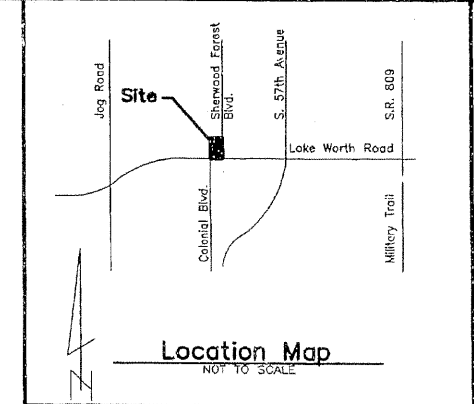


A PLAT OF SHERWOOD PLAZA

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA



196

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:58 AM
this 10th day of September 1999
and duly recorded in Plat Book No. 85
on page 196-198
Dorothy H. Wilken, Clerk of Circuit Court
by Carol O. Hardy D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND OWNER OF THE LAND SHOWN HEREON, AS THE PLAT OF SHERWOOD PLAZA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THOSE PORTIONS TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3124 PAGES 121 AND OFFICIAL RECORDS BOOK 5543, PAGE 1961, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THENCE NORTH 02°51'19" EAST A DISTANCE OF 117.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHERWOOD FOREST BLVD., AND THE POINT OF BEGINNING; THENCE SOUTH 46°12'16" WEST A DISTANCE OF 34.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD AND THE BEGINNING OF A 11389.15 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIAL OF NORTH 00°08'44" EAST AT THIS POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE WITH A DELTA OF 00°57'27", A DISTANCE OF 190.50 FEET TO A POINT OF A COMPOUND CURVE WITH A RADIUS OF 57245.79 FEET CONCAVE TO THE NORTH; THENCE WESTERLY ON THE ARC WITH A DELTA OF 00°07'25", A DISTANCE OF 122.97 FEET; THENCE NORTH 02°14'14" EAST A DISTANCE OF 584.75 FEET; THENCE SOUTH 88°32'58" EAST, A DISTANCE OF 299.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHERWOOD FOREST BLVD. SAID POINT BEING NON-TANGENT TO A 1976.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, A RADIAL BEARS NORTH 89°51'55" EAST AT THE POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE WITH A DELTA OF 05°51'10" A DISTANCE OF 201.85 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE WITH A RADIUS OF 1896.00 FEET WITH A DELTA OF 08°14'34" A DISTANCE OF 272.77 FEET; THENCE SOUTH 02°15'19" WEST A DISTANCE OF 83.49 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 4.33 ACRES MORE OR LESS

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

1. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATIONS, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES, BY ANY PUBLIC UTILITY, INCLUDING CABLE TELEVISION OR SECURITY FACILITIES AND APPURTENANCES. THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
2. THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL DRAINAGE FACILITIES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
3. PARCEL "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF COMMERCIAL BUILDINGS AND RELATED FACILITIES.
4. PARCEL "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO LAKEWORTH INVESTOR'S L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF COMMERCIAL BUILDINGS AND RELATED FACILITIES.
5. THE 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. ACCESS IS EXPRESSLY PERMITTED AT THE LOCATIONS OF THE ACCESS EASEMENTS SHOWN ON THE PLAT WHICH INTERSECT LAKE WORTH ROAD AND SHERWOOD FOREST BOULEVARD.
6. THE SHARED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR ACCESS PURPOSES TO PARCELS "A" AND "B". THE MAINTENANCE OF THE SHARED ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
7. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR BUFFER AND LANDSCAPE PURPOSES FOR PARCELS "A" AND "B", AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
8. PARCEL "C", AS SHOWN HEREON, IS ADDITIONAL RIGHT-OF-WAY FOR LAKE WORTH ROAD, AND IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
9. PARCEL "D" AS SHOWN HEREON, IS ADDITIONAL RIGHT-OF-WAY FOR SHERWOOD FOREST BOULEVARD, ALSO KNOWN AS, THE SAFETY CORNER, IS HEREBY DEDICATED TO PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR VISIBILITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,
THIS 7th DAY OF September 1999.

LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY: Joe Carosella
MANAGING MEMBER, JOE CAROSELLA

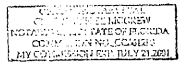
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, JOE CAROSELLA, MANAGING MEMBER OF LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS KNOWN, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LAKEWORTH INVESTORS, L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FORGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September 1999.

MY COMMISSION EXPIRES:



Cheryl Denise McLeod
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I ROBERT S. SARAGA, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY IS HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LAKEWORTH INVESTORS, L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS FREE AND CLEAR OF ALL MORTGAGES AND ALL OTHER FINANCIAL ENCUMBRANCES AND THERE ARE NO OTHER FACTS KNOWN TO ME THAT WOULD PROHIBIT THE CREATION OF THIS PLAT.

BALDOVIN, SARAGA AND LIPSHY, P.A.

DATE: 9/7/99

Robert S. Saraga
BY: ROBERT SARAGA, ESQ.
FLORIDA BAR NUMBER: 789933

CERTIFICATE OF SURVEYOR:

THIS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER IS EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S.) ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, AND THE CITY OF GREENACRES, FLORIDA.

DATE: 9/7/99

AMERICAN LAND SURVEYING, INC.
2833 EXCHANGE COURT, SUITE A & B
WEST PALM BEACH, FLORIDA, 33409
LICENSED BUSINESS NO. 6497

Charles H. Palomba
BY: CHARLES H. PALOMBA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 5016

CITY OF GREENACRES APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF SEPTEMBER 1999.

- BY: J. Ferreri MAYOR
- BY: Wadie Atallah, P.E. DIRECTOR
ENGINEERING, PLANNING AND BUILDING
- BY: Sandra K. Hill
SONDRA K. HILL, CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

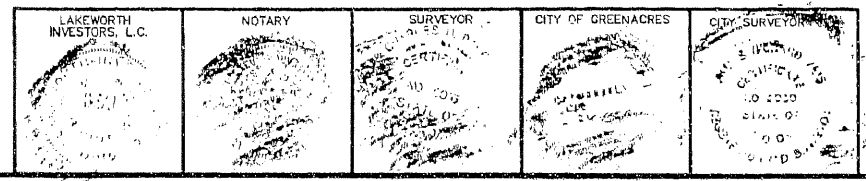
FORD ARMENTEROS AND MANUCY, INC.
1695 WEST INDIANTOWN ROAD, SUITE 14
JUPITER, FLORIDA, 33458
LICENSED BUSINESS NO. 6557

DATE: 9/7/99

James R. Zeis
BY: JAMES R. ZEIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 5030

TABULAR DATA:

PARCEL A	1.54 ACRES MORE OR LESS
PARCEL B	2.66 ACRES MORE OR LESS
PARCEL C	0.10 ACRES MORE OR LESS
PARCEL D	0.03 ACRES MORE OR LESS
TOTAL PLAT AREA	4.33 ACRES MORE OR LESS



THIS INSTRUMENT WAS PREPARED BY: TONY PARZIALE
AMERICAN LAND SURVEYING, INC.
2833 EXCHANGE COURT, SUITE A & B WEST PALM BEACH, FLORIDA
TELEPHONE (561) 471-5588 FAX (561) 471-5668