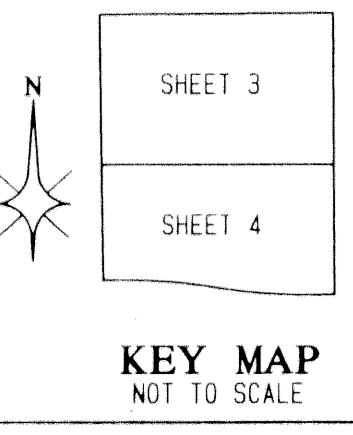


5529-000

LOWES SHOPPING CENTER - M.U.P.D.

52



TRACT AREAS

| | |
|------------|--------------|
| TRACT *A* | 14.007 ACRES |
| TRACT *B* | 2.125 ACRES |
| TRACT *C* | 1.148 ACRES |
| TRACT *D* | 0.235 ACRES |
| TRACT *E* | 0.274 ACRES |
| TRACT *F* | 1.526 ACRES |
| TRACT *G* | 0.180 ACRES |
| TRACT *H* | 0.271 ACRES |
| TRACT *I* | 0.040 ACRES |
| TRACT *J* | 1.411 ACRES |
| TRACT *K* | 1.249 ACRES |
| TRACT *L* | 1.284 ACRES |
| TRACT *M* | 1.203 ACRES |
| TRACT *N* | 0.096 ACRES |
| TRACT *P* | 0.336 ACRES |
| TOTAL AREA | 25.384 ACRES |

SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF TRACT 98 AND A PORTION OF TRACT 99, BLOCK 78, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

DECEMBER, 1999



STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 8:45 AM THIS 23RD DAY OF February AD, 2000 AND DULY RECORDED IN PLAT BOOK 81 ON PAGES 52 AND 55
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION:

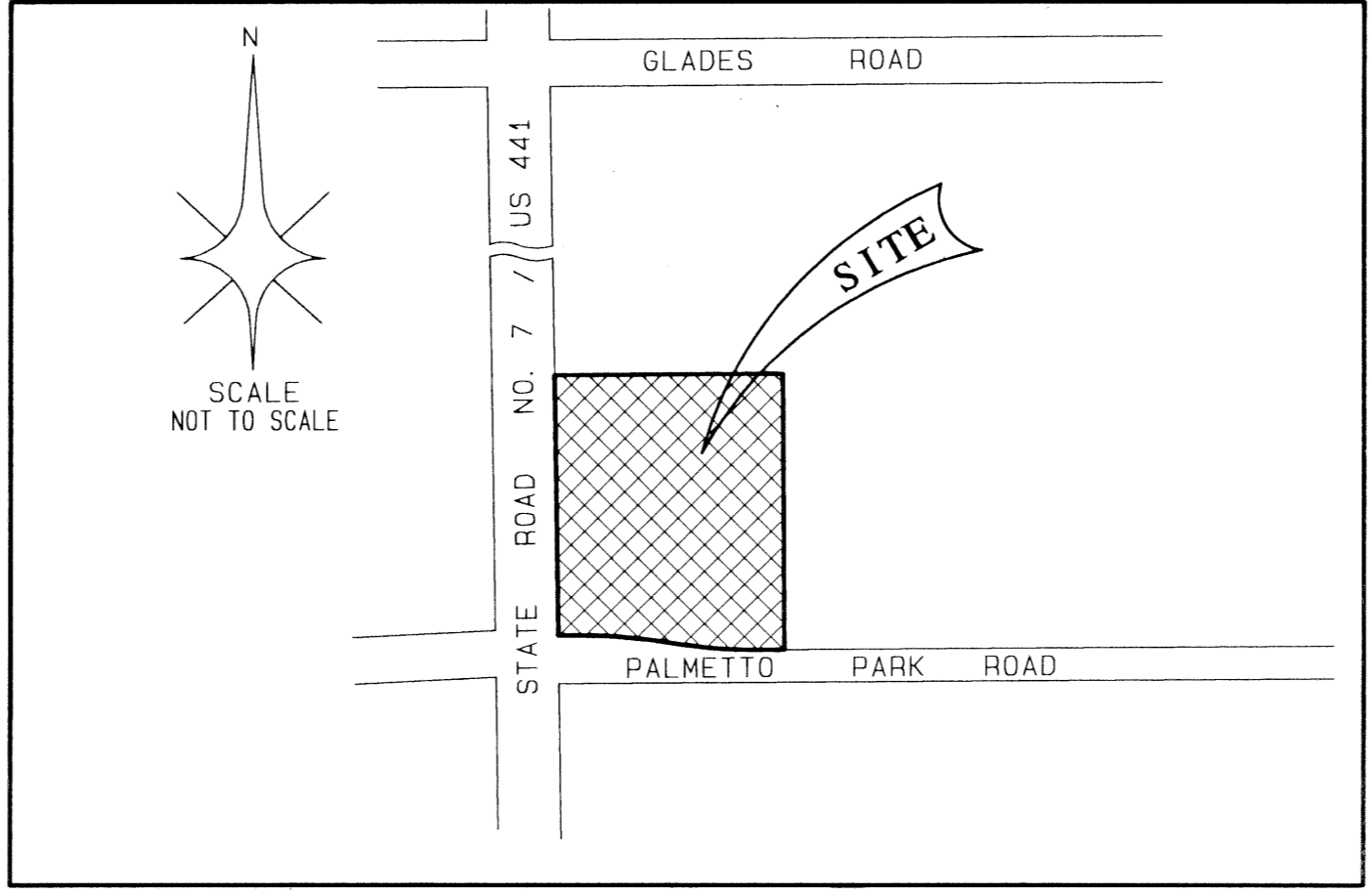
KNOW ALL MEN BY THESE PRESENTS THAT RETLAW 100, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "LOWES SHOPPING CENTER", SAID LANDS SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 98 AND A PORTION OF TRACT 99, BLOCK 78, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 47, RANGE 42 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 19 NORTH 00°53'49" WEST, A DISTANCE OF 1181.32 FEET; THENCE NORTH 89°36'34" EAST, A DISTANCE OF 81.94 FEET TO THE NORTHWEST CORNER OF SAID TRACT 98, BLOCK 78, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID TRACT 98, BLOCK 78, NORTH 89°36'34" EAST, A DISTANCE OF 969.70 FEET TO THE NORTH EAST CORNER OF SAID TRACT 98, BLOCK 78; THENCE SOUTH 00°22'59" EAST ALONG THE EAST LINE OF SAID TRACTS 98 AND 99, BLOCK 78, A DISTANCE OF 1179.73 FEET TO POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PALMETTO PARK ROAD AS DESCRIBED IN RIGHT OF WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4617, PAGE 1602 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID PALMETTO PARK ROAD SOUTH 89°37'30" WEST, A DISTANCE OF 101.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2221.83 FEET AND A CENTRAL ANGLE OF 9°53'51"; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF SAID PALMETTO PARK ROAD, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2361.83 FEET AND A CENTRAL ANGLE OF 9°53'51"; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF SAID PALMETTO PARK ROAD WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 407.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF SAID PALMETTO PARK ROAD SOUTH 89°37'30" WEST, A DISTANCE OF 70.06 FEET; THENCE ALONG THE WEST LINE OF SAID TRACTS 99 AND 98, BLOCK 78, NORTH 00°53'46" WEST, A DISTANCE OF 1111.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.384 ACRES, MORE OR LESS.

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

- WATER MANAGEMENT TRACT: TRACTS *A* AND *C* AS SHOWN HEREON, ARE HEREBY RESERVED FOR RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE EXISTING LITIGATION RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 11471, PAGE 878, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LAKE MAINTENANCE EASEMENTS: THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE COVENANT COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- 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.
- PRESERVATION AREAS: TRACTS *F*, *G*, *H* AND *J* THE PRESERVATION TRACTS AS SHOWN HEREON ARE HEREBY RESERVED AS PRESERVATION AREAS TO RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.
- OPEN SPACE/LANDSCAPE/BUFFER TRACTS: TRACT *I* AS SHOWN HEREON IS HEREBY RESERVED FOR RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACTS *D*, *E*, *G*, *H* AND *P* AS SHOWN HEREON ARE HEREBY RESERVED FOR RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- CONSERVATION/WETLANDS AREAS: TRACTS *K*, *L* AND *M* THE CONSERVATION TRACTS AS SHOWN HEREON ARE HEREBY RESERVED AS CONSERVATION AREAS TO RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR WETLANDS PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



- TRACTS *A* AND *B* AS SHOWN HEREON ARE HEREBY RESERVED TO RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT *N* AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT *C* AS SHOWN HEREON IS HEREBY RESERVED TO RETLAW 100, LLC, ITS SUCCESSORS AND ASSIGNS, FOR LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS AS CALLED OUT IN OFFICIAL RECORDS BOOK 11550, PAGE 1341 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, RETLAW, INC., A SOUTH CAROLINA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA.

THIS 17TH DAY OF DECEMBER 1999

RETLAW, INC., A SOUTH CAROLINA CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA
AS MANAGER
WITNESS: *[Signature]* BY: *[Signature]*
T. WALTER BRASHIER, PRESIDENT

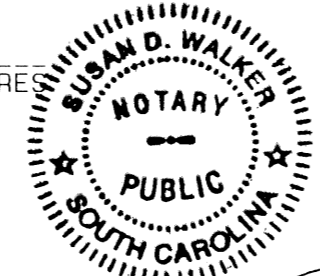
WITNESS: *[Signature]*
Susan D. Wilken

ACKNOWLEDGEMENT:

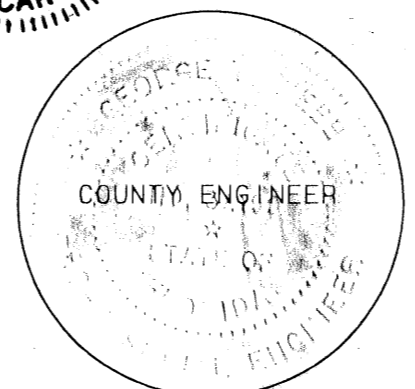
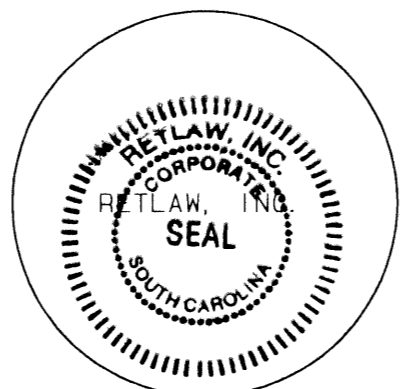
STATE OF SOUTH CAROLINA } S.S.
COUNTY OF GREENVILLE }
BEFORE ME PERSONALLY APPEARED T. WALTER BRASHIER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RETLAW, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 17TH DAY OF DECEMBER 1999

10-8-2001



[Signature]
Susan D. Wilken
NOTARY PUBLIC
STATE OF SOUTH CAROLINA



TITLE CERTIFICATION:

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

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN RETLAW 100, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY; 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.

FIDELITY NATIONAL TITLE COMPANY
OF NEW YORK

DATED THIS 22 DAY OF DECEMBER 1999, BY: *[Signature]*
ERNEST WHITE
VICE PRESIDENT

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 31ST DAY OF JAN 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: *[Signature]*
George T. Webb, P.E.
COUNTY ENGINEER

SURVEYORS NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN GRID BEARING OF NORTH 00°53'46" WEST ALONG THE WEST LINE OF TRACTS 98 & 99, BLOCK 78, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
(R.F.) DENOTES RADIAL TO FRONT LOT LINE.
(R.R.) DENOTES RADIAL TO REAR LOT LINE.
- THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT),
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000193
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

SURVEYORS CERTIFICATE:

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

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 PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(19), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH 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.

DATED THIS 23RD DAY OF DECEMBER 1999

[Signature]
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

PROFESSIONAL SURVEYORS AND MAPPERS LB4820
ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884, FAX (561) 964-1969