

**CARNAHAN · PROCTOR · CROSS, INC.**  
CONSULTING ENGINEERS · SURVEYORS · PLANNERS  
6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
PHONE: 954-972-3959 FAX: 954-972-4178

JUNE 2000 990616 JSH

THOROUGHbred LAKE P.U.D.

# THOROUGHbred LAKE ESTATES PLAT 1

A REPLAT OF A PORTION OF BLOCK 35, "PALM BEACH FARMS CO. PLAT NO. 3"  
(P.B.2, PGS.45-54, P.B.C.R.) AND THE RIGHTS-OF-WAY INCLUDED THEREIN, AS ABANDONED  
IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



75

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:54 AM  
THIS 25 DAY OF July  
2001, AND DULY RECORDED  
IN PLAT BOOK 96 ON PAGES  
15 THROUGH 81  
DOROTHY H. WILKEN, CLERK  
BY: *Michele Roper* DC

SHEET 1 OF 7

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF BLOCK 35, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND OF THE ABANDONED RIGHTS-OF-WAY INCLUDED THEREIN, SAID PORTION BEING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN HEREON BY THOROUGHbred LAKE ESTATES PLAT 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE NORTH 02°03'40" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 133.98 FEET; THENCE SOUTH 87°56'20" EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 02°03'40" EAST, ALONG A LINE 55.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE, A DISTANCE OF 1643.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°03'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 609.87 FEET; THENCE NORTH 89°03'41" EAST, ALONG A LINE 47.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF TRACTS 17, 19 AND 20 OF SAID BLOCK 35, A DISTANCE OF 2390.15 FEET THENCE SOUTH 01°29'10" WEST, ALONG THE WEST LINE OF STATE ROAD 7, AS RECORDED IN OFFICIAL RECORDS BOOK 6676 AT PAGE 1867 OF SAID PUBLIC RECORDS, A DISTANCE OF 50.04 FEET; THENCE SOUTH 89°03'41" WEST, ALONG A LINE 97.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACTS 17 AND 18, A DISTANCE OF 942.89 FEET; THENCE SOUTH 00°59'28" EAST, ALONG THE EAST LINE OF SAID TRACT 19, A DISTANCE OF 561.82 FEET; THENCE NORTH 89°03'41" EAST, ALONG THE SOUTH LINE OF SAID TRACTS 17 AND 18, A DISTANCE OF 923.04 FEET; THENCE SOUTH 01°28'19" WEST, A DISTANCE OF 121.55 FEET; THENCE SOUTH 01°26'16" WEST, A DISTANCE OF 499.98 FEET; THENCE SOUTH 01°28'36" WEST, A DISTANCE OF 50.94 FEET; THENCE SOUTH 89°35'56" WEST, A DISTANCE OF 0.40 FEET THENCE SOUTH 01°28'27" WEST, A DISTANCE OF 1.96 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALONG THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT-OF-WAY, AS ABANDONED IN OFFICIAL RECORDS BOOK 2898 AT PAGE 203 OF SAID PUBLIC RECORDS, A DISTANCE OF 279.45 FEET; THENCE SOUTH 01°35'28" WEST, A DISTANCE OF 258.24 FEET; THENCE SOUTH 89°03'41" WEST, A DISTANCE OF 602.87 FEET; THENCE SOUTH 00°59'28" EAST, ALONG THE EAST LINE OF TRACT 27 OF SAID BLOCK 35, A DISTANCE OF 407.48 FEET; THENCE SOUTH 89°32'57" WEST, A DISTANCE OF 353.70 FEET; THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 343.05 FEET; THENCE NORTH 89°00'58" WEST, ALONG A LINE 130.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLE TO, THE SOUTH LINE OF TRACT 30 OF SAID BLOCK 35, A DISTANCE OF 457.08 FEET; THENCE NORTH 00°59'02" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°00'58" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 45°59'02" EAST, A DISTANCE OF 48.19 FEET; THENCE NORTH 00°59'02" EAST, A DISTANCE OF 285.21 FEET; THENCE SOUTH 89°00'58" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 25.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 12°08'06", A DISTANCE OF 91.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 25°50'15", A DISTANCE OF 225.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°43'07" WEST, A DISTANCE OF 43.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 18°12'55", A DISTANCE OF 166.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°29'48" EAST, A DISTANCE OF 248.64 FEET; THENCE NORTH 08°00'14" EAST, A DISTANCE OF 373.98 FEET; THENCE NORTH 02°24'43" EAST, A DISTANCE OF 81.64 FEET; THENCE SOUTH 89°48'59" WEST, A DISTANCE OF 00.53 FEET TO THE POINT OF CURVATURE OF CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 19°21'44", A DISTANCE OF 77.72 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°27'15" WEST, A DISTANCE OF 153.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 39°59'37", A DISTANCE OF 328.07 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 12°23'07" WEST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 9°56'07", A DISTANCE OF 215.55 FEET; THENCE SOUTH 86°33'00" WEST, ALONG A RADIAL LINE, A DISTANCE OF 51.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 64.748 ACRES, MORE OR LESS.

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

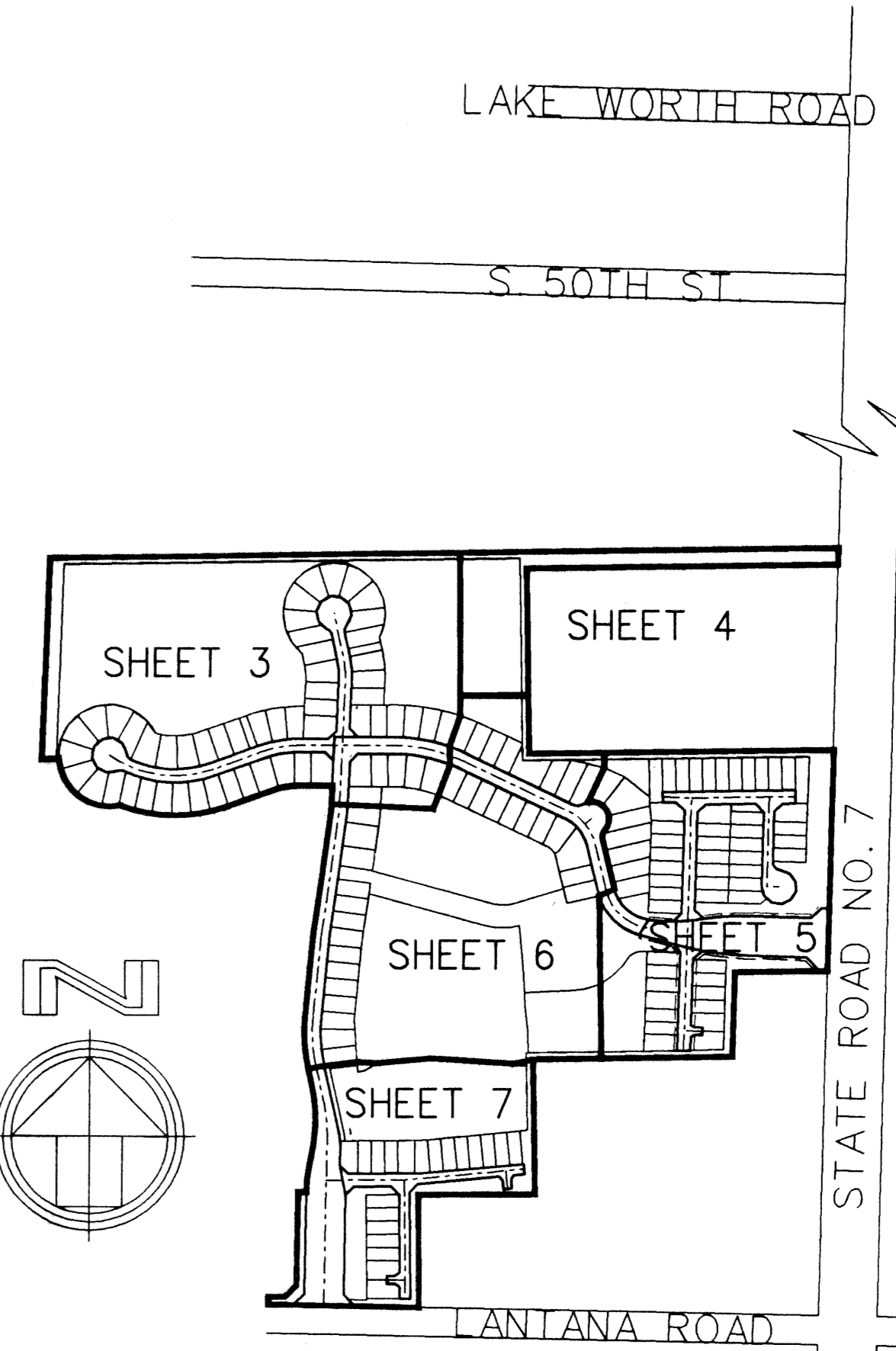
- TRACT "A-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "A-3", "A-4", "A-5", "A-6" AND "A-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL ACCESS 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 BEACH COUNTY.
- TRACTS "C-1", "C-2", "C-3", "C-4" AND "C-5" (THE WATER MANAGEMENT TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "C-1" IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AS RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 691-696, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "E", (THE CONSERVATION AREA), AS SHOWN HEREON IS HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THIS AREA INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC INVASIVE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

### PURPOSES

- TRACTS "F-1", "F-2", "F-3", "F-4", "F-5", "F-6", "F-7", "F-8", "F-9", "F-10" "B-1", "B-2" AND "B-3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE AREA OF THESE TRACTS ENCLUMBERED BY EASEMENTS ARE SUBJECT TO NOTE #2 CONTAINED HEREON. TRACT B-1 IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 6017 AT PAGE 1789, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE/BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D", (THE RECREATION AREA), IS HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE ACCESS EASEMENTS AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.

### DRAINAGE

- THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
  - 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 AND MAINTENANCE OF OTHER UTILITIES.
  - THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT(S), FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE(S), AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT(S), WITHOUT RECOURSE TO PALM BEACH COUNTY.



LOCATION / KEY MAP  
NOT TO SCALE

IN WITNESS WHEREOF, TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF Jan., 2001.

TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION  
WITNESS: *Evan Rabinowitz*  
PRINT NAME: EVAN RABINOWITZ  
WITNESS: *John Evasius*  
PRINT NAME: JOHN EVASIOUS  
BY: *Arthur J. Falcone*  
ARTHUR J. FALCONE, PRESIDENT

### ACKNOWLEDGEMENT

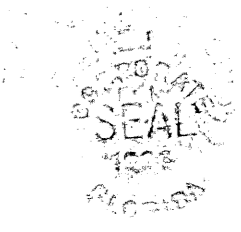
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
BEFORE ME PERSONALLY APPEARED ARTHUR J. FALCONE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Proper* IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRANSEASTERN PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED 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 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 25 DAY OF January, 2001.  
MY COMMISSION EXPIRES: *Jan 25, 2004*  
NOTARY PUBLIC-STATE OF FLORIDA  
COMMISSION NO.

NOTARY PUBLIC, STATE OF FLORIDA  
J. A. SILVA  
ETIMASSORNO & CERRI, INC.  
10996 E. PALM BLVD., SUITE 1000  
DADE COUNTY, FLORIDA 33126

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE 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 PALM BEACH COUNTY, FLORIDA.

TRANSEASTERN PROPERTIES, INC.



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