AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR GEORGIA AVENUE AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND AS SHOWN ON SAID PLAT OF MOSS & HEISLER ADDITION TO PALM BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR FLORIDA AVENUE AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND AS SHOWN ON SAID PLAT OF MOSS & HEISLER ADDITION TO PALM BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR ALABAMA AVENUE AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR 'L' STREET, AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

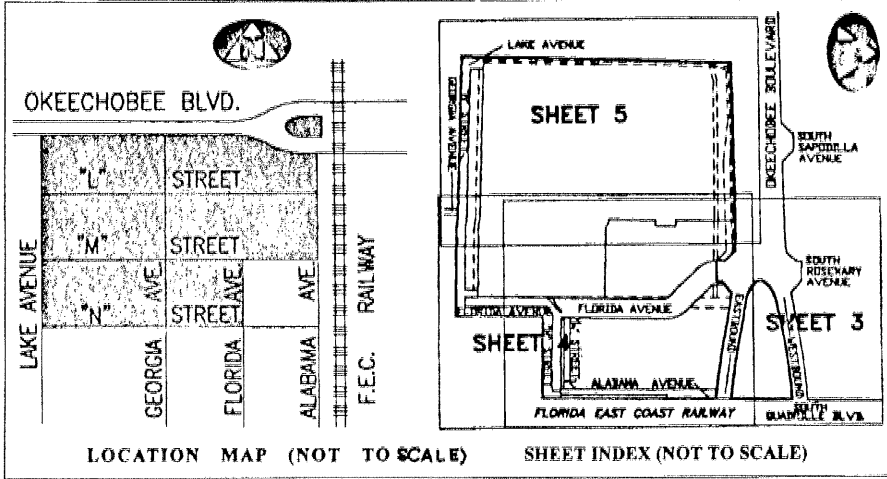
TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR 'M' STREET, AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND AS SHOWN ON SAID PLAT OF MOSS & HEISLER ADDITION TO PALM BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR 'N' STREET, AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND AS SHOWN ON SAID PLAT OF MOSS & HEISLER ADDITION TO PALM BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 61, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR OKEECHOBEE ROAD, AS SAME IS SHOWN ON AN AMENDED (SIC) PLAT OF PALM BEACH HEIGHTS ADDITION TO WEST PALM BEACH FLA., AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR OKEECHOBEE ROAD, AS SAME IS SHOWN ON THE PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.), AS RECORDED IN PLAT BOOK 1, PAGE 122, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH
A PORTION OF THE RIGHT-OF-WAY FOR OKEECHOBEE BOULEVARD, BEING THE SOUTHERLY TURNOUT RIGHT-OF-WAY FOR SAPODILLA STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 11122, PAGE 707, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



AREA SUMMARY table listing tracts and their acreages.

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

- 1. THE WATER MAIN AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR UNDERGROUND STORMWATER CONVEYANCE AND UNDERGROUND WATER MAIN PURPOSES.
2. THE 10 FOOT BELLSOUTH AND FPL EASEMENT IS HEREBY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., ITS SUCCESSORS AND/OR ASSIGNS AND FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY PURPOSES, SUBJECT TO APPROVAL OF EASEMENT AGREEMENTS BY THE OWNER OF TRACT 1, ITS SUCCESSORS AND/OR ASSIGNS.
3. THE 18 FOOT BELLSOUTH, FPL AND GAS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., ITS SUCCESSORS AND/OR ASSIGNS, FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY PURPOSES, SUBJECT TO APPROVAL OF EASEMENT AGREEMENTS BY THE OWNER OF TRACT 1, ITS SUCCESSORS AND/OR ASSIGNS.
4. THE 40 FOOT, 12 FOOT AND 3.59 FOOT UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR UTILITY PURPOSES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5. THE 10 FOOT GAS EASEMENT, AT THE NORTH LINE OF TRACT 1 AND WEST OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAPODILLA STREET AS SHOWN ON PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.) AS RECORDED IN PLAT BOOK 1, PAGE 122, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR A SERVICE GAS LINE ONLY, SUBJECT TO APPROVAL OF EASEMENT AGREEMENT BY THE OWNER OF TRACT 1, ITS SUCCESSORS AND/OR ASSIGNS.
6. THE 10 FOOT GAS EASEMENT, AT THE NORTH LINE OF TRACTS 1 AND 2 AND EAST OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAPODILLA STREET AS SHOWN ON PLAT OF ADDITION TO WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO. (INC.) AS RECORDED IN PLAT BOOK 1, PAGE 122, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR GAS LINE PURPOSES.
7. THE BELLSOUTH EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PROPER PURPOSES.
8. THE ROADWAYS, (ALABAMA AVENUE, FLORIDA AVENUE, LAKE AVENUE, 'N' STREET, 'M' STREET, AND 'L' STREET) AS SHOWN AS TRACT 'A' HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ROADWAY, DRAINAGE AND UTILITY PURPOSES. ALABAMA AVENUE, 'L' STREET, AND FLORIDA AVENUE NORTH OF TRACT 7 ARE SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT IN FAVOR OF THE OWNERS OF TRACTS 1, 2, 3, 3A, AND 3B, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS. SAID ALABAMA AVENUE AND 'L' STREET ARE FURTHER SUBJECT TO AN AIR RIGHTS EASEMENT BEGINNING 17 FEET ABOVE THE CROWN OF SAID ROADWAYS LYING SOUTH OF A POINT 200 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF EASTBOUND OKEECHOBEE BOULEVARD IN FAVOR OF THE OWNER OF TRACT 3, ITS SUCCESSORS AND/OR ASSIGNS.
9. THE 18 FOOT NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR EMERGENCY ACCESS PURPOSES.
10. THE 25 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR UNDERGROUND STORMWATER CONVEYANCE PURPOSES.
11. THE 15 FOOT BELLSOUTH EASEMENTS ARE HEREBY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY PURPOSES, SUBJECT TO APPROVAL OF EASEMENT AGREEMENTS BY THE OWNER OF TRACT 1, ITS SUCCESSORS AND/OR ASSIGNS.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

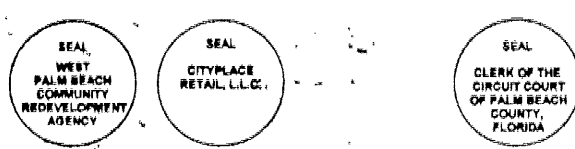
(POINT OF BEGINNING 1) BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID 'M' STREET WITH THE EAST RIGHT-OF-WAY LINE OF SAID ALABAMA AVENUE, THENCE, NORTH 89°09'37" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 'M' STREET AND ITS EASTERLY EXTENSION, A DISTANCE OF 339.92 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF SAID FLORIDA AVENUE; THENCE, SOUTH 00°51'29" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF FLORIDA AVENUE, A DISTANCE OF 354.75 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID 'N' STREET, THENCE, NORTH 89°12'37" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 'N' STREET AND ITS EASTERLY EXTENSION, A DISTANCE OF 366.61 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF SAID GEORGIA AVENUE; THENCE, NORTH 81°32'10" WEST CROSSING SAID GEORGIA AVENUE RIGHT-OF-WAY, A DISTANCE OF 40.27 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GEORGIA AVENUE; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 'N' STREET; THENCE, NORTH 88°08'22" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF 'N' STREET AND ITS WESTERLY EXTENSION, A DISTANCE OF 660.24 FEET TO THE INTERSECTION THEREOF WITH A LINE 20 FEET PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID LAKE AVENUE; THENCE, NORTH 01°52'42" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 1106.77 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 704, PALM BEACH COUNTY, SECTION 93280-0050, THENCE, NORTH 88°58'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 615.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2236.83 FEET, THENCE, EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°04'04", A DISTANCE OF 158.80 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 43°03'52" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 58.29 FEET, THENCE, SOUTH 00°52'09" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 27.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, THENCE, SOUTHERLY ALONG SAID CURVE AND DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°42'23", A DISTANCE OF 8.05 FEET TO THE INTERSECTION THEREOF WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD; THENCE, SOUTH 89°10'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 83.86 FEET, THENCE, NORTH 00°52'09" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 21.09 FEET, THENCE, NORTH 49°08'06" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 62.68 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2236.83 FEET AND WHOSE RADIUS POINT BEARS SOUTH 07°24'04" WEST, THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, THROUGH A CENTRAL ANGLE OF 04°02'00", A DISTANCE OF 157.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3055.28 FEET, THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, THROUGH A CENTRAL ANGLE OF 05°24'34", A DISTANCE OF 288.83 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF SAID ALABAMA AVENUE, THENCE, SOUTH 00°52'32" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF ALABAMA AVENUE, A DISTANCE OF 714.56 FEET TO THE POINT OF BEGINNING. CONTAINING 32.99 ACRES, MORE OR LESS

TOGETHER WITH...

THOSE PORTIONS OF LOTS 1 THROUGH 20, BLOCK 6, AND THE ALLEY RIGHT-OF-WAY LYING BETWEEN SAID LOTS 1 THROUGH 10 AND LOTS 11 THROUGH 20, ALL LYING BETWEEN THE EASTBOUND OKEECHOBEE BOULEVARD AND THE WESTBOUND OKEECHOBEE BOULEVARD AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 704, PALM BEACH COUNTY, SECTION 93280-0000, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY - FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 106, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(POINT OF BEGINNING 2) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, NORTH 00°52'42" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 95.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WESTBOUND RIGHT-OF-WAY OF SAID OKEECHOBEE BOULEVARD; SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2356.48 FEET AND WHOSE RADIUS POINT BEARS SOUTH 03°29'28" EAST, THENCE, WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°23'49", A DISTANCE OF 427.61 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 122.00 FEET, THENCE, SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 38°31'30" A DISTANCE OF 82.03 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE RIGHT-OF-WAY LINE FOR OKEECHOBEE BOULEVARD, THROUGH A CENTRAL ANGLE OF 78°13'16", A DISTANCE OF 36.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 122.00 FEET, THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG THE RIGHT-OF-WAY LINE FOR OKEECHOBEE BOULEVARD, THROUGH A CENTRAL ANGLE OF 41°21'11", A DISTANCE OF 88.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2299.83 FEET, SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE EASTBOUND RIGHT-OF-WAY FOR OKEECHOBEE BOULEVARD, THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE FOR OKEECHOBEE BOULEVARD, THROUGH A CENTRAL ANGLE OF 03°25'15", A DISTANCE OF 137.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2966.26 FEET, THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE FOR OKEECHOBEE BOULEVARD, THROUGH A CENTRAL ANGLE OF 05°18'06", A DISTANCE OF 277.24 FEET TO INTERSECTION THEREOF WITH THE EAST LINE OF SAID LOT 20, THENCE, NORTH 00°52'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 154.26 FEET TO THE POINT OF BEGINNING. CONTAINING 1.99 ACRES, MORE OR LESS

CONTAINING IN TOTAL: 34.98 ACRES, MORE OR LESS



SURVEYOR'S CERTIFICATION: I HEREBY 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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS, ACCORDING TO SEC. 177.061(8), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH.
BY: [Signature] DATED THIS 24 DAY OF JANUARY, 2001.
WM. R. VAN CAMPEN, P.S.M. 2424

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DENOTION OF THE BOUNDARIES OF THE DIVIDED LAND 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 THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404. PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm