

EASEMENT DEED

L-37
E-4

THIS EASEMENT DEED, made this 22nd day of October, 1985, by and between ANDOVER PARTNERSHIP, a Florida general partnership, parties of the first part, and LAKE WORTH DRAINAGE DISTRICT, a political subdivision of the State of Florida, party of the second part, whose mailing address is 13081 S. Military Trail, Delray Beach, Florida 33445.

WITNESSETH: That parties of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration to them in hand paid, receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and release unto the party of the second part, its successors and assigns, a perpetual exclusive easement for the purpose of providing an unencumbered right-of-way for use as a canal and canal related purposes including ingress and egress purposes, said right-of-way includes, but is not limited to the use of the same for excavation, irrigation, canal, drainage ditch, sluice ways, spoil deposit, water control structures, berm and areas for maintenance and deposit of spoil, and for any such improvement thereunto related or in anywise appertaining; over, across, through and upon, under or within that parcel of land located in Palm Beach County, Florida, described in Exhibit "A" attached hereto and made a part hereof as if recited at length.

First parties shall grant no other easements, erect no buildings or effect any other kind of construction or improvements or plant any trees or shrubs upon the property described in Exhibit "A", except as permitted otherwise by party of the second part.

Parties of the first part do hereby specially warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under it, that they have good right and lawful authority to grant the above described easement and that the same is unencumbered. Where the context of this easement deed allows or permits, the same shall include the successors or assigns of the parties.

IN WITNESS WHEREOF, parties of the first part set their hands and seals the date first above written.

Signed, sealed and delivered in the presence of:

ANDOVER PARTNERSHIP

Lois P. Swalls

By: Thomas F. Fleming, III
General Partner

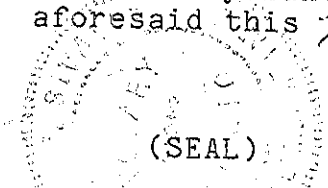
Janet M. Israel

By: William F. Maher
General Partner

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Thomas F. Fleming, III and William F. Maher, as general partners of ANDOVER PARTNERSHIP, a Florida general partnership, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 22nd day of October, 1985.



Lois P. Swalls
Notary Public
My Commission Expires:

This instrument was prepared by:
William F. Maher, Esq.
120 Northeast First Avenue
Boca Raton, Florida 33432-3904
Phone: 305/392-5000

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV 26, 1988
BONDED THRU GENERAL INS. UND.

1985 NOV 14 PM 3:53 85 262770

RETURN TO:
LAKE WORTH DRAINAGE DIS.
13081 S. MILITARY TRAIL
DELRAY BEACH, FL 33445

13.60
.50

B4708 P1624

BENCH MARK LAND SURVEYING AND MAPPING, INC.
CERTIFIED LEGAL DESCRIPTION
OF PORTIONS OF LAKE WORTH DRAINAGE DISTRICT
LATERAL CANAL E-37 AND E-4 CANAL

1

LATERAL CANAL L-37

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30, THENCE, BEAR NORTH 88°39'49" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1528.65 FEET; THENCE, NORTH 01°27'36" WEST, ALONG A LINE PARALLEL WITH AND 185.91 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30, A DISTANCE OF 45.00 FEET; THENCE, NORTH 88°39'49" EAST, ALONG A LINE PARALLEL WITH AND 45.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 400.83 FEET; THENCE, SOUTH 03°42'11" WEST, A DISTANCE OF 45.17 FEET TO A POINT ON SAID NORTH LINE; THENCE, SOUTH 01°37'02" EAST, A DISTANCE OF 40.00 FEET; THENCE, SOUTH 88°39'49" WEST, ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 1925.47 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE, NORTH 01°32'33" WEST, ALONG SAID WEST LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 2.18 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2

E-4 CANAL

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, PORTIONS OF WHICH ARE PARTS OF TRACTS 2 AND 7, MODEL LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 52, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 7, THENCE, BEAR SOUTH 89°01'18" WEST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 84.34 FEET; THENCE, NORTH 01°37'02" WEST, A DISTANCE OF 1361.69 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30; THENCE, NORTH 03°42'11" EAST, A DISTANCE OF 747.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GERMANTOWN ROAD; THENCE, SOUTH 61°21'33" EAST, ALONG SAID LINE, A DISTANCE OF 22.12 FEET; THENCE, SOUTH 01°26'01" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 AND ALONG THE EAST LINE OF SAID TRACTS 2 AND 7, A DISTANCE OF 2102.85 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 3.65 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND (IF AND TO THE EXTENT PARTY OF THE FIRST PART HOLDS TITLE THERETO, NO WARRANTY OF TITLE TO THIS PARCEL BEING HEREIN GIVEN) DESCRIBED AS FOLLOWS:

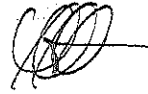
AM *CS*

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EXHIBIT "A" (continued)

EASEMENT DEED ANDOVER PARTNERSHIP
TO LAKE WORTH DRAINAGE DISTRICT

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4)
WITHIN THE BOUNDARY OF THE LAKE WORTH DRAINAGE DISTRICT AND
SOUTH OF GERMANTOWN ROAD, WEST OF THE CENTERLINE OF THE E-4
CANAL AS PRESENTLY LAID OUT AND IN USE, IN SECTION 30,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



B4708 P1626

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT