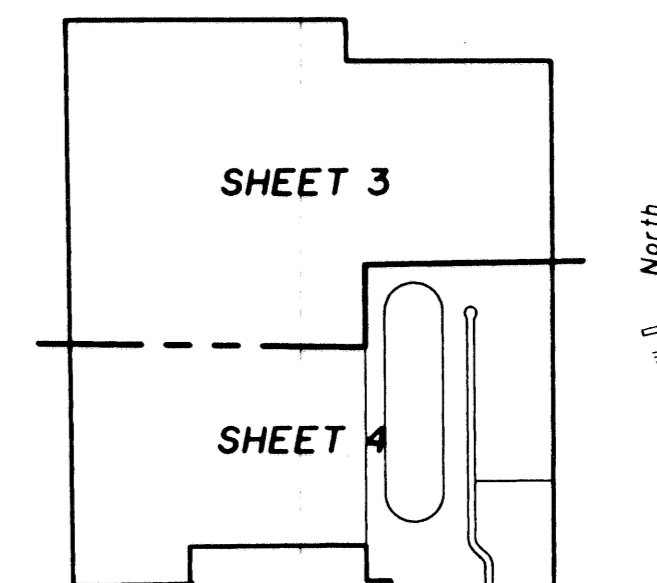


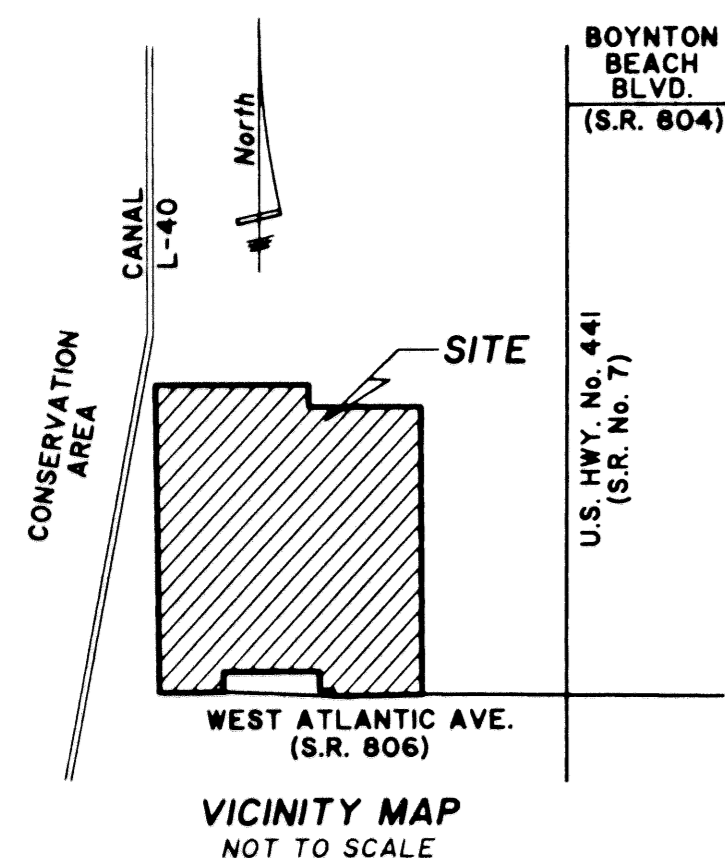
PALM BEACH DOWNS REPLAT ONE

(P.U.D.)
BEING A REPLAT OF PALM BEACH DOWNS, AS SAME IS RECORDED IN PLAT BOOK 62,
PAGES 193-200 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

JANUARY 1999
SHEET 1 OF 5



COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 9:02 AM
this 25 day of MARCH 19 99
on page 147-151 of Plat Book No. 84
by Doreen A. Martin, C.C.



TABULATION DATA
(PETITION NO. 87-07(C3))

TOTAL AREA	410.43 ACRES
TRACT "P-1"	313.42 ACRES
TRACT "P-2"	97.01 ACRES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PBD 316 LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND PBD TRAINING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF THE PLAT OF PALM BEACH DOWNS, AS RECORDED IN PLAT BOOK 62, PAGES 193 THROUGH 200, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS **PALM BEACH DOWNS REPLAT ONE**, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PLAT OF PALM BEACH DOWNS, AS RECORDED IN PLAT BOOK 62, PAGES 193 THROUGH 200, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY; LESS THE PARCEL DESIGNATED ON SAID PLAT AS 10' ADDITIONAL R/W WHICH WAS CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 6522, PAGE 668, PUBLIC RECORDS OF PALM BEACH COUNTY.

CONTAINING 410.426 ACRES MORE OR LESS.

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

1. TRACTS

TRACT "P-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PBD 316 LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FOR CONSERVATION AND OTHER PURPOSES IN ACCORDANCE WITH THE CONSERVATION EASEMENTS, RECORDED IN OFFICIAL RECORD BOOK 10086, AT PAGE 433, OFFICIAL RECORD BOOK 10086, AT PAGE 441, OFFICIAL RECORD BOOK 10086, AT PAGE 449, AND OFFICIAL RECORD BOOK 10086, AT PAGE 474, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "P-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PBD TRAINING LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FOR CONSERVATION AND OTHER PURPOSES IN ACCORDANCE WITH THE CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 10086, AT PAGE 465, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. EASEMENTS

THE 20' COUNTY DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PBD 316 CORP., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 17 DAY OF February, 1999.

AS TO: TRACT "P-1" PBD 316 LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PBD 316 CORP., A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: Richard Sieman BY: Steven Wolf
STEVEN WOLF, PRESIDENT

WITNESS: James E. Sporn

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PBD TRAINING CORP., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 17 DAY OF February, 1999.

AS TO: TRACT "P-2" PBD TRAINING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PBD TRAINING CORP., A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: Richard Sieman BY: Steven Wolf
STEVEN WOLF, PRESIDENT

WITNESS: James E. Sporn

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN WOLF, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ON BEHALF OF PBD 316 CORP., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF PBD 316 LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND AS PRESIDENT AND ON BEHALF OF PBD TRAINING CORP., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF PBD TRAINING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATIONS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, 1999.

MY COMMISSION EXPIRES: 2/28/99 Diane Bucci
NOTARY PUBLIC
DIANE BUCCI
#CC 442378

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

PBD 316 LIMITED PARTNERSHIP, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF February, 19 99.

PBD 316 LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PBD 316 CORP., A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: Richard Sieman BY: Steven Wolf
STEVEN WOLF, PRESIDENT

WITNESS: James E. Sporn

PBD TRAINING LIMITED PARTNERSHIP, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF February, 19 99.

PBD TRAINING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PBD TRAINING CORP., A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: Richard Sieman BY: Steven Wolf
STEVEN WOLF, PRESIDENT

WITNESS: James E. Sporn

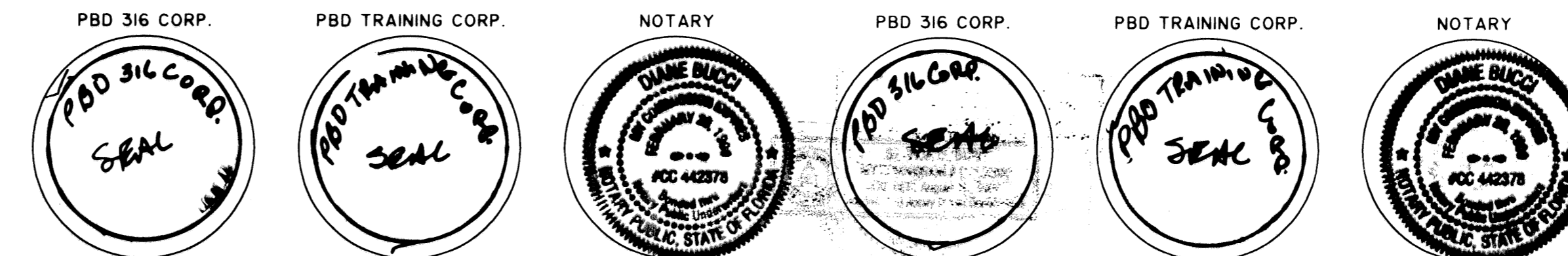
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN WOLF, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ON BEHALF OF PBD 316 CORP., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF PBD 316 LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND AS PRESIDENT AND ON BEHALF OF PBD TRAINING CORP., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF PBD TRAINING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATIONS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, 1999.

MY COMMISSION EXPIRES: 2/28/99 Diane Bucci
NOTARY PUBLIC
DIANE BUCCI
#CC 442378



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 25 DAY OF MAR, 19 99, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

SURVEYOR'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 MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. HAVE BEEN SET; 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: 2/19/99

Wray D. Jordan
WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4244
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. IN THE OFFICES OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BOULEVARD, SUITE 100, WEST PALM BEACH, FLORIDA 33406.

Palm Beach Downs
Replat 147
PAGE 147
FLOOD MAP # 1008
ZONING PUD
SUB # 60
SB # 87-07
TEL 1031
PUD NAME: Palm Beach Downs

Landmark Surveying & Mapping
1850 FOREST HILL BOULEVARD LB #4396
Suite 100 West Palm Beach, Florida
Phone (561) 433-5405 Fax (561) 439-3882

PALM BEACH DOWNS REPLAT ONE