

GRANT OF EASEMENT

As of the 5th day of February, 1986, THE ENGLE GROUP, INC., a Florida corporation ("Grantor"), in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the LAKE WORTH DRAINAGE DISTRICT, a Corporation created and existing under the General Drainage Laws of the State of Florida ("Grantee"), whose address is 13081 Military Trail, Delray Beach, Florida 33445, its successors and assigns, a non-exclusive easement over the lands described on Exhibit "A" attached hereto and made a part hereof ("Lands").

This Grant of Easement is made for the purpose of allowing Grantee ingress and egress upon the Lands for the maintenance of the drainage canal known as "L.W.D.D. Canal E-1", which is adjacent to and abuts the Lands upon which this easement is created.

This Easement shall run with the Land in perpetuity and shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns.

Grantor covenants that it is the fee simple owner of the Lands, has full right, title and capacity to grant this easement, and that it will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered in the presence of: THE ENGLE GROUP, INC., a Florida corporation

Patricia Jones
Tim Bass

By: Alec Engelstein, President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Documentary Tax \$4.00
Intangible Tax \$0.00
Clark, Palm Beach County, Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ALEC ENGELSTEIN, well known to me to be the person described in and who executed the foregoing instrument as President of THE ENGLE GROUP, INC, a Florida corporation, and he acknowledged before me that he executed the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of February, 1986.

My Commission Expires:

Notary Public, State of Florida
My Commission Expires March 4, 1986
Sunshine Notary Public, Inc.

Patricia Jones
NOTARY PUBLIC

(NOTARIAL IMPRESSION SEAL)

This instrument was prepared by, record and returned to JEFFREY D. KNEEN, P.A. LEVY, SHAPIRO & KNEEN, P.A. Forum III, Tower A, Suite 500 1675 Palm Beach Lakes Blvd. West Palm Beach, FL 33401

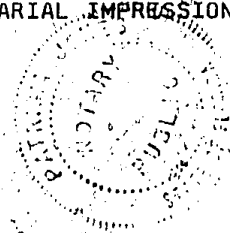
86 034337

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9.60
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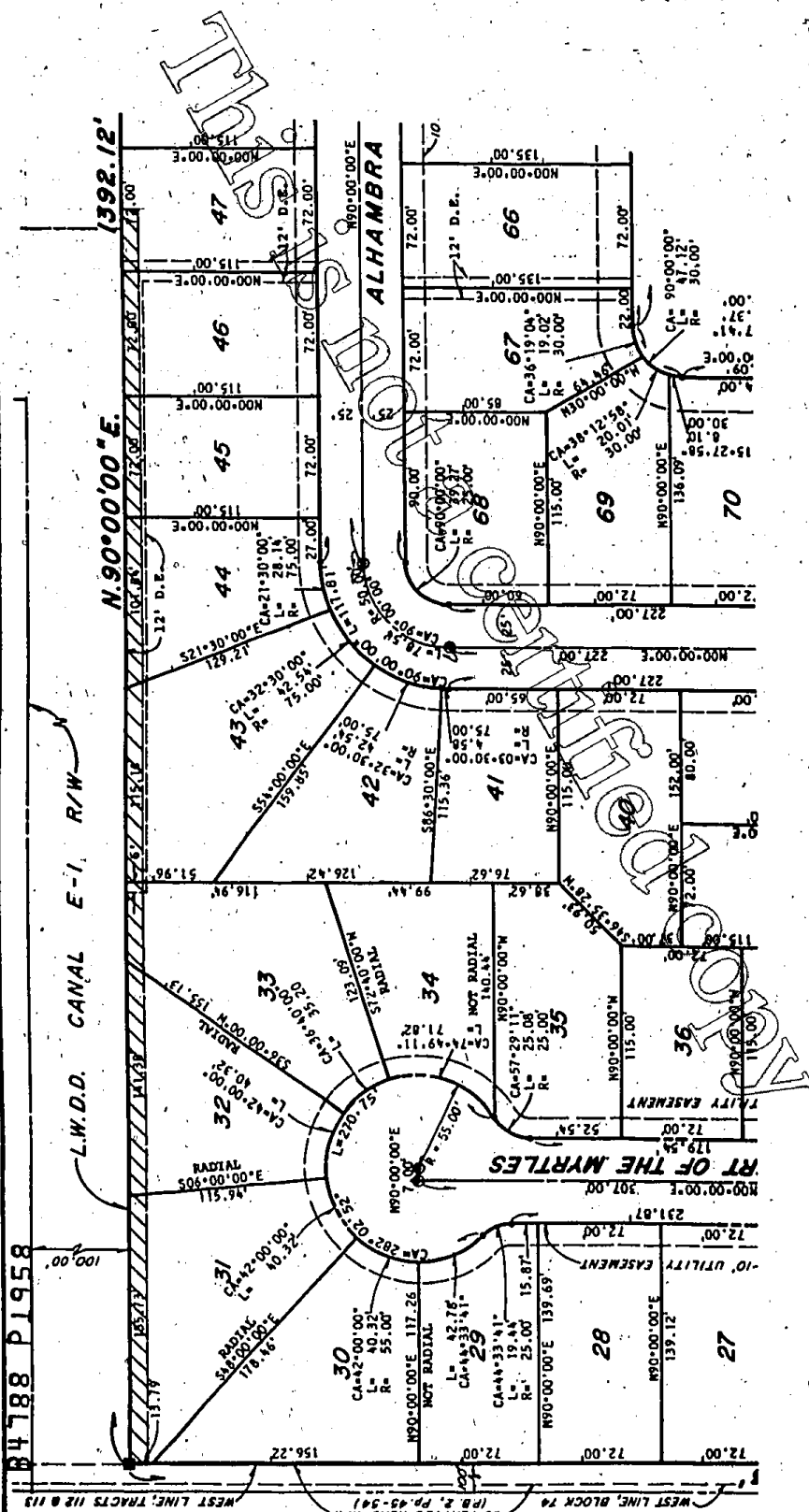
RETURN TO:
LAKE WORTH DRAINAGE DIS.
13081 S. MILITARY TRAIL
DELRAY BEACH, FL 33445

B4788 P1957





N.T.S.



WEST LINE, BLOCK 74 (Pt. 2, Pp. 43-54)
 WEST LINE, TRACTS 112 & 113

Legal Description:

The North 10.00 feet of Lots 31 through 33, inclusive, together with the North 10.00 feet of Lots 43 through 46, inclusive, together with the North 10.00 feet of the West 36.00 feet of Lot 47 of Boca Fontana Phase 2-B, according to the Plat thereof, as recorded in Plat Book 51, Pages 151 and 152, Public Records, Palm Beach County, Florida.

Containing 0.16 Acres, more or less

Subject to easements, reservations, restrictions and rights-of-way of the Public Records

BENCH MARK
land surveying and mapping, inc.
 WEST PALM BEACH, FLORIDA

Description Delineation Sketch
 (L.W.D.D. E-1 Canal R/W)
Additional 10' Easement

DWN BY	SCALE	DATE	WO NO.	PAGE

EMBOSSED SEAL

SHEET

OF