

40-148

FLORIDA TURNPIKE - BOCA RATON INTERCHANGE - EXIT 28

ARVIDA TURNPIKE PLAZA

IN PART OF SECTION 16, TWP 47 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1980

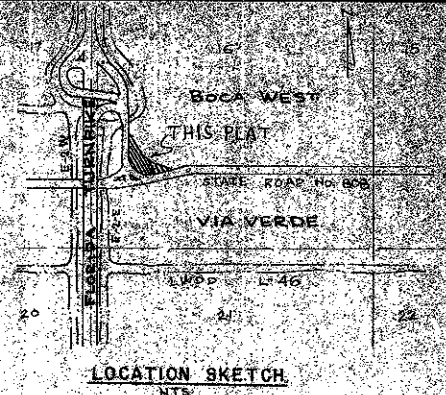
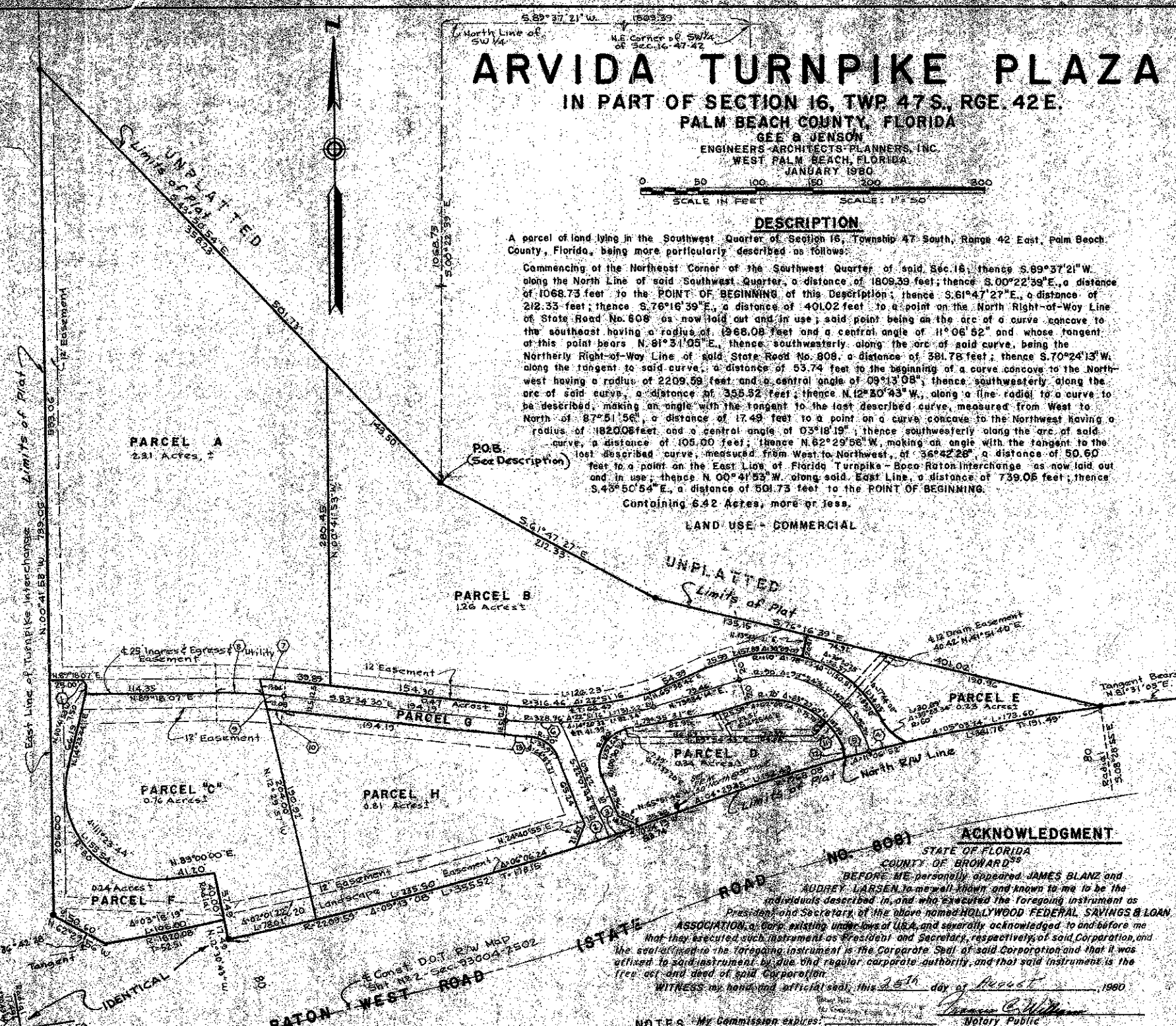


DESCRIPTION

A parcel of land lying in the Southwest Quarter of Section 16, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of said Sec. 16, thence S. 89° 37' 21" W. along the North Line of said Southwest Quarter, a distance of 1809.39 feet; thence S. 00° 22' 39" E., a distance of 1068.73 feet to the POINT OF BEGINNING of this Description; thence S. 61° 47' 27" E., a distance of 212.33 feet; thence S. 76° 16' 39" E., a distance of 4010.2 feet to a point on the North Right-of-Way Line of State Road No. 608 as now laid out and in use; said point being on the arc of a curve concave to the southeast having a radius of 1966.08 feet and a central angle of 11° 06' 52" and whose tangent of this point bears N. 81° 31' 05" E., thence southwesterly along the arc of said curve, being the Northern Right-of-Way Line of said State Road No. 608, a distance of 381.76 feet; thence S. 70° 24' 13" W. along the tangent to said curve, a distance of 53.74 feet to the beginning of a curve concave to the North-west having a radius of 2209.59 feet and a central angle of 09° 13' 08"; thence southwesterly along the arc of said curve, a distance of 355.52 feet; thence N. 12° 30' 43" W. along a line radial to a curve to be described, making an angle with the tangent to the last described curve, measured from West to North of 87° 51' 56", a distance of 17.49 feet to a point on a curve concave to the Northwest having a radius of 1820.06 feet and a central angle of 03° 16' 19"; thence southwesterly along the arc of said curve, a distance of 105.00 feet; thence N. 62° 29' 56" W. making an angle with the tangent to the last described curve, measured from West to Northwest, of 36° 42' 26", a distance of 50.60 feet to a point on the East Line of Florida Turnpike - Boca Raton Interchange as now laid out and in use; thence N. 00° 41' 53" W. along said East Line, a distance of 739.05 feet; thence S. 43° 55' 54" E., a distance of 501.73 feet to the POINT OF BEGINNING.
Containing 6.42 Acres, more or less.

LAND USE - COMMERCIAL



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 2nd day of October, 1980, and duly recorded in Plat Book No. 112 on page 148.
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]*

DEDICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, and HOLLYWOOD FEDERAL SAVINGS & LOAN ASSOCIATION, a Corp. existing under laws of U.S.A., the owners of all land shown and described herein have caused the same to be surveyed, subdivided, and platted as shown, to be known as "ARVIDA TURNPIKE PLAZA".
The non-exclusive use of the easements for the construction and maintenance of water, sewage, landscaping, electrical, drainage, telephone, telecommunications, gas, and other public utility services, if any, under and across the areas shown herein, is hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for the construction and maintenance of the same. The 25 foot ingress and egress easement and Parcel A are for private access purposes, utilities and drainage; Parcels D, E and F are for landscaping, utilities and other proper purposes and all are hereby dedicated to GRADES TURNPIKE ASSOCIATION, INC.
IN WITNESS WHEREOF, the above named Corporations have caused these presents to be signed and attested by their respective officers, and their corporate seals to be affixed hereto by and with the authority of their Boards of Directors, this 4th day of August, 1980.

ARVIDA CORPORATION, a Delaware Corporation
Attest: *[Signature]* by *[Signature]*
Joan C. Spiers, Assistant Secretary Norman A. Cortese, Vice President
HOLLYWOOD FEDERAL SAVINGS & LOAN ASSOCIATION, a Corp. existing under laws of U.S.A.
Attest: *[Signature]* by *[Signature]*
Audrey Larsen, Secretary James Blanz, President

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH
BEFORE ME personally appeared NORMAN A. CORTESE and JOAN C. SPIERS, to me well known and known to me to be the individuals described in, and who executed the foregoing instrument as Vice-President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice-President and Assistant Secretary, respectively, of said Corporation, and 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 4th day of August, 1980.

My Commission expires: Oct. 31, 1991
[Signature]
Notary Public

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 25th day of August, 1980, they completed the survey of lands as shown on the herein plat; that said plat is a correct representation of the lands herein described and platted; that permanent reference monuments have been set as shown as required by law, and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes, as Amended and Ordinances of Palm Beach County, Florida.

MICHAEL G. PURMORT AND ASSOCIATES, INC.
[Signature]
Michael G. Purnort - Professional Land Surveyor
Florida Registration No. 2720 - Date: 8-22-80

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 25th day of August, 1980, the herein plat was prepared and delineated under my supervision and is a correct representation of the lands herein described as surveyed, by MICHAEL G. PURMORT AND ASSOCIATES, INC.
GEE & JENSON, Engineers, Architects, Planners, Inc.

WILLIAM B. WALLACE, JR., Professional Land Surveyor
Florida Registration No. 2283 - Date: 10-22-78
THIS INSTRUMENT PREPARED BY WILLIAM B. WALLACE, JR. 2018 Okeechobee Boulevard West Palm Beach, Florida

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared JAMES BLANZ and AUDREY LARSEN to me well known and known to me to be the individuals described in, and who executed the foregoing instrument as President and Secretary of the above named HOLLYWOOD FEDERAL SAVINGS & LOAN ASSOCIATION, a Corp. existing under laws of U.S.A. and severally acknowledged to and before me that they executed such instrument as President and Secretary, respectively, of said Corporation, and 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 25th day of August, 1980.

My Commission expires: *[Signature]*
Notary Public

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 30th day of September, 1980.

By: *[Signature]*
Dennis A. Kuebler, Chairman
Attest: JOHN B. DUNKLE, Clerk
By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record, this 30th day of September, 1980.
By: *[Signature]*
H.F. Kuhlert, County Engineer

NOTES

- My Commission expires: *[Signature]*
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- Monuments Permanent Reference Monument
- All bearings shown herein are relative to the North Line of the Southwest 1/4 of Section 16, Township 47 South, Range 42 East which is assumed to be S. 89° 37' 21" W.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, J. WILLIAM WALKER, JR. DO HEREBY CERTIFY, that I am an Attorney at law and a member of the Florida Bar, licensed and practicing in Florida, and that in my opinion, (1) all pertinent records filed to the lands described and shown herein, is vested in ARVIDA CORPORATION, a Delaware Corporation and HOLLYWOOD FEDERAL SAVINGS & LOAN ASSOCIATION, a Corporation existing under laws of U.S.A. and (2) all taxes assessed and levied upon said land prior to 1980 have been paid, and (3) said lands are not encumbered by the lien of any mortgages.
[Signature]
J. William Walker, Jr.
Attorney at Law, licensed in Florida
Date: 10/21/80

CURVE DATA

Station	Chord	Angle	Location
1+00.00	114.35	114° 35' 07" E	1
1+100.00	114.35	114° 35' 07" E	2
1+200.00	114.35	114° 35' 07" E	3
1+300.00	114.35	114° 35' 07" E	4
1+400.00	114.35	114° 35' 07" E	5
1+500.00	114.35	114° 35' 07" E	6
1+600.00	114.35	114° 35' 07" E	7
1+700.00	114.35	114° 35' 07" E	8
1+800.00	114.35	114° 35' 07" E	9
1+900.00	114.35	114° 35' 07" E	10
2+000.00	114.35	114° 35' 07" E	11
2+100.00	114.35	114° 35' 07" E	12
2+200.00	114.35	114° 35' 07" E	13
2+300.00	114.35	114° 35' 07" E	14
2+400.00	114.35	114° 35' 07" E	15
2+500.00	114.35	114° 35' 07" E	16
2+600.00	114.35	114° 35' 07" E	17
2+700.00	114.35	114° 35' 07" E	18
2+800.00	114.35	114° 35' 07" E	19
2+900.00	114.35	114° 35' 07" E	20
3+000.00	114.35	114° 35' 07" E	21
3+100.00	114.35	114° 35' 07" E	22
3+200.00	114.35	114° 35' 07" E	23
3+300.00	114.35	114° 35' 07" E	24
3+400.00	114.35	114° 35' 07" E	25
3+500.00	114.35	114° 35' 07" E	26
3+600.00	114.35	114° 35' 07" E	27
3+700.00	114.35	114° 35' 07" E	28
3+800.00	114.35	114° 35' 07" E	29
3+900.00	114.35	114° 35' 07" E	30
4+000.00	114.35	114° 35' 07" E	31
4+100.00	114.35	114° 35' 07" E	32
4+200.00	114.35	114° 35' 07" E	33
4+300.00	114.35	114° 35' 07" E	34
4+400.00	114.35	114° 35' 07" E	35
4+500.00	114.35	114° 35' 07" E	36
4+600.00	114.35	114° 35' 07" E	37
4+700.00	114.35	114° 35' 07" E	38
4+800.00	114.35	114° 35' 07" E	39
4+900.00	114.35	114° 35' 07" E	40
5+000.00	114.35	114° 35' 07" E	41
5+100.00	114.35	114° 35' 07" E	42
5+200.00	114.35	114° 35' 07" E	43
5+300.00	114.35	114° 35' 07" E	44
5+400.00	114.35	114° 35' 07" E	45
5+500.00	114.35	114° 35' 07" E	46
5+600.00	114.35	114° 35' 07" E	47
5+700.00	114.35	114° 35' 07" E	48
5+800.00	114.35	114° 35' 07" E	49
5+900.00	114.35	114° 35' 07" E	50