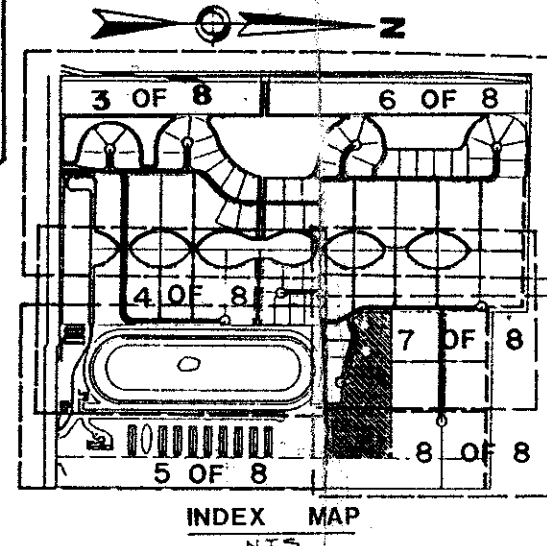


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# PLAT OF PALM BEACH DOWNS . A P.U.D.

BEING A PART OF SECTION 13 TOWNSHIP 46 SOUTH, RANGE 41 EAST.  
PALM BEACH COUNTY, FLORIDA.

MARCH 1989

0466-co1

## DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN N 00°50'22" W ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FEET; TO THE POINT OF BEGINNING.

RUN THENCE N 00°50'22" W A DISTANCE OF 4725.52 FEET; TO THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE NORTH (N1/2) OF THE NORTH HALF (N1/2) OF SAID SECTION 13; THENCE S 89°58'25" E, ALONG SAID SOUTH LINE A DISTANCE OF 2320.47 FEET; TO THE WEST LINE OF THE NORTH HALF (N1/2) OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 13; THENCE S 00°38'18" E, ALONG SAID WEST LINE A DISTANCE OF 343.2 FEET TO THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 13; THENCE N 89°57'45" E, A DISTANCE OF 1696.82 FEET TO A LINE 1285.00 FEET WESTERLY OF, AND PARALLEL WITH THE EAST LINE OF SECTION 13; THENCE S 00°22'30" E ALONG SAID PARALLEL LINE A DISTANCE OF 4423.48 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE S 89°08'33" W ALONG SAID SOUTH LINE A DISTANCE OF 1347.37 FEET TO THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 46, SOUTH RANGE 41 EAST; THENCE N 00°36'33" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION 13, A DISTANCE OF 100.00 FEET TO A PARALLEL LINE LYING 100.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 13; THENCE S 89°08'33" W, ALONG SAID PARALLEL LINE A DISTANCE OF 203.34 FEET; THENCE N 00°22'30" W, A DISTANCE OF 295.23 FEET; THENCE S 89°37'36" W, A DISTANCE OF 1461.99 FEET; THENCE S 00°22'30" E, A DISTANCE OF 282.33 FEET; THENCE S 45°16'50" E, A DISTANCE OF 35.50 FEET TO A LINE LYING 100.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 13; THENCE S 89°08'33" W ALONG SAID PARALLEL LINE A DISTANCE OF 992.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 410.737 ACRES.

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

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY INC.; PALM BEACH DOWNS INC.; AND PALM BEACH DOWNS HOLDINGS INC.; ALL FLORIDA CORPORATIONS, TOGETHER WITH FRANK AND KIMBERLY POMA OWNERS OF THE LAND SHOWN HEREON, AS PALM BEACH DOWNS, BEING SITUATED IN THE SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; AND MORE FULLY DESCRIBED ABOVE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.

2. LIMITED ACCESS EASEMENTS. THE LIMITED ACCESS EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

3. DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM THAT IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

4. STREETS. NORTHERN DANCER CIRCLE; TRI JET LANE, PALM BEACH DOWNS BOULEVARD, FERDINAND CIRCLE, SANTA ANITA DRIVE, CHURCHILL DOWNS DRIVE, ALYSSHEBA CIRCLE, BUCKASSER CIRCLE, BOLD RULER CIRCLE AND MILJINSKY COURT AS SHOWN HEREON ARE FOR PRIVATE ROAD PURPOSES AND ARE HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. ROAD RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY FOR DELRAY WEST ROAD AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

6. THE LAKE MAINTENANCE EASEMENTS AND MAINTENANCE EASEMENTS (EXCEPT OVER TRACT M-2) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. WATER MANAGEMENT TRACTS. TRACT "M-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. TRACT "M-2" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF LOT B, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSES RUNNING WITH THIS LAND, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER OF LOT B WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. TRACT "A" IS HEREBY RESERVED FOR UNIVERSITY PARKWAY. IMPROVEMENTS WILL BE REMOVED BY THE OWNER AT THE WRITTEN REQUEST OF THE COUNTY ENGINEER. IF AND WHEN DEDICATION IS REQUIRED, THIS PROPERTY SHALL BE CONVEYED AT NO COST TO THE COUNTY.

10. TRACT "G" & "H" SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. ACCESS AND DRAINAGE TRACTS. TRACTS T-1, T-2, T-3 AND T-4 ARE HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC. FOR ACCESS AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. TRACT "F" IS HEREBY RESERVED BY THE OWNERS OF LOT B, FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNERS OF LOT B, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. BRIDLE PATH EASEMENTS. THE BRIDLE PATH EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH DOWNS HOMEOWNERS ASSOCIATION, INC.; AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND ATTESTED BY THEIR SECRETARY AND VICE PRESIDENTS, RESPECTIVELY; AND THEIR CORPORATE SEALS TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS

23 DAY OF MARCH, 1989  
PALM BEACH DOWNS HOLDINGS, INC.  
A FLORIDA CORPORATION  
BY: Frank Poma  
FRANK POMA, PRESIDENT

ATTEST:  
Ronald Golbin  
RON GOLBIN, SECRETARY

SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION  
BY: Edwin H. Young Sr.  
EDWIN H. YOUNG, SR., PRESIDENT

ATTEST:  
Boyd Young  
BOYD YOUNG, VICE PRESIDENT

PALM BEACH DOWNS, INC.  
A FLORIDA CORPORATION  
BY: Frank Poma  
FRANK POMA, PRESIDENT

ATTEST:  
Edwin H. Young Sr.  
EDWIN H. YOUNG, SR., VICE PRESIDENT

IN WITNESS WHEREOF, WE FRANK POMA AND KIMBERLY POMA DO HERETO SET OUR HANDS AND SEALS THIS 23 DAY OF MARCH, 1989.

WITNESS TO BOTH:  
Frank Poma  
Kimberly Poma  
FRANK POMA  
KIMBERLY POMA

## ACKNOWLEDGEMENT

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

BEFORE ME PERSONALLY APPEARED FRANK POMA, AND RON GOLBIN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED PALM BEACH DOWNS HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 24 DAY OF March, A.D., 1989

Herbert F. Kahlert  
12-10-10  
HERBERT F. KAHLERT

## ACKNOWLEDGEMENT

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

BEFORE ME PERSONALLY APPEARED FRANK POMA AND KIMBERLY POMA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF March, 1989

MY COMMISSION EXPIRES: 2-7-93  
Ronald Golbin  
NOTARY PUBLIC

## ACKNOWLEDGEMENT

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

BEFORE ME PERSONALLY APPEARED FRANK POMA, AND EDWIN W. YOUNG SR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED PALM BEACH DOWNS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND 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 23 DAY OF MARCH, A.D., 1989.

Ronald Golbin  
NOTARY  
MY COMMISSION EXPIRES: 2-7-93

## ACKNOWLEDGEMENT

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

BEFORE ME PERSONALLY APPEARED EDWIN W. YOUNG, SR. AND ROY T. YOUNG, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC., A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND 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 23 DAY OF MARCH, 1989.

MY COMMISSION EXPIRES: 2-7-93  
Ronald Golbin  
NOTARY PUBLIC

ALL UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE 2  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE 3  
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

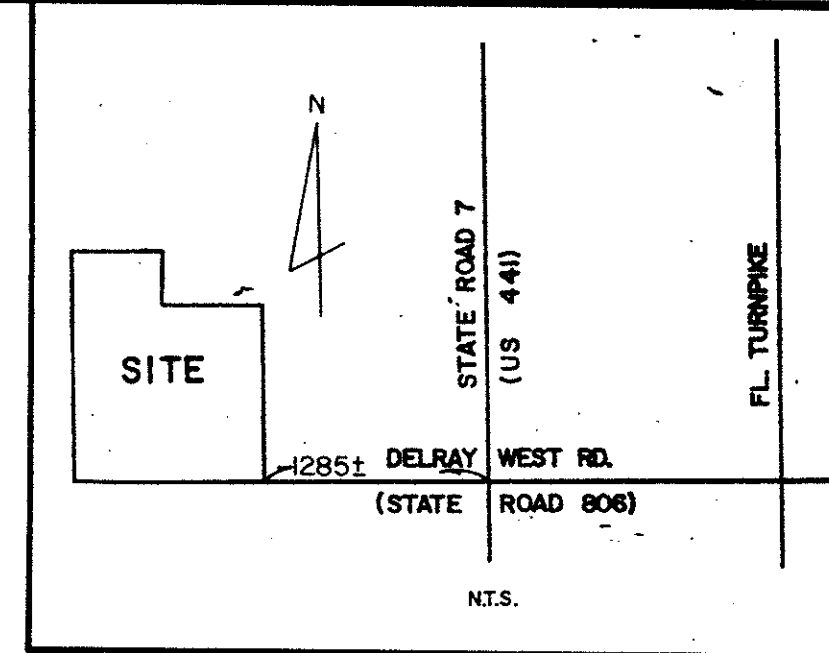
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

ALL LINES WHICH INTERSECT CURVES ARE NONRADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.



193  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This instrument was filed for record at 12:42 PM this 14 day of June, 1989 and duly recorded in official record book 62 on page 193  
Thru 200  
JOHN B. LUNKLE,  
Clerk Circuit Court  
By: Dawn A. Martin D.C.

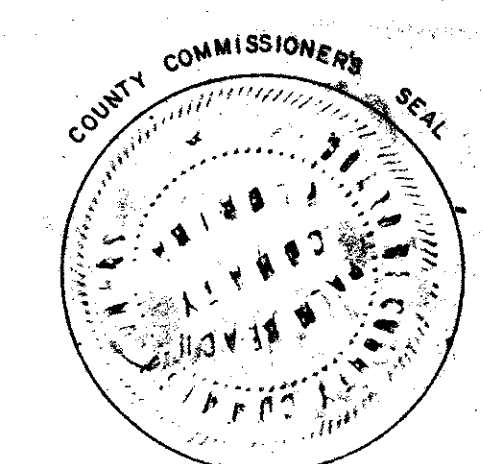
## SURVEYOR'S CERTIFICATE

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

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR 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.

Rayman  
GARY M. RAYMAN  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #2633

P.U.D. DATA  
AREA OF PARCEL = 410.78 ACRES  
AREA OF LAKES = 63 ACRES  
AREA OF ROADS = 22.35 ACRES  
AREA OF OPEN SPACE = 157.9 ACRES  
TOTAL NUMBER OF UNITS: 76  
D.U. PER ACRE = .19



## COUNTY APPROVALS

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

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 13<sup>th</sup> DAY OF JUNE, 1989.

BY: Carol Elmqvist  
CAROL J. ELMQUIST - CHAIRMAN

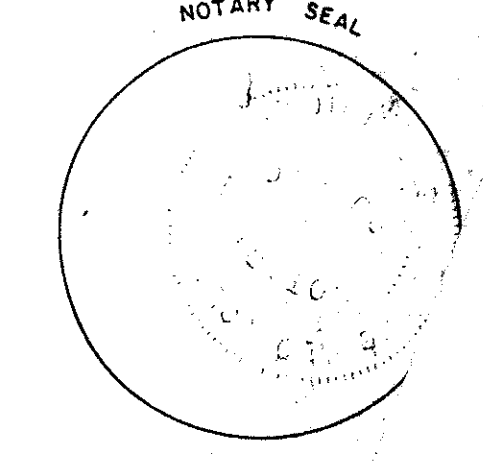
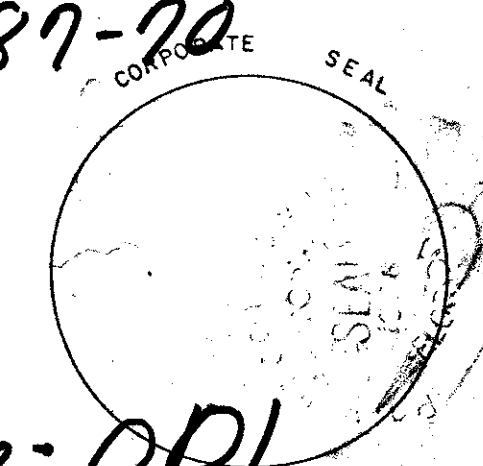
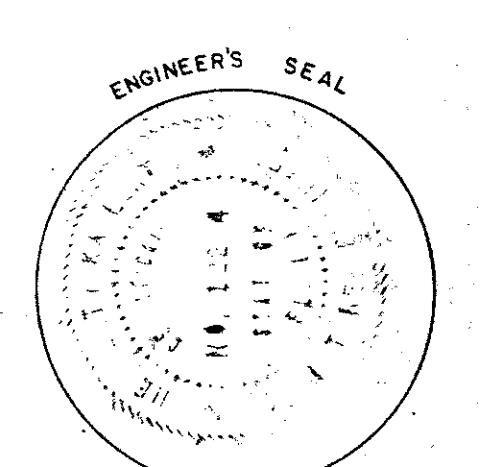
ATTEST:  
JOHN B. LUNKLE - CLERK

BY: Jules Owsen  
JULES OWSEN - DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13<sup>th</sup> DAY OF JUNE, 1989.

Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER



THIS INSTRUMENT PREPARED IN THE OFFICE OF

Shalloway, Foy, Schofield  
Rayman & Newell, Inc.  
Engineers • Planners • Surveyors  
Telephone (305) 655-1151  
1820 Delveland Road, West Palm Beach, Florida 33409

DATE 12/23/87  
DRAWN  
CHECKED G.R.  
JOB NO. 850

SUBDIVISION # Palm Beach Downs  
 BOOK 62 PAGE 193  
 FLOOD MAP # 100-3  
 ZONING # 87-70  
 SE 1/4 1/2 1/4  
 ZIP CODE 33446  
 TDC 757  
 PALM BEACH DOWNS

PALM BEACH DOWNS