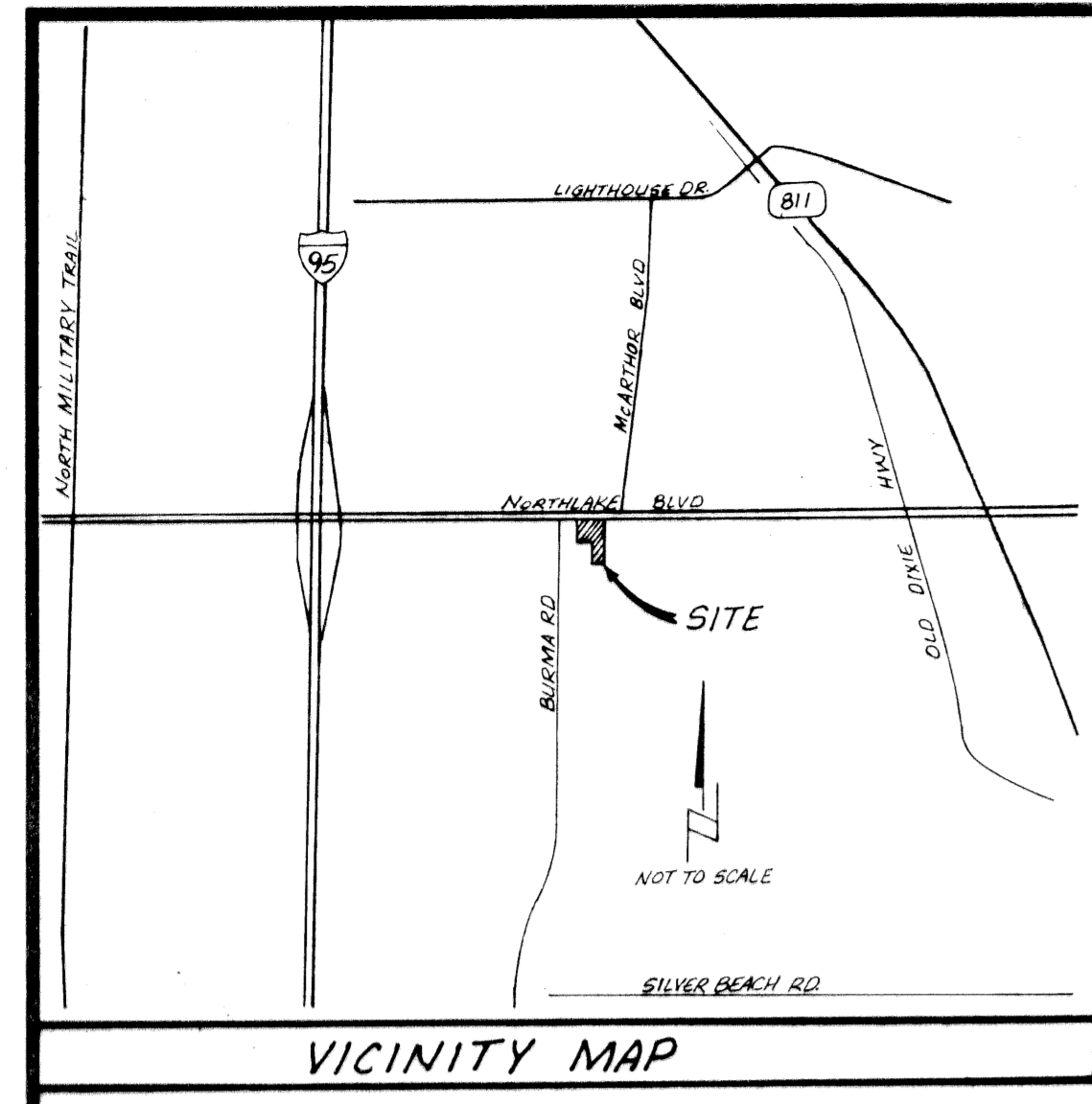


COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 9:24 A.M.
this 24 day of February 1997
and duly recorded in Plat Book No. 79
on page 44 and 45
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Joseph A. ...*



THE SPORTS AUTHORITY AT PALM BEACH GARDENS

LYING IN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
PAGE 1 OF 2
JANUARY 27, 1997



VICINITY MAP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, LORI R. HARTGLASS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA AND A PARTNER WITH THE LAW FIRM OF HOLLAND & KNIGHT DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON AS PARCELS I, II, AND III (THE "PROPERTY"), AND THAT I FIND THE FEE SIMPLE TITLE TO THE PROPERTY IS VESTED IN AS FOLLOWS:

THE SPORTS AUTHORITY FLORIDA, INC., A FLORIDA CORPORATION

THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD AND UNRECORDED MATTERS BUT THOSE ENCUMBRANCES AND UNRECORDED MATTERS DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: As of October 29, 1996

HOLLAND & KNIGHT
One East Broward Boulevard
Fort Lauderdale, Florida 33301

BY: *Lori R. Hartglass*
LORI R. HARTGLASS, PARTNER

LEGAL DESCRIPTION

PARCEL I

THE EAST 180.97 FEET OF THE WEST 512.77 FEET OF THE SOUTH 800 FEET OF THE NORTH 875 FEET OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA:

ALSO DESCRIBED AS:

A PARCEL OF LAND IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER ON THE NORTH LINE OF SAID SECTION 19; THENCE RUN EASTERLY ALONG SAID SECTION LINE AT ASSUMED BEARING S.88°26'50"E.; A DISTANCE OF 331.80 FEET TO A POINT; THENCE AT BEARING S.1°31'W. A DISTANCE OF 75 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK WEST ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE AT BEARING S.1°31'W. A DISTANCE OF 800 FEET TO A POINT; THENCE EASTERLY AT BEARING S.88°26'50"E. A DISTANCE OF 180.97 FEET TO A POINT; THENCE NORTHERLY AT BEARING N.1°31'E. A DISTANCE OF 800 FEET TO A POINT IN SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 180.97 FEET TO THE POINT OF BEGINNING.

PARCEL II

THE NORTH 263.46 FEET OF THE EAST 165.34 FEET OF THE SOUTH 500 FEET OF THE NORTH 875 FEET OF THE WEST 1/8 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL III

THE SOUTH 300 FEET OF THE NORTH 375 FEET OF THE EAST 1/2 OF THE WEST 1/8 OF THE NORTHEAST 1/4, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

COMPOSITE AREA 5.464 ACRES MORE OR LESS.

CERTIFICATE OF APPROVALS BY CITY OF PALM BEACH GARDENS COUNTY OF PALM BEACH, FLORIDA

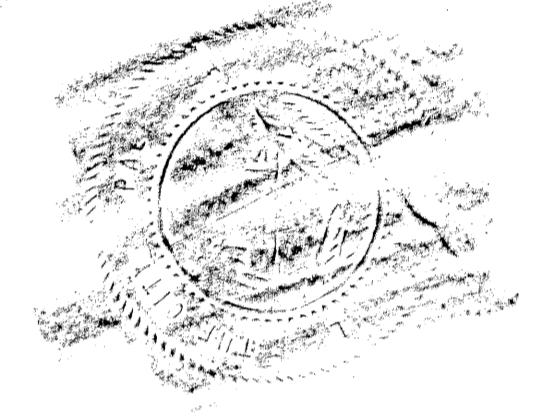
THIS IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF February, 1997

BY: *Joseph R. Russo*
JOSEPH R. RUSSO - MAYOR

ATTEST: *Linda V. Kosier*
LINDA V. KOSIER - CITY CLERK

CITY ENGINEER

BY: *Lennart E. Lindahl*
LENNART E. LINDAHL P.E. - CITY ENGINEER



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF THE SPORTS AUTHORITY AT PALM BEACH GARDENS, HEREBY DEDICATES SAID LANDS AND THE PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE LIFT STATION EASEMENT, THE WATER AND SANITARY SEWER MAIN EASEMENTS, THE ACCESS EASEMENTS AND THE UTILITY EASEMENT SHOWN HEREON TO THE SEACOAST UTILITY AUTHORITY, AND

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER OR OFFICERS NAMED BELOW:

THE SPORTS AUTHORITY FLORIDA, INC., Florida Corporation

BY: *Anthony F. Crutcher*
Anthony F. Crutcher, Senior Vice President

BY:

SIGNED AND SEALED IN THE PRESENCE OF:

Carolyn ...
CORPORATE SEAL

STATE OF Florida COUNTY OF Broward

THIS IS TO CERTIFY, THAT ON January 14, 1997 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Anthony F. Crutcher, SR. VICE PRESIDENT AND Carolyn ... RESPECTIVELY Senior Vice President AND ... OF THE ABOVE NAMED CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO; THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION; AND THAT SAID INDIVIDUALS ARE PERSONALLY KNOWN TO ME OR PRODUCED ... AS IDENTIFICATION AND DID NOT TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

William E. Powell
NOTARY PUBLIC
MY COMMISSION EXPIRES ...

THIS PLAT PREPARED BY:
WILLIAM E. POWELL, P.L.S.

CHP
CANTELLOU, HERRERA & POWELL, INC.
ARCHITECTURE • ENGINEERING • SURVEYING • PLANNING
1370 SARNO ROAD, SUITE G, MELBOURNE, FLORIDA 32836
(407) 258-1525 L.B. # 6608 Fax 407-258-4165

SEACOAST UTILITY AUTHORITY DEDICATION

EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

AN EASEMENT FOR SEWER LIFT STATION FACILITIES AS SHOWN HEREON AND DESIGNATED AS LIFT STATION EASEMENT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND /OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER LIFT STATION FACILITIES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

NOTES:

1. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. THE ACCESS EASEMENT SHOWN HEREON AND DESIGNATED AS 12' ACCESS EASEMENT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY FOR PURPOSES TO THE WATER, SEWER AND LIFT STATION EASEMENTS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW (NO P.C.P.'S REQUIRED) 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, PALM BEACH COUNTY, FLORIDA.

William E. Powell
WILLIAM E. POWELL, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 1812

DATE: Feb. 12, 1997

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SUBDIVISION # Palm Beach Gardens
BOOK 79 PAGE 44
FLOOD ZONE - FLOOD MAP #
QUAD # - ZONING
SE - ZIP CODE
PUD NAME City of Palm Beach