

VICINITY MAP (Not to Scale)

REPLAT OF DEVONSHIRE

A REPLAT OF CONDOMINIUM TRACT "A", CONDOMINIUM TRACT "B", CONDOMINIUM TRACT "C", RECREATION TRACT "R" AND TRACT "S" OF THE P. G. A. RESORT COMMUNITY PLAT OF DEVONSHIRE AS RECORDED IN PLAT BOOK 44, PAGES 181 & 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

APRIL 1997 SHEET 1 OF 2



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:09 A.M.,
this 29 day of April 1997,
and duly recorded in Plat Book No. 79
on page 114-115
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Aug. A. Brady* D.C.

DESCRIPTION:
CONDOMINIUM TRACT "A", CONDOMINIUM TRACT "B", CONDOMINIUM TRACT "C", RECREATION TRACT "R", AND TRACT "S" OF THE "P. G. A. RESORT COMMUNITY PLAT OF DEVONSHIRE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 181 & 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 6823 PAGES 376 THROUGH 377, INCLUSIVE, BEING A PORTION OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF RYDER CUP BOULEVARD WITH THE NORTH BOUNDARY OF SAID PLAT; THENCE ALONG SAID NORTH BOUNDARY, N88°50'02"W FOR 151.37 FEET; THENCE S47°08'38"E FOR 68.42 FEET; THENCE S62°00'00"E FOR 61.10 FEET; THENCE S20°58'22"E FOR 32.82 FEET TO SAID WESTERLY RIGHT-OF-WAY, BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3121.64 FEET, WHERE THE RADIAL LINE BEARS N69°56'44"W, THENCE S47°08'38"E ALONG SAID CURVE AND RIGHT-OF-WAY TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°59'48" FOR 108.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
CONTAINING 22.323 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS
STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT DEVONSHIRE VENTURE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND CREATIVE TRUST, INC., A FLORIDA CORPORATION, BEING THE MANAGING GENERAL PARTNER OF DEVONSHIRE VENTURE LIMITED PARTNERSHIP OWNERS OF ALL THE LANDS SHOWN HEREON, AS REPLAT OF DEVONSHIRE, AND AS DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

- ALL WATER LINE EASEMENTS (W.L.E.) AND SEWER LINE EASEMENTS (S.L.E.) ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- ALL DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE DEVONSHIRE VENTURE LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- WATER MANAGEMENT EASEMENTS ARE HEREBY GRANTED OVER TRACTS 1, 2, 3 AND 4, AS SHOWN HEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE LANDS UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS.
- THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF DEVONSHIRE VENTURE LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT, SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE LANDS UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS.
- TRACTS 1, 2, 3, AND 4 ARE HEREBY RESERVED TO THE DEVONSHIRE VENTURE LIMITED PARTNERSHIP FOR WATER MANAGEMENT PURPOSES.

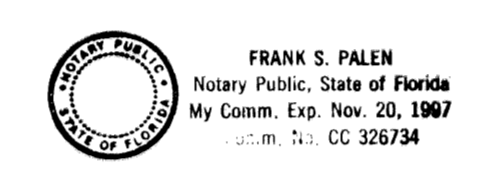
IN WITNESS WHEREOF, CREATIVE TRUST, INC., A FLORIDA CORPORATION, BEING THE MANAGING GENERAL PARTNER OF DEVONSHIRE VENTURE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF MARCH, A.D., 1997.

DEVONSHIRE VENTURE LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP
BY: CREATIVE TRUST, INC.,
A FLORIDA CORPORATION

ITS MANAGING GENERAL PARTNER
ATTEST: *Helena Leyendecker* By: *Ron Cooper*
HELENA LEYENDECKER SECRETARY RON COOPER EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED RON COOPER AND HELENA LEYENDECKER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CREATIVE TRUST, INC., A FLORIDA CORPORATION, AS MANAGING PARTNER OF DEVONSHIRE VENTURE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH EXECUTIVE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF SAID CORPORATION ON BEHALF OF THE LIMITED PARTNERSHIP, 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 27th DAY OF MARCH, A.D., 1997.



Frank S. Palen
FRANK S. PALEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: CC326734

TITLE CERTIFICATION
STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)

WE, UNIVERSAL LAND TITLE, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DEVONSHIRE VENTURE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES AS SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT ALL OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

UNIVERSAL LAND TITLE, INC.
DATE: 4-3-97 BY: *Sandra A. Penny*
SANDRA A. PENNY
VICE PRESIDENT

MORTGAGEE'S CONSENT
STATE OF ILLINOIS) ss
COUNTY OF Lake)

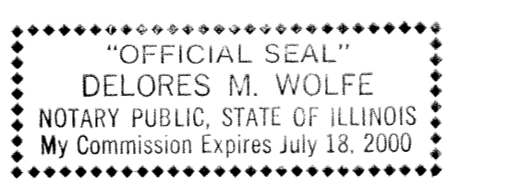
THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, THAT IT HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5915, PAGE 533, AS AMENDED AND ASSIGNED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

LUMBERMANS MUTUAL CASUALTY COMPANY,
AN ILLINOIS INSURANCE CORPORATION
BY: *W. White*
BY: *R. Stacy*

ACKNOWLEDGMENT
STATE OF ILLINOIS) ss
COUNTY OF Lake)

BEFORE ME PERSONALLY APPEARED *W.L. White* AND *R.B. Stacy* TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Exec. V. P. C. C. O.* AND *Sec. V. P. C. C. O.* RESPECTIVELY OF THE ABOVE-NAMED "LUMBERMANS MUTUAL CASUALTY COMPANY," AN ILLINOIS INSURANCE CORPORATION. THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 2nd DAY OF April, A.D., 1997.



Delores M. Wolfe
DELORES M. WOLFE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires July 18, 2000

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS AND THE TWENTY FOOT WATER MANAGEMENT ACCESS EASEMENTS AS SHOWN HEREON, AND ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDS OVER WHICH THE WATER MANAGEMENT EASEMENTS LIE AND THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE LANDS OVER WHICH THE WATER MANAGEMENT ACCESS EASEMENTS LIE.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *William L. Kerslake* 4/9/97
WILLIAM L. KERSLAKE, PRESIDENT DATE:
BOARD OF SUPERVISORS
ATTEST: *Peter L. Pimentel* 4/9/97
PETER L. PIMENTEL, SECRETARY DATE:
BOARD OF SUPERVISORS

CITY APPROVAL

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)
CITY OF PALM BEACH GARDENS)

APPROVED BY THE CITY ENGINEER: *Lenmar E. Lindahl*
LENMAR E. LINDAHL, P.E.

CITY COUNCIL:

THIS PLAT IS HEREBY APPROVED FOR RECORDATION THIS 3rd DAY OF April, A.D., 1997.

ATTEST: *Linda V. Koster* BY: *Joseph R. Russo*
LINDA V. KOSTER, CLERK JOSEPH R. RUSSO,Mayor

SURVEYOR'S CERTIFICATION

I HEREBY 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 AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

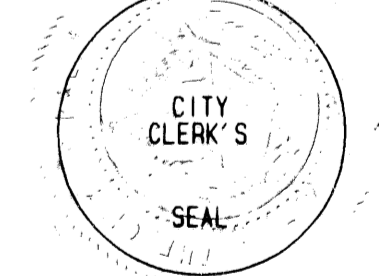
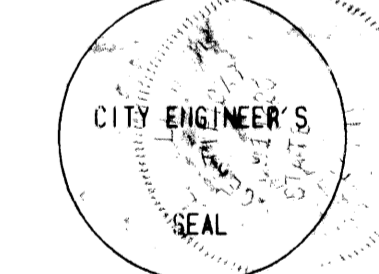
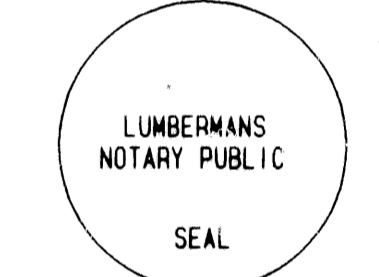
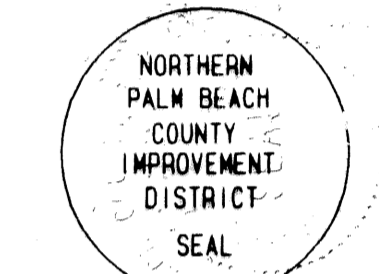
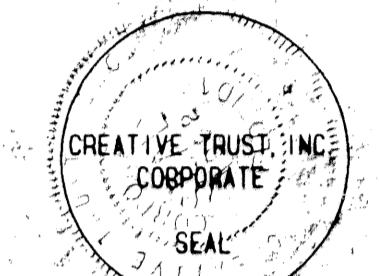
DATE: 3/27/97
BY: *Ray X*
ROBERT P. ELASZYK, PSM
FLORIDA CERTIFICATE NO. 4133

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT PREPARED BY:
ROBERT P. ELASZYK,
PROFESSIONAL SURVEYOR & MAPPER.

SURVEYOR'S NOTES:

NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.



DEVONSHIRE
SUBDIVISION #
BOOK 79
PAGE 114
FLOOD MAP #
FLOOD ZONE
ZONING
QUAD #
SE
ZIP CODE
PUD NAME CITY OF PALM BEACH GARDENS

Messler & Associates
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 627-2226 TELEFAX 624-1569

PROJECT NO.: 96-022P
DATE: JANUARY 1997
SCALE: N/A
SHEET 1 OF 2
FILE: 96021P1