

PLAT OF

# GUN CLUB CENTER N°2

LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 2, OF PLAT No.1 PALM BEACH PLANTATIONS (MODEL LAND COMPANY) AS RECORDED IN P.B. 10, PG.20 OF PALM BEACH COUNTY, FLORIDA.

JUNE, 1990.

0570-002

# 125

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

THIS INSTRUMENT WAS FILED FOR  
RECORD AT 9:52 A.M.  
THIS 6<sup>th</sup>  
DAY OF Sept. 19 90  
AND DULY RECORDED IN OFFICIAL  
RECORD BOOK 66  
ON PAGES 125 & 126  
JOHN B. DUNKLE,  
CLERK CIRCUIT COURT  
BY *Richard A. Platt*, D.C.

## DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 2 OF PLAT NO. 1 PALM BEACH PLANTATIONS (MODEL LAND COMPANY) AS RECORDED IN PLAT BOOK 10, PAGE 20, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 1, ALSO BEING THE CENTERLINE INTERSECTION OF GUN CLUB ROAD AND MILITARY TRAIL (S.R. 809); RUN N 00°05'07" E ALONG SAID CENTERLINE OF MILITARY TRAIL, SAID CENTERLINE ALSO BEING THE EAST LINE OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 1, A DISTANCE OF 40.00 FEET; THENCE S 89°50'07" W, A DISTANCE OF 53.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (A 106 FOOT RIGHT-OF-WAY), AND THE NORTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD (A 80 FOOT RIGHT-OF-WAY); THENCE S 89°50'07" W, A DISTANCE OF 644.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE S 89°50'07" W, A DISTANCE OF 639.71 FEET; THENCE N 00°02'33" E A DISTANCE OF 627.75 FEET; THENCE N 89°51'27" E A DISTANCE OF 1094.18 FEET; THENCE S 00°05'07" W A DISTANCE OF 227.32 FEET; THENCE S 89°50'07" W A DISTANCE OF 454.00 FEET; THENCE S 00°05'07" W A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.591 ACRES.

SUBJECT TO RESERVATIONS RESTRICTIONS AND EASEMENTS OF RECORD.

## DEDICATION

STATE OF OHIO )  
COUNTY OF COOK ) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT GUN CLUB CENTER ASSOCIATES, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS GUN CLUB CENTER NO. 2, LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. 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.

### 2. THE PROPERTY SHOWN PLATTED HEREON IS RESERVED BY THE OWNER HEREOF FOR PROPER PURPOSES.

## SURVEYOR'S NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS OR EASEMENTS FOR WATER AND SEWER.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL BUILDINGS SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.

IN WITNESS WHEREOF THE SAID GUN CLUB CENTER ASSOCIATES, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER

THIS 18<sup>th</sup> DAY OF June, A.D. 1990.

GUN CLUB CENTER ASSOCIATES,  
A FLORIDA LIMITED PARTNERSHIP

WITNESS: *Joseph Pike* BY: *Christy J. Jepson*  
JOSEPH PIKE CHRISTY J. JEPSON  
MANAGING GENERAL PARTNER

WITNESS: *Kenneth Kaiser*  
KENNETH KAISER

## ACKNOWLEDGEMENT

STATE OF OHIO )  
COUNTY OF COOK ) S.S.

BEFORE ME PERSONALLY APPEARED CHRISTY J. JEPSON, AND KENNETH KAISER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING GENERAL PARTNER OF GUN CLUB CENTER ASSOCIATES, A FLORIDA LIMITED PARTNERSHIP; AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING GENERAL PARTNER OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18<sup>th</sup> DAY OF June, 1990.

MY COMMISSION EXPIRES: July 8, 1993

*Wendy A. Bruno*  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT

STATE OF CALIFORNIA )  
COUNTY OF SAN MATEO ) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5566 AT PAGE 1745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE CHARLES SCHONFELD AND HELGA SCHONFELD DO HEREBY SET OUR HANDS AND SEALS THIS DAY OF June, 1990.

WITNESS (AS TO BOTH): *Rita Kosciuk* *Charles Schonfeld*  
CHARLES SCHONFELD

WITNESS (AS TO BOTH): *Jeanette C. Rice* *Helga Schonfeld*  
HELGA SCHONFELD

## ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN MATEO ) S.S.

BEFORE ME PERSONALLY APPEARED CHARLES SCHONFELD AND HELGA SCHONFELD TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF June, 1990.

MY COMMISSION EXPIRES:

June 26, 1992 *Jessie Donohue*  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5566 AT PAGE 1690 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22<sup>th</sup> DAY OF JUNE, 1990.

ATTEST: *James Pense*  
TRANSOHIO SAVINGS BANK, AN OHIO BANKING ASSOCIATION

BY: *James Pense*  
JAMES PENSE, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) S.S.

BEFORE ME PERSONALLY APPEARED JAMES PENSE AND DAVID M. SWEENEY, 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 TRANSOHIO SAVINGS BANK, AN OHIO BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT 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 22<sup>th</sup> DAY OF June, 1990.

MY COMMISSION EXPIRES: 5-15-94

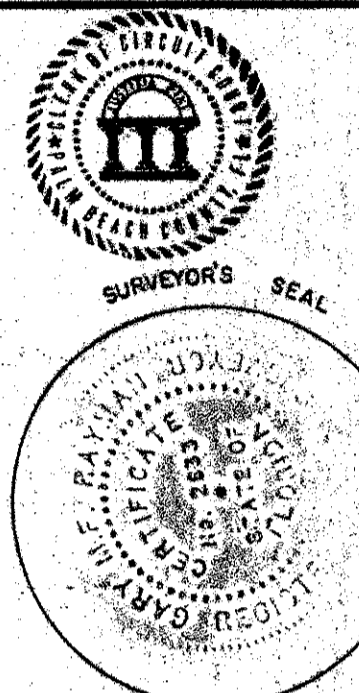
*Julia R. Robinson*  
NOTARY PUBLIC

## 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.

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



## TITLE CERTIFICATION

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

I, RICHARD P. ZARETSKY, 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 VESTED TO GUN CLUB CENTER ASSOCIATES, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: June 16, 1990

*Richard P. Zaretsky*  
RICHARD P. ZARETSKY, ESQUIRE  
1655 PALM BEACH LAKES BLVD, SUITE 900  
WEST PALM BEACH, FL 33401

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

BY: *Carol Elmqvist*  
CAROL J. ELMQUIST, CHAIRMAN.

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Wendy A. Bruno*  
DEPUTY CLERK

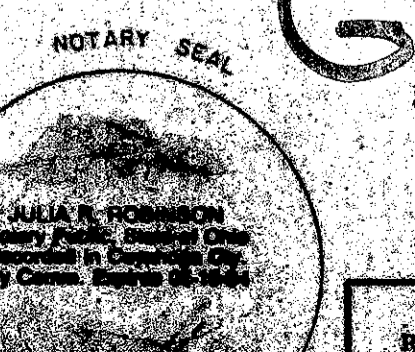
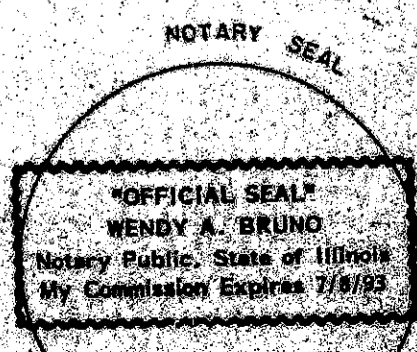
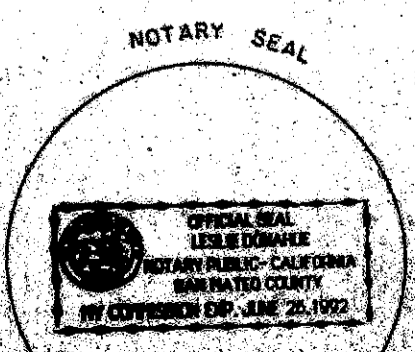
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

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

# Gun Club Center #2 / 125

THIS INSTRUMENT PREPARED BY A RAYMAN IN THE OFFICE OF



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Shalloway, Poy, Rayman & Newell, Inc.  
Engineers, Planners, Surveyors  
Telephone: (407) 655-1151  
1201 Delwood Road, West Palm Beach, Florida 33411

DATE: 6-16-90  
DRAWN: RAMIREZ  
CHECKED: RAYMAN  
JOB NO. 89506

TAZ 279  
MUNICIPALITY: GUN CLUB CENTER 2  
BOOK: 66  
PAGE: 125  
PLAT: 125  
ZONING: R-1  
RECORD: 33463  
DATE: 6/16/90  
BY: [Signature]