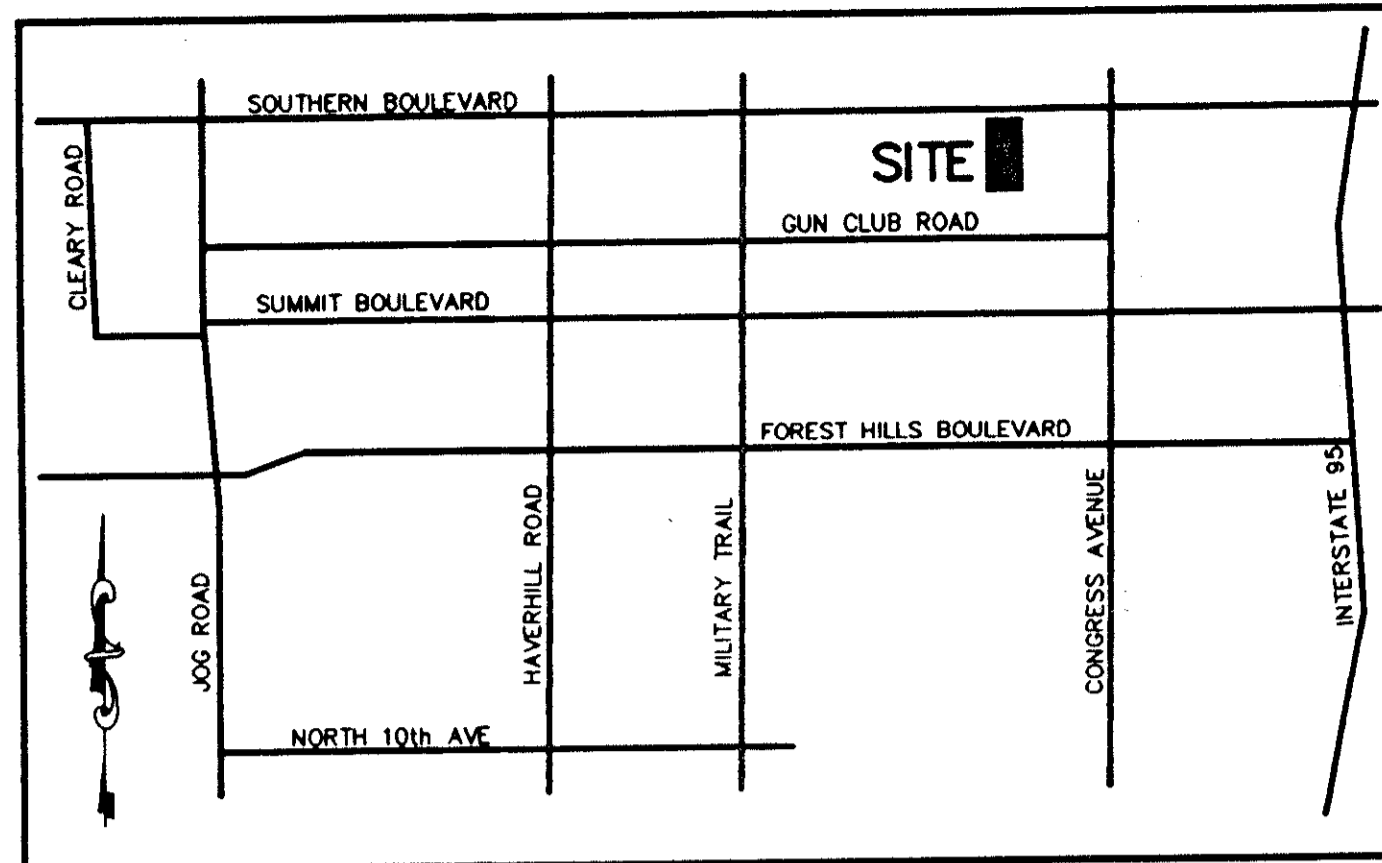


S.F.W.M.D. GUN CLUB ROAD PLAT

BEING A REPLAT OF A PORTION OF TRACT 3 & 4, BLOCK 1 OF PALM BEACH PLANTATIONS PLAT NO. 1 AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA



VICINITY SKETCH (NOT TO SCALE)

TABULAR DATA	
PETITION NUMBER	97-98
TOTAL ACREAGE	27.39 AC.

COUNTY OF PALM BEACH) ss
 STATE OF FLORIDA)
 This Plat was filed for record at 12:14 P.M.
 this 15 day of July 1998.
 and duly recorded in Plat Book No. 82
 on page 195-196
 DOROTHY H. WILKIN, Clerk of Circuit Court
 by *Dorothy H. Wilkin* D.C.

DEDICATION AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A PUBLIC CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT 3 & 4, BLOCK 1 OF PALM BEACH PLANTATIONS PLAT NO. 1, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS S.F.W.M.D. GUN CLUB ROAD PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, IN THE STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LESS THE NORTH 130 FEET THEREOF FOR EXISTING RIGHT-OF-WAY OF THE WEST PALM BEACH CANAL, AND ALSO LESS THE SOUTH 40 FEET THEREOF FOR THE EXISTING RIGHT-OF-WAY OF GUN CLUB ROAD.

AS RECORDED IN OFFICIAL RECORDS BOOK 87, PAGE 241, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EAST 355 FEET OF TRACT 4, BLOCK 1, PALM BEACH PLANTATIONS, PLAT NO. 1, AS RECORDED IN PLAT BOOK 10, PAGE 20, PALM BEACH COUNTY RECORDS, LESS RIGHT-OF-WAY FOR GUN CLUB ROAD AND WEST PALM BEACH CANAL.

AS RECORDED IN OFFICIAL RECORDS BOOK 2122, PAGE 1985, PALM BEACH COUNTY, FLORIDA.

LESS ADDITIONAL RIGHT-OF-WAY FOR GUN CLUB ROAD, RECORDED IN OFFICIAL RECORD BOOK 6663, PAGE 83.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF TRACT 3 AND 4, BLOCK 1, PALM BEACH PLANTATIONS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; PROCEED NORTH 88°47'38" WEST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1346.61 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3; THENCE DEPARTING SAID NORTH LINE SOUTH 02°15'40" WEST, ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 130.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST PALM BEACH CANAL (C-51), AS RECORDED IN OFFICIAL RECORDS BOOK 1008, PAGE 643, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 02°15'40" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1167.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD, AS RECORDED IN ROAD BOOK 3, PAGES 181-182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 6663, PAGE 83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, NORTH 88°43'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.46 FEET; THENCE NORTH 85°13'29" WEST, A DISTANCE OF 180.34 FEET; THENCE NORTH 88°43'18" WEST, A DISTANCE OF 209.24 FEET; THENCE NORTH 43°17'41" WEST, A DISTANCE OF 56.99 FEET TO A POINT ON THE WEST LINE OF THE EAST 355 FEET OF SAID TRACT 4; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 02°08'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1114.40 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST PALM BEACH CANAL (C-51); THENCE DEPARTING SAID WEST LINE, SOUTH 88°47'38" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1028.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 27.39 ACRES, MORE OR LESS.

(DEDICATION AND RESERVATIONS CONTINUED)

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

1. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED PUBLIC CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK WILLIAMSON, JR., ITS CHAIRMAN, AND ANTHONY BURNS, ITS ASSISTANT SECRETARY.

THIS 11TH DAY OF June 19 98

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 A PUBLIC CORPORATION OF THE STATE OF FLORIDA
 BY: *Frank Williamson, Jr.*
 FRANK WILLIAMSON, JR., CHAIRMAN

ATTEST:
 BY: *Anthony Burns*
 ANTHONY BURNS, ASSISTANT SECRETARY



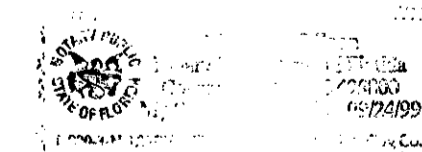
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK WILLIAMSON, JR. AND ANTHONY BURNS WHO ARE PERSONALLY KNOWN TO ME, ~~OR NAME PROBABLY~~ AS CHAIRMAN AND ASSISTANT SECRETARY OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A PUBLIC CORPORATION OF THE STATE OF FLORIDA 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 11TH DAY OF June 19 98

MY COMMISSION EXPIRES: 9/24/99
 BY: *Marcy Z. Wilkin*
 MARCY Z. WILKIN
 #22495800
 (SIGNATURE) NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY AND TITLE, INC., 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 TO THE PROPERTY IS VESTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: *June 17, 1998*
 BY: *Kenneth Townsend*
 KENNETH TOWNSEND, PRESIDENT
 SOUTHEAST GUARANTY AND TITLE, INC.
 1645 PALM BEACH LAKES BOULEVARD
 SUITE 160
 WEST PALM BEACH, FLORIDA 33401

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. AS OF 6/30/98
THIS 14TH DAY OF July 1998

BY: *Edwin K. Jack, Jr.*
 EDWIN K. JACK, JR. - DEPUTY COUNTY ENGINEER

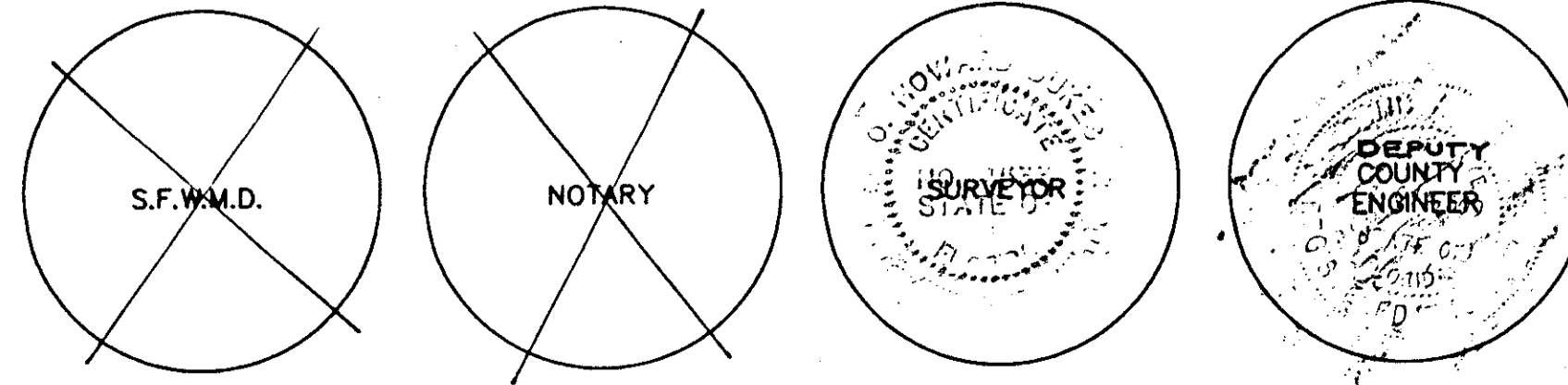
SURVEYOR'S CERTIFICATE

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, 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.

O. Howard Dukes, P.S.M.
 O. HOWARD DUKES, P.S.M.
 LICENSE NO: 4533
 STATE OF FLORIDA

82/195

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



5453-000

THIS PLAT PREPARED BY:
 O. HOWARD DUKES, P.L.S.
 FOR:
 LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 210 JUPITER LAKES BLVD. SUITE 304 JUPITER, FL 33468
 2400 S.E. MONTEREY ROAD SUITE 300 STUART, FL 34996
 2222 COLONIAL ROAD SUITE 221 FT. PIERCE, FL 34950
 2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409
 407-746-9248 407-286-3883 407-461-2400 407-684-3373

1 2
 Sheet of

SUBDIVISION * S.F.W.M.D. Gun Club Road
 BOOK 82 PAGE 195
 FLOOD ZONE B
 ZONING PD
 QUAD # 17
 ZIP CODE 33406
 SUB NAME Palm Beach Plantation