

FIDELITY FEDERAL AT JOG AND HYPOLUXO M.U.P.D.

544-000



97

LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2 AUGUST 1998

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 8:44 P.M. THIS 24 DAY OF February 27 1999 AND DULY RECORDED IN BOOK NO. 97-98 ON PAGE 97-98 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY *[Signature]* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A FEDERAL CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FIDELITY FEDERAL AT JOG AND HYPOLUXO M.U.P.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE WEST 330.00 FEET THEREOF AND LESS THE NORTH 75.00 FEET THEREOF.

AND

THE SOUTH 60.00 FEET OF THE EAST 290.00 FEET OF THE WEST 330.00 FEET OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE RIGHT-OF-WAY SHOWN IN OFFICIAL RECORDS BOOK 6261, PAGE 843, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 2.50 ACRES MORE OR LESS.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF HYPOLUXO ECKERD'S, AS RECORDED IN PLAT BOOK 78, PAGES 193 AND 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 03°20'56" WEST, ALONG THE EAST LINE OF SAID PLAT OF HYPOLUXO ECKERD'S, A DISTANCE OF 207.43 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF HYPOLUXO ECKERD'S; THENCE SOUTH 89°21'20" WEST, ALONG THE SOUTH LINE OF SAID PLAT OF HYPOLUXO ECKERD'S, A DISTANCE OF 284.95 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF HYPOLUXO ECKERD'S SAID SOUTHWEST CORNER LYING ON THE EAST RIGHT-OF-WAY LINE OF HYPOLUXO ROAD SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE EAST AND WHOSE CHORD BEARS SOUTH 02°29'40" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 00°19'00" AND A RADIUS OF 7563.44 FEET, A DISTANCE OF 41.80 FEET; THENCE SOUTH 05°59'53" WEST, A DISTANCE OF 18.39 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE NORTH 03°27'18" EAST ALONG SAID EAST LINE, A DISTANCE OF 268.05 FEET TO A POINT ON A LINE LYING 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°16'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 343.69 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS:

TRACTS "A" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B", "C" & "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF January, 1999.

ATTEST: *[Signature]* BY: *[Signature]*
PATRICIA CLAGER, SECRETARY DANIEL F. TURK, SENIOR VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL F. TURK AND PATRICIA CLAGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SECRETARY RESPECTIVELY OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND 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 13 DAY OF Jan., 1999 MY COMMISSION EXPIRES: 9-22-2000 *[Signature]* NOTARY PUBLIC.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

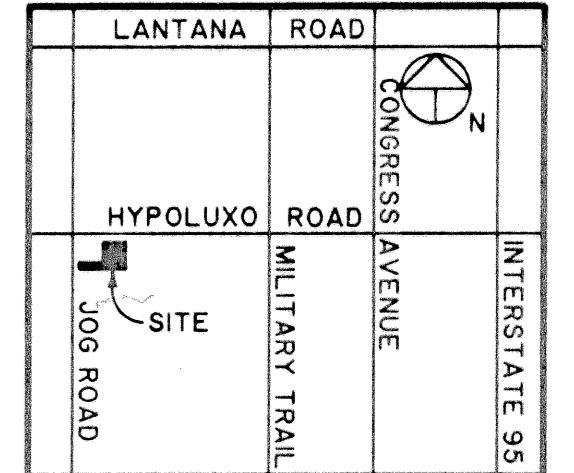
I, CHRISTOPHER H. COOK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FIDELITY FEDERAL SAVINGS BANK OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE 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: January 13, 1999 *[Signature]* CHRISTOPHER H. COOK, ATTORNEY

SURVEYOR'S NOTES:

- 1. DENOTES SET PERMANENT REFERENCE MONUMENT #5019 (P.R.M.) DENOTES FOUND PERMANENT REFERENCE MONUMENT #5019 (P.R.M.)
- 2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 3. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID BEARING BEING NORTH 89°16'56" EAST, PER THE PALM BEACH COUNTY ENGINEERING DEPARTMENT. ALL BEARINGS ARE RELATIVE THERETO. SAID PALM BEACH COUNTY BEARINGS BASED ON 1972 FREE ADJUSTED FLORIDA STATE PLANE COORDINATE SYSTEM.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. U.E. DENOTES UTILITY EASEMENTS L DENOTES ARC LENGTH P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER O.R.B. DENOTES OFFICIAL RECORD BOOK L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT P.O.B. DENOTES POINT OF BEGINNING L.A.E. DENOTES LIMITED ACCESS EASEMENT
- 7. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE SHOWN AS RADIAL (DENOTED: R.)
- 8. THE PARCEL AS SHOWN HEREON IS SUBJECT TO THE DECLARATION OF CROSS EASEMENTS AS RECORDED IN O.R.B. 6336, PAGE 708 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY JOHN STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA.



SEC. 10, TWP. 45, RNG. 42 LOCATION MAP NOT TO SCALE

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 23 DAY OF February, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature] GEORGE T. WEBB, P.E. - COUNTY ENGINEER

STATE OF FLORIDA 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; 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 PALM BEACH COUNTY, FLORIDA.

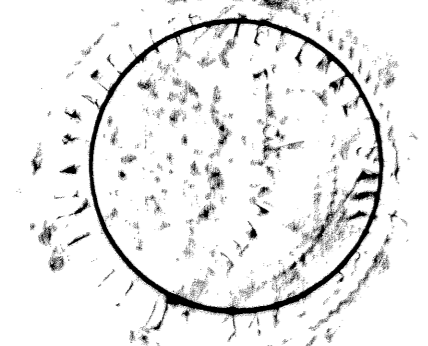
DATE: Jan. 21, 1999

[Signature] CRAIG S. PUSEY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5019 LANDMARK SURVEYING AND MAPPING, INC. 1850 FOREST HILL BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33406 CERTIFICATE OF AUTHORIZATION L.B. #43396

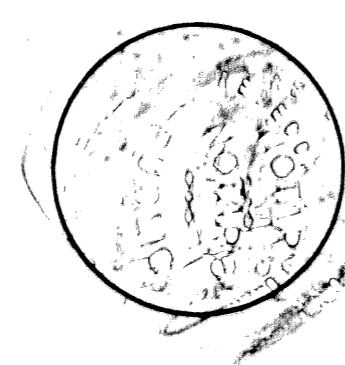
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Fidelity Federal
PAGE 97
PLAT BOOK # 1054
BOOK # 34
PAGE # 97-98
SERIAL # 89-131
L.S. # 440
Fidelity Federal

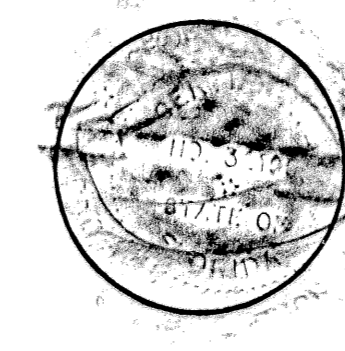
FIDELITY FEDERAL SAVINGS BANK OF FLORIDA



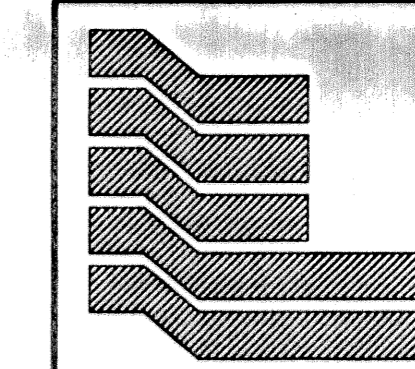
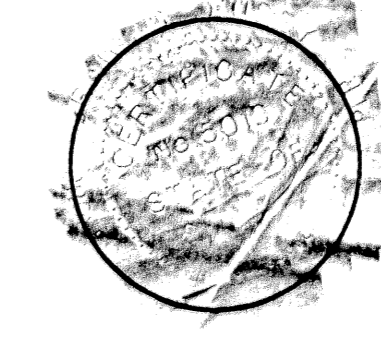
NOTARY



COUNTY ENGINEER



SURVEYOR



Landmark Surveying & Mapping Inc.

LB # 43396 1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite 100 W.P.B. Florida

FIDELITY FEDERAL AT JOG AND HYPOLUXO M.U.P.D.