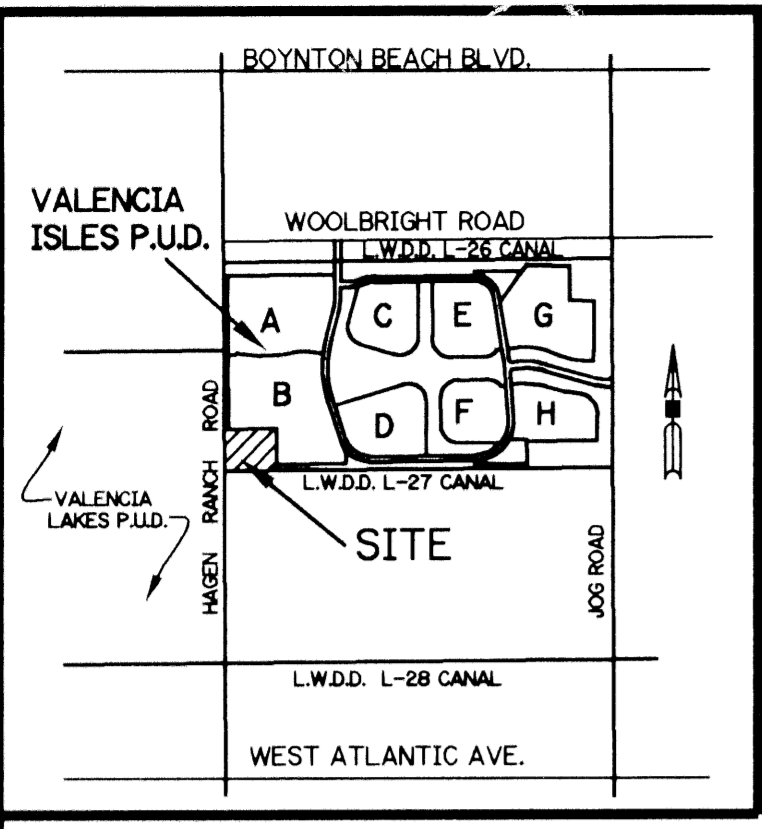


5419-000

154



LOCATION MAP N.T.S. SEC. 33 TWP. 45S RGE. 42E

RARE SPECIES NURSERY

BEING A PORTION OF TRACTS 57, 58 AND 59, BLOCK 58, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL LYING WITHIN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST

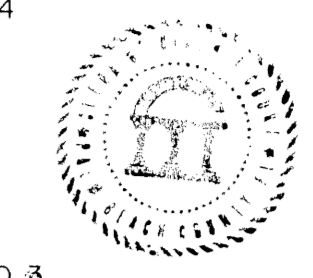
SHEET 1 OF 1 DECEMBER, 1998

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD BEING S. 00°30'03" E. (GRID)
- 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.
- COORDINATES SHOWN ARE GRID COORDINATES
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00002688
 PLAT BEARING = GRID BEARING (NO ROTATION)
- "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 APPLICABLE TO THE PUBLIC RECORDS OF THIS COUNTY."

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT, PSM #4213
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4213
- - SET 5/8" IRON ROD WITH CAP, LB 6674
- B.E. - BUFFER EASEMENT
- C. - CENTERLINE
- D.B. - DEED BOOK
- L.A.E. - LIMITED ACCESS EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.F. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
- - P.B.F. TRACT
- - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- N 737648.0171 - DENOTES STATE PLANE COORDINATES
- E 905258.2326



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 10:10 AM on this 21st day of March 1999 and duly recorded in Plat Book No. 2 on page 154
 DOROTHY H. WILKIN, Clerk of Circuit Court
 by *Jan Argente* D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., OWNERS OF THE LAND SHOWN HEREON AS "RARE SPECIES NURSERY" BEING A PORTION OF TRACTS 57, 58 AND 59, BLOCK 58, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 57, BLOCK 58, THENCE NORTH 89°37'43" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°16'31" WEST ALONG THE EAST RIGHT OF WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 629, PAGE 245 OF SAID PUBLIC RECORDS, A DISTANCE OF 31.59 FEET; THENCE NORTH 00°30'03" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 463.30 FEET; THENCE NORTH 89°44'05" EAST THROUGH SAID TRACTS 57, 58 AND 59, A DISTANCE OF 661.99 FEET; THENCE SOUTH 00°15'55" EAST, A DISTANCE OF 493.66 FEET; THENCE SOUTH 89°37'43" WEST ALONG THE SOUTH LINE OF SAID TRACTS 57, 58 AND 59, A DISTANCE OF 660.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.500 ACRES, MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO LAKE WORTH DRAINAGE DISTRICT RESERVATIONS AS RECORDED IN OFFICIAL RECORD BOOK 10619, PAGE 1796, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LAND, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- PARCEL 1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF THE LAND, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., BY: G.L. HOMES OF BOYNTON BEACH IV CORPORATION, MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21ST DAY OF JANUARY, 1999.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD.
 A FLORIDA LIMITED PARTNERSHIP
 BY: G.L. HOMES OF BOYNTON BEACH IV CORPORATION
 MANAGING GENERAL PARTNER
 BY: *Richard A. Costello*
 RICHARD A. COSTELLO, VICE PRESIDENT

WITNESS: *Richard E. Elmer*
 PRINT NAME: *Richard E. Elmer*
 WITNESS: *Kathleen M. Coffman*
 PRINT NAME: *Kathleen M. Coffman*

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF BROWARD
 BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH IV CORPORATION, MANAGING GENERAL PARTNER, 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 IS 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 21ST DAY OF JANUARY, 1999.
 NOTARY PUBLIC: *Kathleen M. Coffman*
 PRINT NAME: _____
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO G.L. HOMES OF BOYNTON BEACH ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, 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.

CHICAGO TITLE INSURANCE COMPANY
 BY: *Herb Swan*
 HERB SWAN, ASSISTANT VICE PRESIDENT
 DATE: 2/1/99

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *Perry C. White*
 PERRY C. WHITE,
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 4213, STATE OF FLORIDA
 DATE: 3-2-99

COUNTY ENGINEER

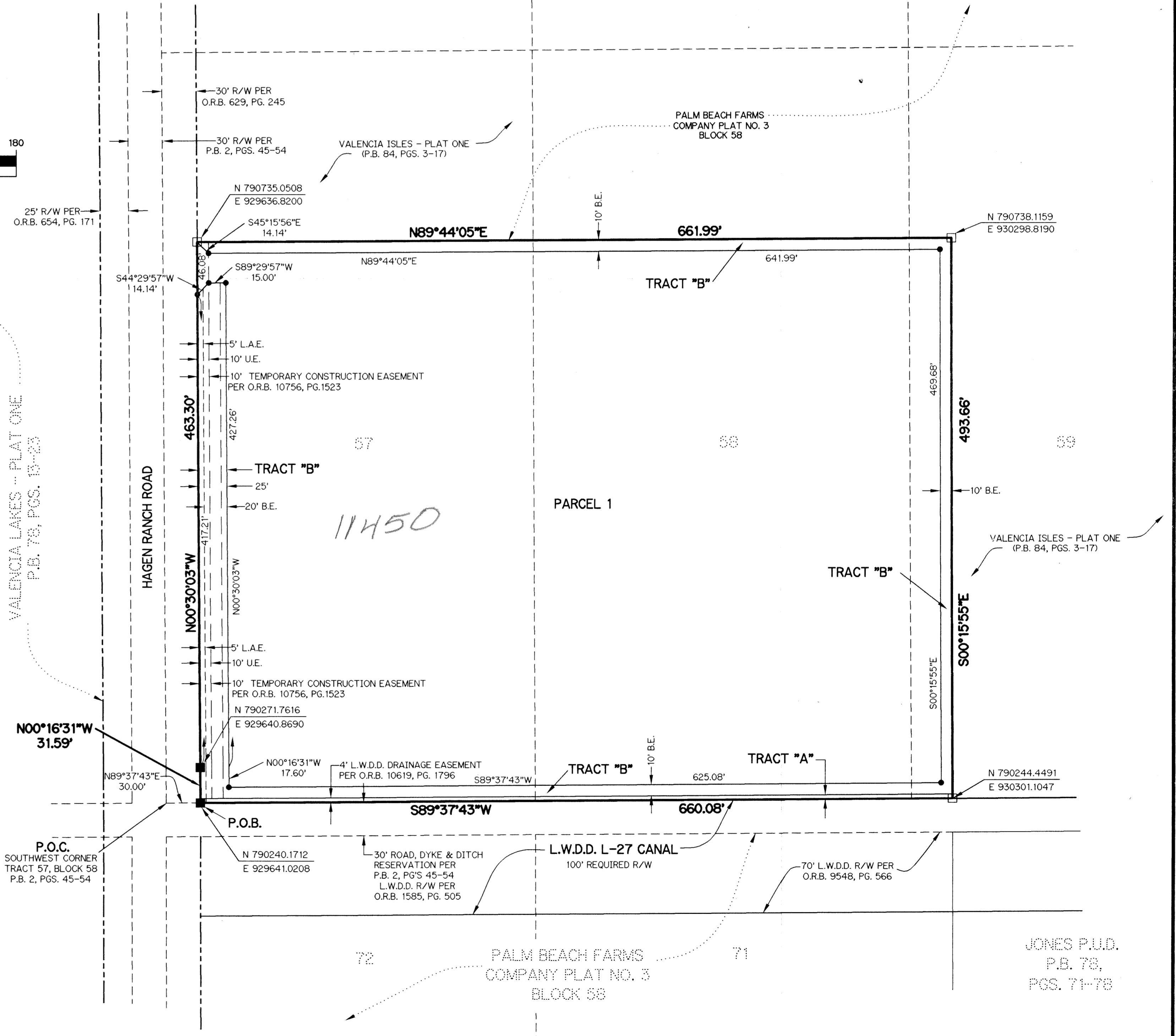
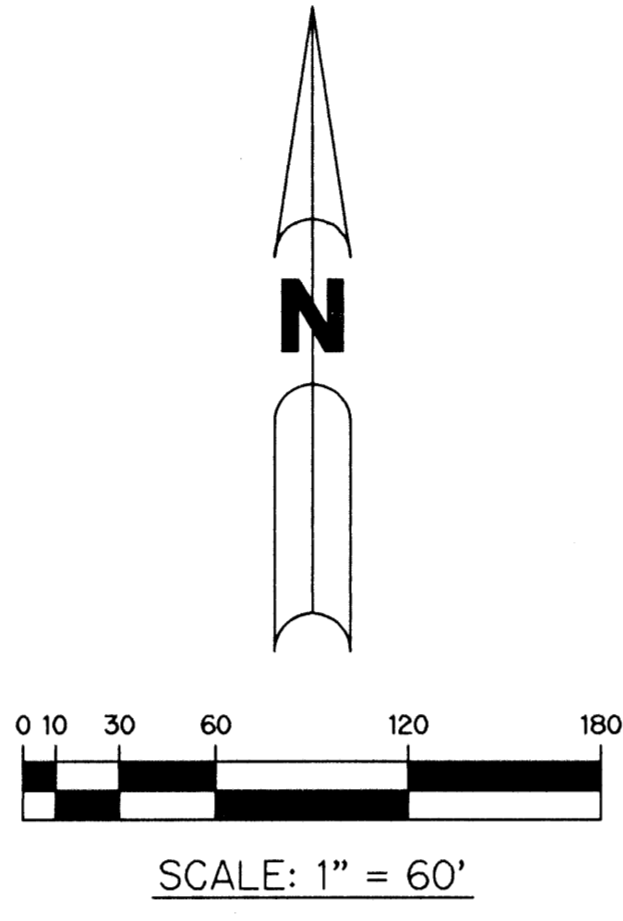
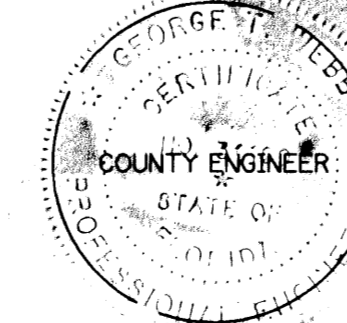
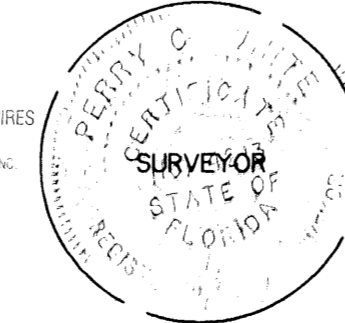
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 23RD DAY OF MARCH, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

SITE PLAN DATA

ZONING PETITION NO.	97-75
TOTAL AREA	7.50 ACRES
PARCEL 1	6.78 ACRES
TRACT "A"	0.06 ACRES
TRACT "B"	0.66 ACRES

THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
 LAWSON, NOBLE AND WEBB, INC.
 ENGINEERS PLANNERS SURVEYORS
 420 COLUMBIA DRIVE
 WEST PALM BEACH, FLORIDA
 LB-6674



Rare Species Nursery
 154
 54
 73-85
 Rare Species Nursery