VICINITY MAP

NOT TO SCALE

I. STREETS

BEACH COUNTY.

EASEMENT.

THE PROPERTY

2. EASEMENTS

CREATED BY THIS EASEMENT.

DELRAY TRAINING CENTER P.U.D.-PARCEL J A PLANNED UNIT DEVELOPMENT

> BEING A REPLAT OF TRACT "FD-4", DELRAY TRAINING CENTER - PLAT ONE, AS RECORDED IN PLAT BOOK 86, PAGES 60 THROUGH 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 46 SOUTH,

> > RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 3

SHEET 3 OF 3 SHEET 2 OF 3 KEY MAP

NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3: 12 OM. THIS 10+ DAY OF September 2002 AND DULY RECORDED IN PLAT BOOK NO. 9/2 ON PAGES 38-40 DOROTHY H. WILKEN. CLERK OF THE CIRCUIT COURT

er Shiry L. Micdolaick D.C

### 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 AS DELRAY TRAINING CENTER P.U.D.- PARCEL J, BEING A REPLAT OF ALL OF TRACT "FD-4" ACCORDING TO DELRAY TRAINING CENTER-PLAT ONE, AS RECORDED IN PLAT BOOK 86 PAGES 60 THROUGH 67 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ALL OF TRACT "FD-4", ACCORDING TO DELRAY TRAINING CENTER - PLAT ONE, AS RECORDED IN PLAT BOOK 86 PAGES 60 THROUGH 67 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.730 ACRES MORE OR LESS.

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

TRACT "S-2", 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

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS 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

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

FURTHER NON-EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE P.S.U.E., AS

PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS

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

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO

MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THE 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

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY

FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF

CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION

THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN

PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR

THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND

WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED

APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS

NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES

SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS

TRACT "G", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MIZNER COUNTRY CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO

EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER.

REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES

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 \_\_\_\_\_\_\_\_\_, 2002.

ACKNOWLEDGMENTS

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 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.

**ACCEPTANCE OF RESERVATIONS** 

THE MIZNER COUNTRY CLUB, INC., HEREBY ACCEPTS THE DEDICATIONS OR

RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON.

**ACKNOWLEDGMENTS** 

IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING

INSTRUMENT AS VICE PRESIDENT OF THE MIZNER COUNTRY CLUB, INC., A

CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT

HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION,

CORPORATE SEAL OF SAID CORPORATION AND THIS 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.

AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE

MIZNER COUNTRY CLUB. INC.,

A FLORIDA CORPORATION, NOT FOR PROFIT

JOSEPH PEASE, VICE-PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL THIS BY DAY OF THEY

STATE OF PENNSYLVANIA

MY COMMISSION EXPIRES: Dec. 3, 2004

COUNTY OF MONTGOMERY

STATE OF FLORIDA

STATE OF FLORIDA

MIZNER COUNTRY CLUB, INC.

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED \_\_\_

2002.

COUNTY OF PALM BEACH

TBI/PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

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

EDWARD D. WEBER VICE PRESIDENT

MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

JOSEPH PEASE VICE PRESIDENT

### **ACKNOWLEDGMENTS**

# STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., A CORPORATION, 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 CORPORATE SEAL OF SAID CORPORATION AND THIS IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT

WITNESS MY HAND AND OFFICIAL SEAL THIS .

MY COMMISSION EXPIRES: Dec. 3, 2004

## TITLE CERTIFICATION

## COUNTY OF PALM BEACH

I, DAVID M. LAYMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE NO MORTGAGES

ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA

### TABULATION DATA (PETITION NO. 87-07(D))

TOTAL AREA	20.730	ACRES
ROAD (TRACT "S-2")	2.899	ACRES
TRACT "G"	2.417	ACRES
DENSITY (59 RESIDENTIAL LOTS)	2.85 UNIT	S/ACRE

## COUNTY ENGINEER:

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

# ACCEPTANCE OF RESERVATIONS

### STATE OF FLORIDA COUNTY OF PALM BEACH

THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND 

# COUNTY OF PALM BEACH

SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

## STATE OF FLORIDA

VESTED IN TBI/PALM BEACH, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

TOTAL AREA	20.7	730	ACRES
ROAD (TRACT "S-2")	2.8	899	ACRES
TRACT "G"	2.	417	ACRES
DENSITY (59 RESIDENTIAL LOTS)	2.85	UNIT	S/ACRE

## COUNTY APPROVAL

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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_ PER SER\_\_\_, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (I), F.S.

### SURVEYOR'S NOTES:

DENOTES SET PERMANENT REFERENCE MONUMENTS LB # 4396 DENOTES SET PERMANENT CONTROL POINTS LB # 4396

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

3. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY. FLORIDA, HAVING A BEARING OF SOUTH 00°52'26" EAST, GRID 83, 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR WITHIN ANY PRIVATE STREET TRACTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### 5. LEGEND

P.B.	DENOTES PLAT BOOK
PGS.	DENOTES PAGES
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
Δ	DENOTES DELTA ANGLE
∆ Ç NR	DENOTES CENTERLINE
ÑR	DENOTES NON RADIAL LINE
P.S.M.	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	DENOTES OFFICIAL RECORD BOOK
FND.	DENOTES FOUND
P.B.C.	DENOTES PALM BEACH COUNTY
L.M.E.	DENOTES LAKE MAINTENANCE EASEMENTS
U.E.	DENOTES UTILITY EASEMENT
RL.	DENOTES RADIAL LINE
D.E.	DENOTES DRAINAGE EASEMENT
L.A.E.	DENOTES LIMITED ACCESS EASEMENTS
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENTS
CB.	DENOTES CHORD BEARING
P.S.U.E.	DENOTES PRIVATE SPECIFIC USE EASEMENT
C.	DENOTES CHORD LENGTH
L.M.A.E.	DENOTES LAKE MAINTENANCE ACCESS EASEMENTS

DENOTES PALM BEACH COUNTY UTILITY EASEMENTS

DENOTES DI AT DOOK

6. BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

## SURVEYOR'S CERTIFICATION

### STATE OF FLORIDA COUNTY OF PALM BEACH

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; 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 THE ORDINANCES OF PALM

BEACH COUNTY, FLORIDA.

CRAIG & PUSEY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATÉ NO. 5019 LANDMARK SURVEYING AND MAPPING, INC. 1850 FOREST HILL BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33406

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS TH**E 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.

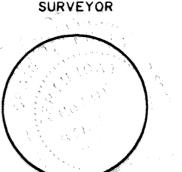
THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

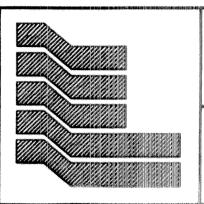
WENDY LEMENZE Commission # GC 983228

MIZNER COUNTRY CLUB NOTARY MASTER ASSN. INC.

WENDY LEMENZE

COUNTY ENGINEER Commission # GC987228





Landmark Surveying & Mapping Inc. 1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite 100 W.P.B. Florida LB # 4396

DELRAY TRAINING CENTER P.U.D.-PARCEL



STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

AND MAINTENANCE OF OTHER UTILITIES.

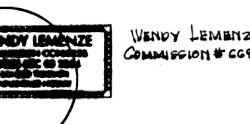
SUCCESSORS AND ASSIGNS.

PALM BEACH COUNTY.

3. TRACTS



NOTARY



WENDY LEMENZE Commission # cc983228



