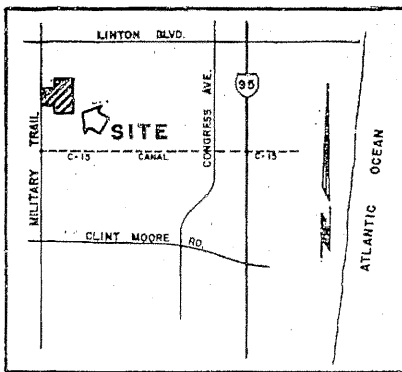


CITATION CLUB REPLAT

BEING A REPLAT OF A PORTION OF CITATION CLUB AS RECORDED IN PLAT BOOK 76, PAGES 181 THROUGH 187 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 8 SHEETS

MAY, 1998



LOCATION MAP NTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITATION CLUB OF DELRAY BEACH APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF CITATION CLUB AS RECORDED IN PLAT BOOK 76, PAGES 181 THROUGH 187 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CITATION CLUB REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 01°22'37" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 336.21 FEET; THENCE NORTH 88°46'29" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 01°22'37" WEST, A DISTANCE OF 1008.63 FEET; THENCE NORTH 88°44'10" EAST, A DISTANCE OF 640.00 FEET; THENCE NORTH 01°22'37" WEST, A DISTANCE OF 338.35 FEET; THENCE NORTH 88°43'24" EAST, A DISTANCE OF 690.07 FEET; THENCE SOUTH 01°24'58" EAST, A DISTANCE OF 1682.52 FEET; THENCE SOUTH 88°47'15" WEST, A DISTANCE OF 466.89 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 52°38'36" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 28°14'29" AND A RADIUS OF 440.53 FEET, A DISTANCE OF 217.14 FEET; THENCE NORTH 38°31'21" WEST, A DISTANCE OF 175.75 FEET; THENCE SOUTH 88°49'23" WEST, A DISTANCE OF 108.11 FEET; THENCE NORTH 38°31'21" WEST, A DISTANCE OF 78.62 FEET; THENCE SOUTH 88°46'29" WEST, A DISTANCE OF 404.95 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 40.4 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CITATION CLUB AND FURTHER DEDICATES AS FOLLOWS:

EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA. SOUTH COUNTY PROFESSIONAL CENTER SHALL HAVE THE RIGHT TO DRAIN THROUGH SAID EASEMENTS, BUT HAVE NO MAINTENANCE OBLIGATION FOR SAME.

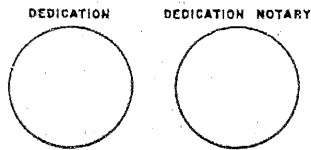
THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

THE SANITARY AND WATER MAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE CONSTRUCTION AND

MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE INGRESS, EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED AS PRIVATE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES, FOR THE USE AND BENEFIT OF THE OCCUPANTS OF CITATION CLUB, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA. THE CITY OF DELRAY BEACH, FLORIDA IS HEREBY GRANTED THE RIGHT OF ACCESS OVER THE PRIVATE INGRESS, EGRESS EASEMENTS FOR EMERGENCY AND WATER AND SEWER MAINTENANCE PURPOSES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED AS ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL (S.R. 809).

TRACT "B" IS HEREBY RESERVED FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER IS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA. THE CITY OF DELRAY BEACH, FLORIDA IS HEREBY GRANTED THE RIGHT OF ACCESS OVER SAID TRACT "B" FOR EMERGENCY AND WATER AND SEWER MAINTENANCE PURPOSES. (SUBJECT TO THE TERMS AND CONDITIONS RECORDED IN OFFICIAL RECORD BOOK 6999, PAGES 657 - 683, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.)

TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR THE OPERATION AND MAINTENANCE OF THE LIFT STATION FACILITY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, HIS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, PAOLA LUPTAK, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 13 DAY OF MAY, 19 98.

CITATION CLUB OF DELRAY BEACH APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
ATTEST: DONALD SHUMAKER, SECRETARY
BY: PAOLA LUPTAK, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAOLA LUPTAK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITATION CLUB OF DELRAY BEACH APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS VICE PRESIDENT OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF MAY, 19 98

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH
CRAIG S. PUSEY
REGISTERED SURVEYOR NO. 5019
STATE OF FLORIDA

WE CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS 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 PROPERTY IS VESTED TO CITATION CLUB OF DELRAY BEACH APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CHICAGO TITLE INSURANCE COMPANY
2701 GATEWAY DRIVE
POMPANO BEACH, FLORIDA 33069
DATED 5/3/98 BY HERBERT SWAY, RESIDENT VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ORANGE

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 9148 AT PAGE 1831 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 GROUP VICE PRESIDENT THIS 14th DAY OF MAY, 19 98.

SOUTHTRUST BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION FORMERLY KNOWN AS SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION
WITNESS: Jennifer R. Pock, GROUP VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED MICHAEL SHULTZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GROUP VICE PRESIDENT OF SOUTHTRUST BANK, NATIONAL ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS GROUP VICE PRESIDENT OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF MAY, 19 98

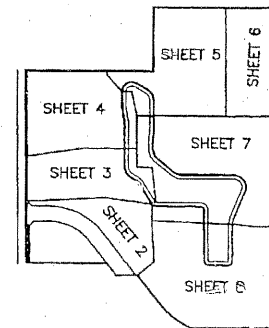
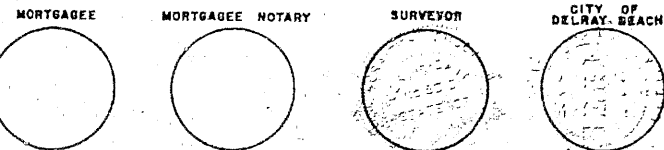
MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF MAY, 19 98, THE HEREON PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

CRAIG S. PUSEY
REGISTERED SURVEYOR NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



KEY MAP NOT TO SCALE

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:21 A.M. This 18th day of June, 1998 and duly recorded in Plat Book No. 92 on Page 127-124
Dorothy H. Wilson, Clerk of the Circuit Court
By [Signature]



CITY APPROVALS

THIS PLAT OF CITATION CLUB WAS APPROVED ON 19th DAY OF MAY, A.D. 1998, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signatures of Mayor, City Clerk, Director of Planning & Zoning, Planning & Zoning Board Chairperson, City Engineer, and Director of Environmental Services]

NOTES:

- 1. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
C DENOTES CENTERLINE
M DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M./S/P.S.M. #5019)
SME DENOTES EXISTING CONCRETE MONUMENT (R.L.S. #2320)
WME DENOTES WATER MAIN EASEMENT
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEARING NORTH 01°22'37" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
4. NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, FLORIDA.
8. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA
CITATION CLUB REPLAT