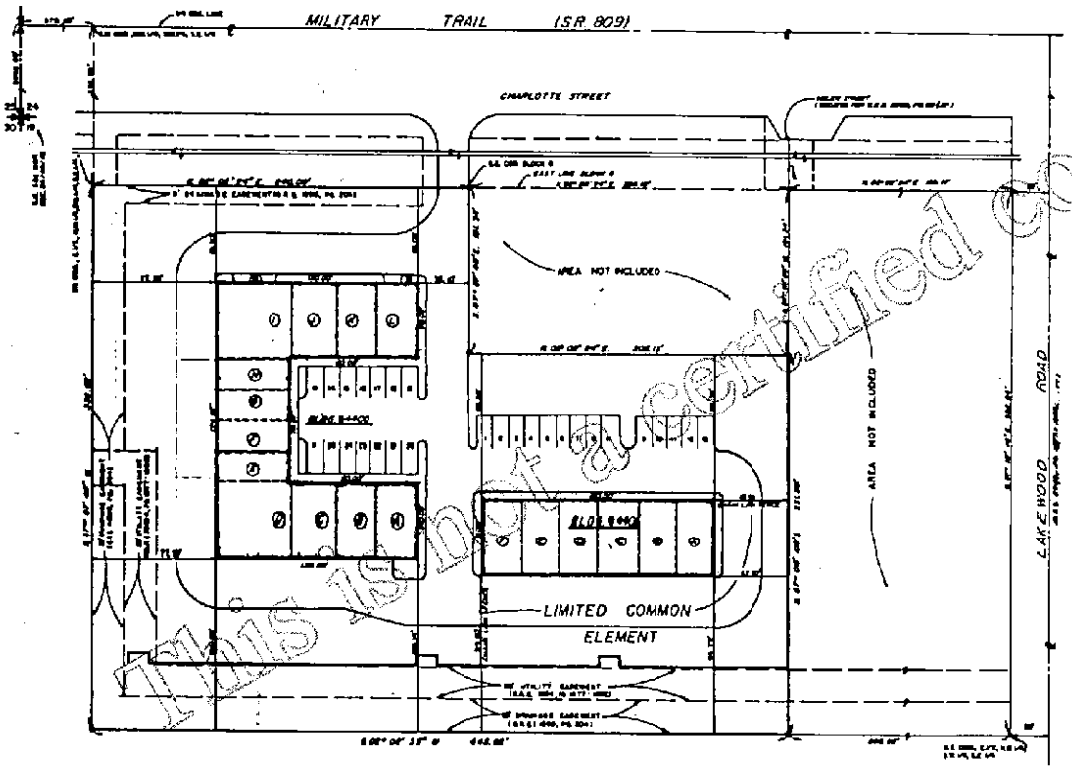
ORB 6465 Pg 1152

DUTHIE - FREEMAN CENTRE

A CONDOMINIUM



LEGAL DESCRIPTION

THE EAST ONE-HALF (E1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THE RIGHT OF WAY FOR LAKEWOOD ROAD PURSUANT TO UNIT CLAIM DEED FROM SOUTHERN BELL TELEPHONE AND TELEGRAPH TO PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORD BOOK 1000, PAGE 1117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO A 15FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3300, PAGE 881, AND SUBJECT TO A 10 FOOT WIDE WATER AND SANITARY SEWER EASEMENT IN OFFICIAL RECORD BOOK 3330, PAGES 1177 THROUGH 1183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE NORTHERLY ON AN ASSUMED BEARING OF NORTH 01 DEGREES 42'11" EAST ALONG THE WEST LINE OF ABOVE DESCRIBED PARCEL A DISTANCE OF 344.04' FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF BLOCK 2, GREENLAWN PLAT NUMBER 111, AS RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 42 DEGREES 12'14" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 111.14' FEET TO THE CENTERLINE OF MELVIN STREET (8 200FOOT ROW) OF THE SAID PLAT 111, OF GREENLAWN; THENCE SOUTH 11 DEGREES 24'24" EAST A DISTANCE OF 1[illegible] FEET, THENCE SOUTH 12 DEGREES 42'11" WEST A DISTANCE OF 1[illegible] FEET, THENCE SOUTH 10 DEGREES 11'44" WEST, A DISTANCE OF 4[illegible] FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE ON AN ASSUMED BEARING OF NORTH 42 DEGREES 42'11" EAST ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 4[illegible] FEET TO THE POINT OF BEGINNING, SAID POINT OF [illegible] IS RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 42 DEGREES 12'14" EAST ALONG THE EAST LINE OF SAID PLAT OF GREENLAWN A DISTANCE OF 2[illegible] FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKEWOOD ROAD (ACCORDING TO S.R.D. 2000, PAGES 1017 THROUGH 1113 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA). SAID POINT ALSO BEING 1[illegible] FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 1 OF SAID PLAT OF GREENLAWN; THENCE SOUTH 11 DEGREES 1[illegible]'11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LAKEWOOD ROAD A DISTANCE OF 3[illegible] FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 11 DEGREES 12'11" WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1[illegible] FEET, THENCE NORTH 11 DEGREES 24'24" WEST A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15' FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1340 PAGE 781 AND SUBJECT TO A 10 FOOT WIDE WATER AND SANITARY SEWER EASEMENT IN OFFICIAL RECORD BOOK 3330, PAGES 1177 THROUGH 1183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.07 ACRES MORE OR LESS

DUTHIE FREEMAN ROAD/PHASE II, L.C.

LAKEWOOD RD PHASE II

DUTHIE/FREEMAN

CARLTON/ROBAYNA INC.

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RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.