

WAL-MART AT LAKE PARK
TOWN OF LAKE PARK,
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF SILVER BEACH GARDENS, PLAT BOOK 21, PAGE 3, PALM BEACH COUNTY RECORDS,
TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TALLAHASSEE BASE MERIDIAN,
TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, IS FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND PLATTED AS "WAL-MART OF LAKE PARK", BEING IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) IT IS THE INTENTION OF THIS PLAT TO VACATE THE PORTIONS OF WEST ROAD, MIDDLE ROAD AND LOTS 8 THROUGH 18, PLAT OF SILVER BEACH GARDENS, AS RECORDED IN PLAT BOOK 21, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THAT FALL WITHIN THE AREA OF THE DESCRIBED LANDS.
2) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER LOTS 1, 2, & 3, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LOTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, IT'S SUCCESSORS AND/OR ASSIGNS.
3) TRACT RW-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR PUBLIC INGRESS, EGRESS AND ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
4) THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR THE TOWN OF LAKE PARK.

IN WITNESS WHEREOF, WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT M. BEDARD, ASSISTANT VICE PRESIDENT OF REAL ESTATE AND ATTESTED BY Joan Mladovsky, ASSISTANT SECRETARY OF WSE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AS THE GENERAL PARTNER OF WAL-MART STORES EAST, LP, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF March, 2005.

ACKNOWLEDGMENT

WAL-MART STORES EAST, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: WSE MANAGEMENT, LLC, A
DELAWARE LIMITED LIABILITY COMPANY,
GENERAL PARTNER

BY: Robert M. Bedard
ROBERT M. BEDARD, ASSISTANT
VICE PRESIDENT OF REAL ESTATE

Judith Ann Smith

WITNESS
PRINTED NAME: JUDITH ANN SMITH

Bonnie-lee I. Kincaid

WITNESS
PRINTED NAME: BONNIE-LEE I. KINCAID

Bonnie-lee I. Kincaid
PRINTED NAME: BONNIE-LEE I. KINCAID

WITNESS
PRINTED NAME: JUDITH ANN SMITH

JUDITH ANN SMITH
WITNESS PRINTED NAME

PRINTED NAME: _____

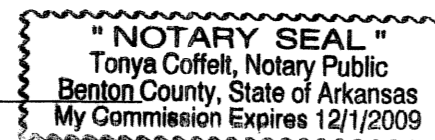
STATE OF ARKANSAS }
COUNTY OF BENTON } SS:

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT M. BEDARD, AS ASSISTANT VICE PRESIDENT OF REAL ESTATE OF WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM BY LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

24th WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS DAY OF March, 2005.

Janey Coffelt
NOTARY PUBLIC

Janey Coffelt 12-1-2009
PRINTED, TYPED OR STAMPED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:



LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PART OF LOT 8, AND ALL OF LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18, TOGETHER WITH MIDDLE ROAD AND WEST ROAD, PLAT OF "SILVER BEACH GARDENS" AS RECORDED IN PLAT BOOK 21, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PORTION OF THE UNPLATTED PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST OF THE TALLAHASSEE BASE MERIDIAN. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19;

THENCE, BEARING NORTH 01°32'37" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 AND THE WEST LINE OF SAID PLAT OF SILVER BEACH GARDENS (SAID LINE ALSO BEING THE EASTERLY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. 17 AS SHOWN ON RIGHT OF WAY MAP FOR CANAL NO. 17, DRAWING C-17-13, DATED 9/11/79), A DISTANCE OF 40.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILVER BEACH ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE, BEARING NORTH 01°32'37" EAST, ALONG SAID LINE, A DISTANCE OF 290.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT;

THENCE, BEARING SOUTH 87°21'04" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 18.15 FEET TO A POINT;

THENCE, LEAVING SAID NORTH LINE, BEARING NORTH 19°23'40" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 971.83 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF INVESTMENT LANE, AS RECORDED IN OFFICIAL RECORDS BOOK 11007, PAGE 1479, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND AS SHOWN ON PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS RIGHT OF WAY MAP OF CONGRESS AVENUE EXTENSION, PROJECT NO. 92506, REVISED DATE FEBRUARY 4, 1999;

THENCE, BEARING SOUTH 87°26'06" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.62 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,150.00 FEET, A CENTRAL ANGLE OF 23°30'02", A CHORD LENGTH OF 468.39 FEET, BEARING SOUTH 75°41'05" EAST;

THENCE, SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 471.68 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,250.00 FEET, A CENTRAL ANGLE OF 23°30'38", A CHORD LENGTH OF 509.33 FEET, BEARING SOUTH 75°41'24" EAST;

THENCE, SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 512.92 FEET TO A POINT;

THENCE, BEARING SOUTH 87°26'43" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 276.43 FEET TO A POINT;

THENCE, BEARING SOUTH 40°35'26" EAST, A DISTANCE OF 58.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND AS SHOWN ON SAID RIGHT OF WAY MAP;

THENCE, BEARING SOUTH 06°13'01" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 321.79 FEET TO A POINT;

THENCE, BEARING SOUTH 04°48'20" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 202.56 FEET TO A POINT;

THENCE, BEARING SOUTH 06°10'54" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 84.53 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,153.00 FEET, A CENTRAL ANGLE OF 09°58'15", A CHORD LENGTH OF 374.20 FEET, BEARING SOUTH 01°11'46" WEST;

THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 374.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF AFORESAID SILVER BEACH ROAD;

THENCE, BEARING NORTH 87°18'52" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,583.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 1,638,739 SQUARE FEET OR 37.620 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

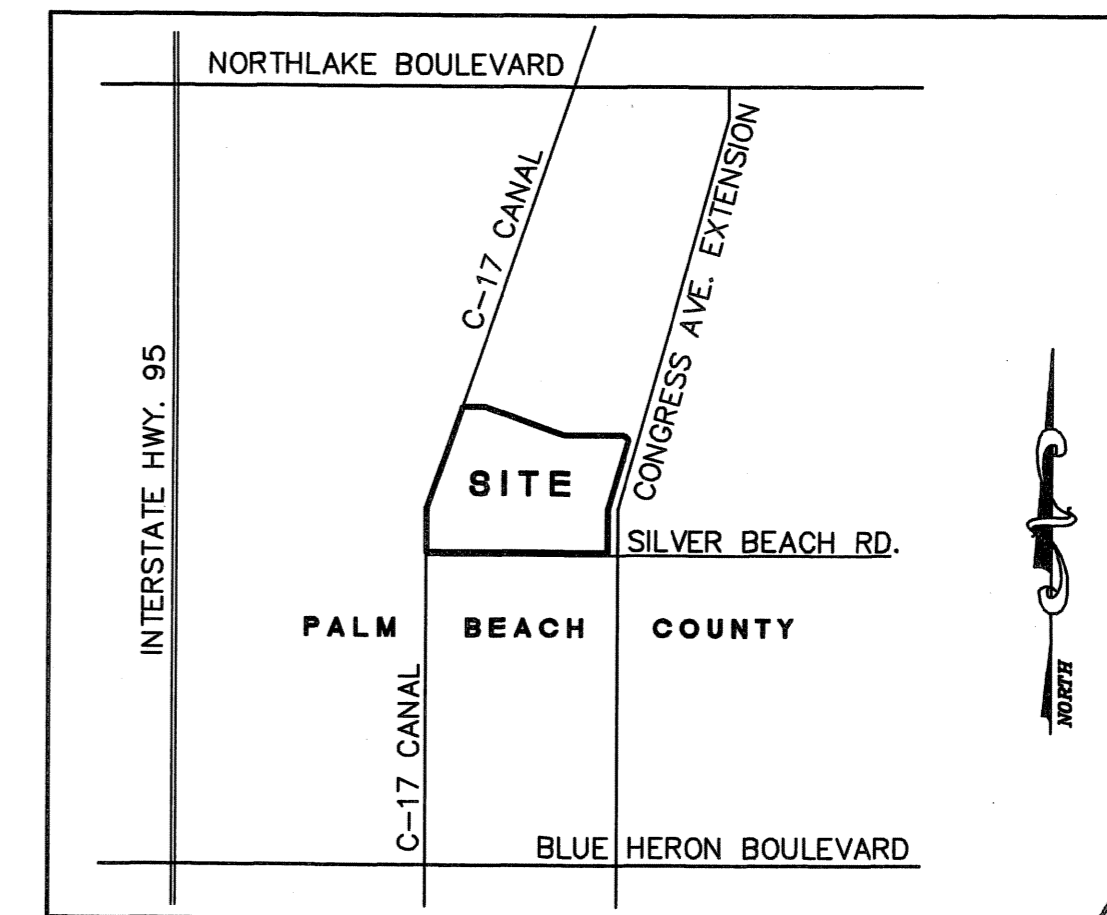
NOTE:

A RESTRICTION PROHIBITING THE PLACING OF BUILDINGS ON UTILITY EASEMENTS EXISTS PER TOWN OF LAKE PARK CODE SECTION 33-153.

A RESTRICTION PROHIBITING BUILDINGS OR ANY KIND OF CONSTRUCTION, OR THE PLANTING OF SHRUBS OR TREES ON DRAINAGE EASEMENTS EXISTS PER TOWN OF LAKE PARK CODE SECTION 33-153.

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 THIS COUNTY.



VICINITY SKETCH
NOT TO SCALE

TITLE CERTIFICATION

I, Scott J. Fuerst, OF RUDEN, McLOSKEY, SMITH SCHUSTER AND RUSSELL, P.A. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PARCEL; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WAL-MART STORES EAST, L.P.; THAT REAL ESTATE TAXES FOR THE YEAR 2004 HAVE BEEN PAID; THAT REAL ESTATE TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS ARE NOT YET DUE AND PAYABLE ON SAID LANDS, AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; THAT THERE ARE NO MORTGAGES OF RECORD UPON THE LANDS DESCRIBED BY THIS PLAT; THAT THERE ARE NO MORTGAGES OF RECORD UPON THE LANDS DESCRIBED BY THIS PLAT, AS OF THE DATE HEREOF.

Scott J. Fuerst DATE: July 15, 2005.
SIGNATURE

CERTIFICATE OF APPROVALS TOWN OF LAKE PARK

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, THIS 17th DAY OF March, A.D. 2005.

BY: Paul W. Castro
PAUL W. CASTRO, MAYOR

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING BOARD OF THE TOWN OF LAKE PARK, FLORIDA, THIS 16th DAY OF March, A.D. 2005.

BY: Stephanie Thomas
STEPHANIE THOMAS, TOWN CLERK

TOWN OF LAKE PARK APPROVAL

THIS PLAT HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071(1)(c) FLORIDA STATUTES, THIS 16th DAY OF March, 2005.

BY: John P. Downes
JOHN P. DOWNES, P.E. TOWN ENGINEER

REVIEWING SURVEYOR

FROM CALVIN-GIORDANO AND ASSOCIATES, INC.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF THE GEOMETRIC DATA OR THE REQUIRED MONUMENTATION.

Derek G. Zeman

DATE: May 16th, 2005

DEREK G. ZEMAN
FLORIDA LICENSE NO. 5655

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND COMPLIES WITH THE ORDINANCES OF THE TOWN OF LAKE PARK; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION WERE MONUMENTED AND SET AS SHOWN HEREON. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

BY: Kurt Stalflinger 3-1-05
KURT STALFLINGER
PROFESSIONAL SURVEYOR AND MAPPER NO. 5496, FLORIDA
KIMLEY-HORN AND ASSOCIATES, INC.
601 21ST STREET, SUITE 400, VERO BEACH, FL 32960
LICENSED BUSINESS NUMBER 696

SURVEYORS NOTES:

- 1. HORIZONTAL DATUM: COORDINATE VALUES SHOWN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE, AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, (NAD 83/90). EXISTING CONTROL UTILIZED BY THE SURVEYOR WAS:
1) PALM BEACH COUNTY GEODETIC AND GPS CONTROL POINTS "FRIDGE" AND "BACH II", AS PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY ENGINEERING DEPARTMENT.
- 2. THE BASIS FOR BEARINGS SHOWN HEREON, AS OUTLINED ABOVE, IS THE EAST SECTION LINE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TALLAHASSEE BASE MERIDIAN, LYING IN PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 01°32'37" EAST.



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