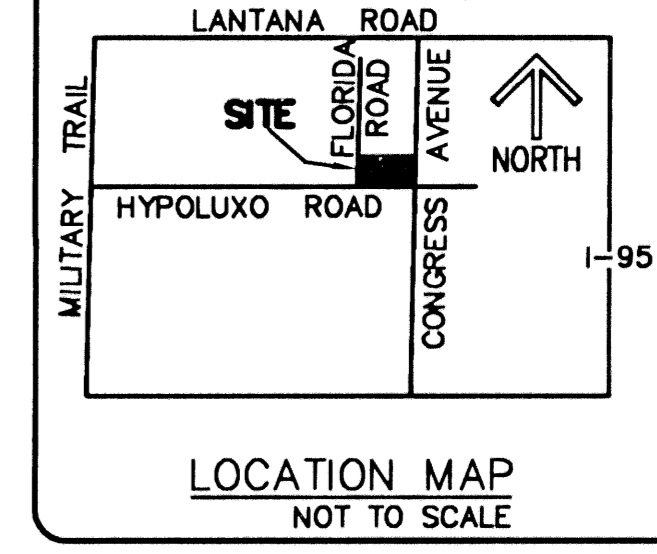


WALGREEN'S - HYPOLUXO

A PORTION OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

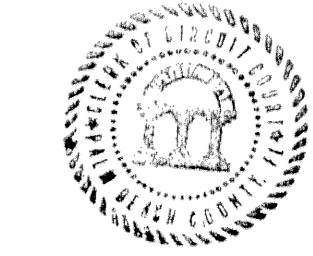


98

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 2:05 P.M.
 THIS 30th DAY OF October
 A.D. 2001 AND DULY RECORDED
 IN PLAT BOOK 42 ON
 PAGES 98 AND 99

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: *[Signature]*
 DEPUTY CLERK



SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HYPOLUXO VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS WALGREEN'S - HYPOLUXO, A PORTION OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST, THENCE S88°25'10"W ALONG THE SOUTH LINE OF SAID SECTION 6; A DISTANCE OF 113.16 FEET; THENCE N01°34'50"W, A DISTANCE OF 86.50 FEET TO THE POINT OF BEGINNING; THENCE S.88°25'10"W, A DISTANCE OF 234.88 FEET; THENCE S.00°16'52"E, ALONG THE EAST LINE LOT 9, BLOCK 1, HYPOLUXO VILLAGE, AN UNRECORDED PLAT, A DISTANCE OF 6.50 FEET (THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF THAT INSTRUMENT FILED IN OFFICIAL RECORD BOOK 10036, PAGE 1571 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°25'10"W, A DISTANCE OF 297.88 FEET TO THE EAST LINE OF FLORIDA DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 6195, PAGE 795 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°16'52"W, ALONG THE SAID EAST LINE, A DISTANCE OF 199.92 FEET; THENCE N.88°25'10"E, ALONG THE SOUTH LINE OF THAT 50.00 FOOT WIDE RIGHT-OF-WAY FOR WINDWARD LANE, A DISTANCE OF 562.29 FEET; THENCE S.45°55'51"E, A DISTANCE OF 13.38 FEET; THENCE S.00°16'52"E, A DISTANCE OF 144.75 FEET; THENCE S.44°04'09"W, A DISTANCE OF 55.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 111,706 SQUARE FEET OR 2.564 ACRES, MORE OR LESS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. BUFFER EASEMENTS

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HYPOLUXO VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY 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.

3. PARCEL "A"

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR HYPOLUXO VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES CONSISTENT WITH CURRENT PALM BEACH COUNTY ZONING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. ADDITIONAL RIGHT-OF-WAY

TRACTS "RW" AND "RW1", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

5. LIMITED ACCESS EASEMENTS:

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.

6. BUFFER TRACT

TRACT "L" AS SHOWN HEREON IS HEREBY RESERVED FOR HYPOLUXO VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, THIS 28th DAY OF September, 2001.

HYPOLUXO VENTURE, LTD.
 A FLORIDA LIMITED PARTNERSHIP

BY
 RETAIL CONCEPTS, INC.
 A FLORIDA CORPORATION,
 ITS GENERAL PARTNER

WITNESS: *[Signature]*
 PRINT NAME: DRAKE M. BATCHELDER

WITNESS: *[Signature]*
 PRINT NAME: Keith C. Austin Jr.

BY: *[Signature]*
 JIM ZENGAGE
 PRESIDENT

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 APRIL - 2001

TABULAR DATA

TOTAL AREA THIS PLAT	2.564 ACRES
PARCEL A	2.195 ACRES
TRACT L	0.310 ACRES
TRACTS RW AND RW1	0.059 ACRES
PETITION NO. 96-72B	

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED JIM ZENGAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 28th DAY OF September, 2001.

MY COMMISSION EXPIRES:

[Signature]
 NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF Florida)
 COUNTY OF Palm Beach)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12950 AT PAGE 421 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF September, 2001.

WITNESS: *[Signature]*
 PRINT NAME: DRAKE M. BATCHELDER

BY: *[Signature]*
 H. BRUCE GOSMAN
 SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF SOUTHTRUST BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 28th DAY OF September, 2001.

MY COMMISSION EXPIRES:

[Signature]
 NOTARY PUBLIC

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000423
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS DAY OF September, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: *[Signature]*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, DRAKE BATCHELDER, ESQ., 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 HYPOLUXO VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9/28/2001

[Signature]
 DRAKE BATCHELDER, ESQ.
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO 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 THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9/28/01

[Signature]
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

SURVEYOR

RETAIL CONCEPTS, INC. NOTARY

MORTGAGEE NOTARY

COUNTY ENGINEER

SURVEYOR

WALGREEN'S - HYPOLUXO
 92
 19
 1755
 CC
 95-462