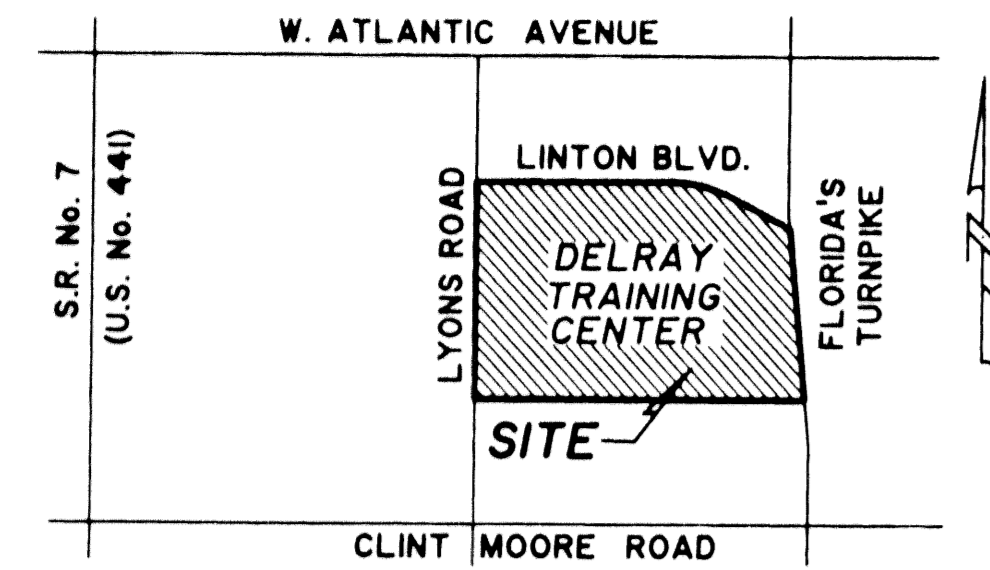


# DELRAY TRAINING CENTER-PLAT ONE

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACTS 114 THROUGH 123, AND PORTIONS OF TRACTS 101-113, 124 & 125 OF SECTION 20, AND TRACTS 5 - 15, 18 - 28, 37 - 47, 50 - 61, & PORTIONS OF TRACTS 4, 16, 17, 29, 35, 36, 48, 49, & 62, OF SECTION 29, ACCORDING TO PALM BEACH FARMS CO. PLAT No. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY, 1999



VICINITY MAP  
NOT TO SCALE

## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TBI/PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS 114 THROUGH 123, AND PORTIONS OF TRACTS 101-113, 124 & 125 OF SECTION 20, AND TRACTS 5-15, 18-28, 37-47, 50-61 & PORTIONS OF TRACTS 4, 16, 17, 29, 35, 36, 48, 49 & 62, OF SECTION 29, ACCORDING TO PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DELRAY TRAINING CENTER - PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20 AND ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 29, THENCE SOUTH 00°52'26" EAST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 46.76 FEET; THENCE NORTH 89°07'34" EAST DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 55.00 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY OF FUTURE LYONS ROAD (FORMERLY ONE MILE ROAD) AND THE POINT OF BEGINNING; THENCE NORTH 89°24'02" EAST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET; THENCE NORTH 00°52'26" WEST, A DISTANCE OF 48.39 FEET; THENCE NORTH 01°52'21" WEST, A DISTANCE OF 619.27 FEET; THENCE NORTH 01°54'42" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 01°52'21" WEST, A DISTANCE OF 184.41 FEET; THENCE NORTH 43°45'29" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°23'19" EAST, A DISTANCE OF 182.29 FEET; THENCE NORTH 88°28'19" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°23'19" EAST, A DISTANCE OF 1767.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 26°11'16" AND A RADIUS OF 2146.83 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 981.24 FEET; THENCE SOUTH 64°25'25" EAST, A DISTANCE OF 37.42 FEET; THENCE SOUTH 58°59'00" EAST, A DISTANCE OF 899.00 FEET; THE PRECEDING ELEVEN COURSES BEING COINCIDENT WITH LAKE WORTH DRAINAGE DISTRICT CANAL L-36 AS RECORDED IN OFFICIAL RECORD BOOK 10913, PAGES 684 AND OFFICIAL RECORD BOOK 10913, PAGE 667, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 08°01'12", A RADIUS OF 11709.16 FEET AND WHOSE CHORD BEARS SOUTH 07°23'36" EAST, A DISTANCE OF 1639.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°24'12" EAST, A DISTANCE OF 1507.24 FEET; THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-2W AS RECORDED IN OFFICIAL RECORD BOOK 219, PAGE 275, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°27'28" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-37 AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF A 30' PLATTED RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 2, PAGES 26-28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 4557.54 FEET; THENCE NORTH 00°52'26" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FUTURE LYONS ROAD (FORMERLY ONE MILE ROAD), A DISTANCE OF 1948.51 FEET; THENCE NORTH 12°37'19" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°52'26" WEST, A DISTANCE OF 465.07 FEET; THENCE NORTH 45°52'27" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00°52'26" WEST, A DISTANCE OF 156.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 359.78 ACRES MORE OR LESS.

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

### 1. STREETS

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS 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.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO PALM BEACH COUNTY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO FLORIDA POWER & LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVE-GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E., TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

FURTHER NON-EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE P.S.U.E., AS PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS THE PROPERTY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., 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 LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY, TO LOT OWNERS AND ASSIGNS, ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO, AND MAINTENANCE OF, IMPROVEMENTS, ROOF OVERHANGS, DRAINAGE AND UTILITY SERVICES WITHIN THE LOT ADJACENT TO SAID EASEMENTS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

### 3. TRACTS

TRACTS "G-1" THRU "G-8", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MIZNER COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "W-1" THRU "W-20", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., 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 EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, O.R.B. 10619, PAGE 1666, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS "FD-1" THRU "FD-6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR TBI/PALM BEACH LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. TRACT "FD-1" THROUGH "FD-6" MUST BE REPLATTED PRIOR TO DEVELOPMENT.

PARCELS "A", "B", "C" AND "K", AS SHOWN HEREON, ARE HEREBY RESERVED FOR TBI/PALM BEACH LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PARCELS "A", "B", "C" AND "K" MUST BE REPLATTED PRIOR TO DEVELOPMENT.

TRACTS "LB-1" THRU "LB-12", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "LB-1" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 10913, PAGE 673, AND O.R.B. 10913, PAGE 689, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE CLUBHOUSE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MIZNER COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "REC-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TOLL FL GP CORP., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 12 DAY OF August, 1999.

TBI/PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

BY: TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: *[Signature]*

BY: Edward D. Weber, VICE PRESIDENT

WITNESS: *[Signature]*

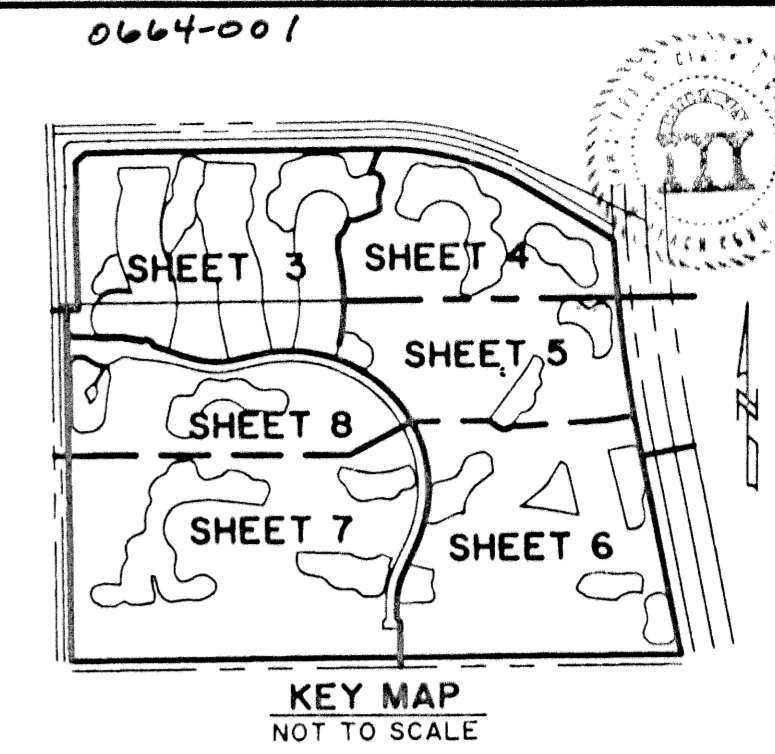
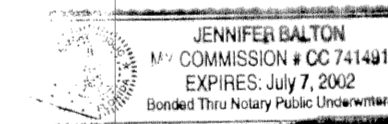
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD D. WEBER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF TBI/PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, 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 SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF August, 1999.

MY COMMISSION EXPIRES: 7/2/02 *[Signature]*  
NOTARY PUBLIC



0664-001

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 8:50 P.M. THE 10 DAY OF October 1999

AND DULY RECORDED IN PLAT BOOK NO. 876 ON PAGE 60-61

DELORENZO H. WILKEN, CLERK OF THE CIRCUIT COURT  
*[Signature]* D.C.

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE No. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 14 DAY OF October, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

*[Signature]*  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S & MAPPER'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY 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 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Aug. 10, 1999

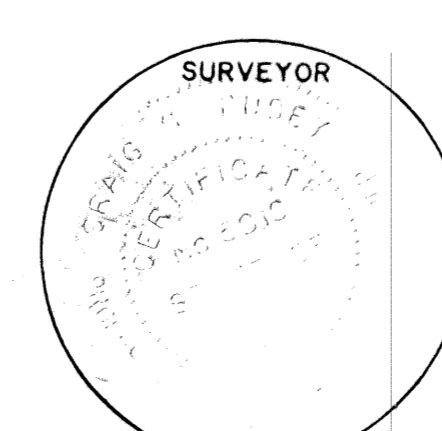
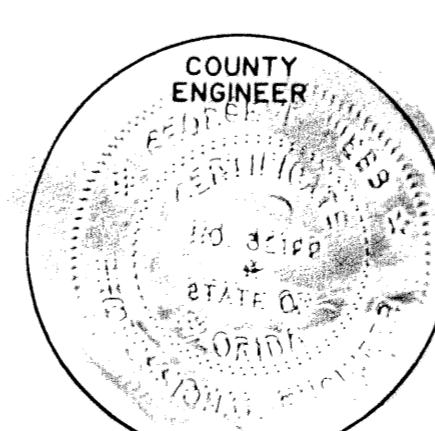
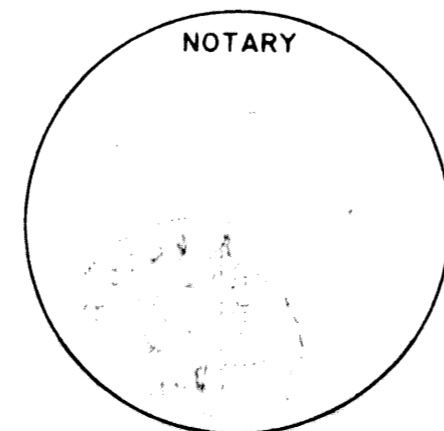
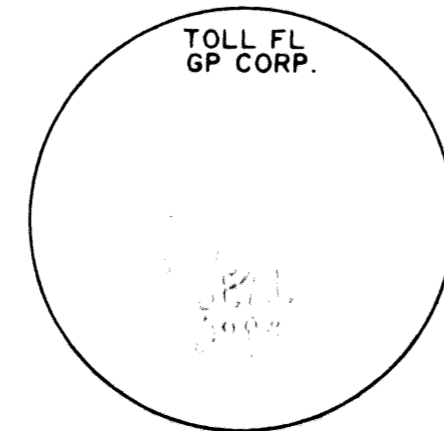
*[Signature]*  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD. SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

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.

THIS INSTRUMENT WAS PREPARED BY WRAY D. JORDAN, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

**Landmark Surveying & Mapping Inc.**  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

**DELRAY TRAINING CENTER-PLAT ONE**



DELRAY TRAINING CENTER  
BOOK 60  
PAGE 60  
RECORD MAP # 205A  
ZONING PUD  
SE 87-7  
TAX 160762  
FUND NAME Delray Training Center