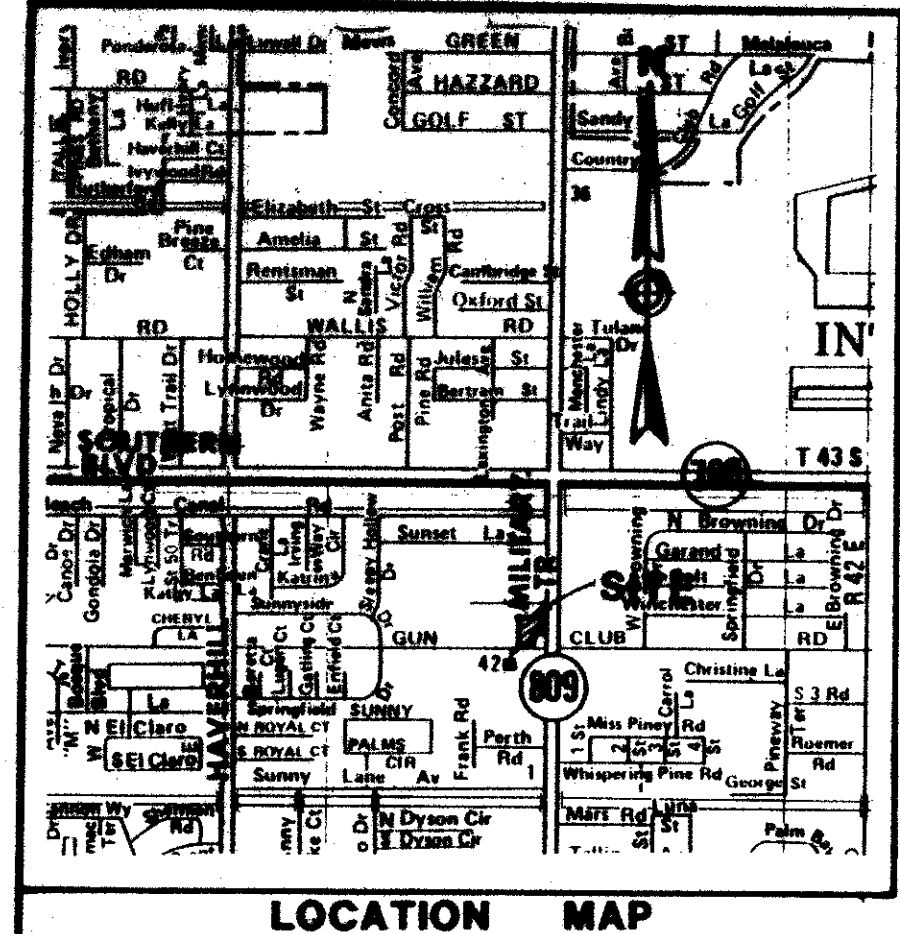


41

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This instrument was filed for  
record at 11:25 AM, this 16  
day of Feb, 1989  
and duly recorded in official  
record book 62 on page  
41+42  
JOHN B. DUNKLE,  
Clerk Circuit Court  
By *Subbarao R. Reddy*, D.C.



LOCATION MAP

# PLAT OF GUN CLUB CENTER N°1

BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.

JANUARY 1989

IN WITNESS WHEREOF THE SAID ASSOCIATION HAS CAUSED THESE  
PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY  
ITS VICE PRESIDENT/COUNSEL AND ITS CORPORATE SEAL TO BE  
AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF  
DIRECTORS THIS 14, DAY OF JANUARY, 1989.

SOUTHEAST BANK, N.A.  
A UNITED STATES BANKING ASSOCIATION  
BY: *Glenn T. Steffke*  
GLENN T. STEFFKE, VICE PRESIDENT

ATTEST:  
*Robert A. Vale*  
ROBERT A. VALE,  
VICE PRESIDENT/COUNSEL

IN WITNESS WHEREOF THE SAID ASSOCIATION HAS CAUSED THESE  
PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS  
SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND  
WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26,  
DAY OF JANUARY, 1989.

SOUTHERN FLORIDABANC FEDERAL  
SAVINGS AND LOAN ASSOCIATION  
BY: *James Haag*  
JAMES HAAG, PRESIDENT

ATTEST:  
*Jan Sternin*  
JAN STERNIN, SECRETARY

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

## TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
WE MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A., DULY  
LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE  
HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY;  
THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO  
SOUTHEAST BANK, N.A., A UNITED STATES BANKING ASSOCIATION,  
AND SOUTHERN FLORIDABANC FEDERAL SAVINGS AND LOAN  
ASSOCIATION, A FEDERAL MUTUAL ASSOCIATION, THAT TAXES HAVE  
BEEN PAID THROUGH 1988; AND THAT WE FIND THAT THE PROPERTY  
IS FREE OF ENCUMBRANCES, AND THE PROPERTY IS FOUND TO  
CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO  
NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

12/1/88 at 7:00 P.M.  
DATE: BY: *John F. Flanigan*  
JOHN F. FLANIGAN, ATTORNEY-AT-LAW  
MOYLE, FLANIGAN, ET AL.  
ADDRESS: 625 NORTH FLAGLER DRIVE  
WEST PALM BEACH, FL 33401

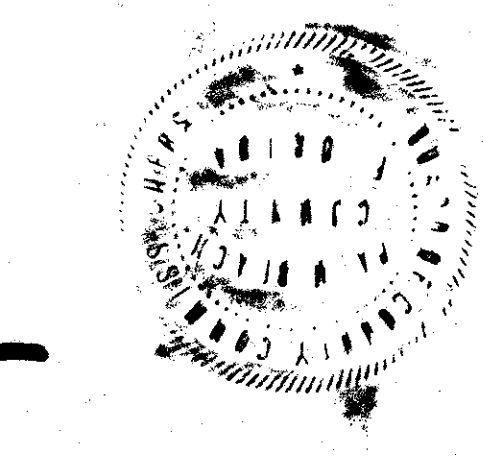
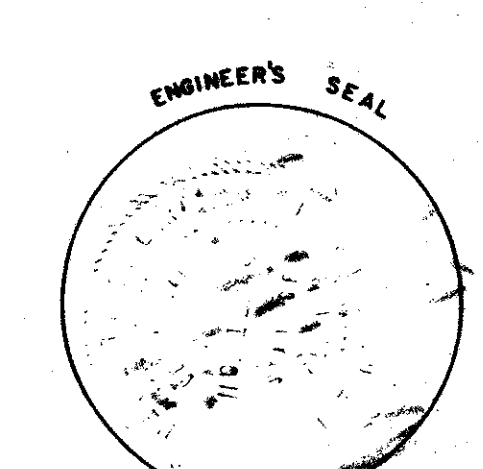
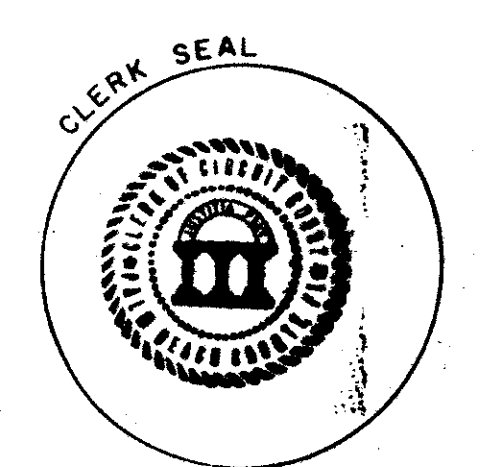
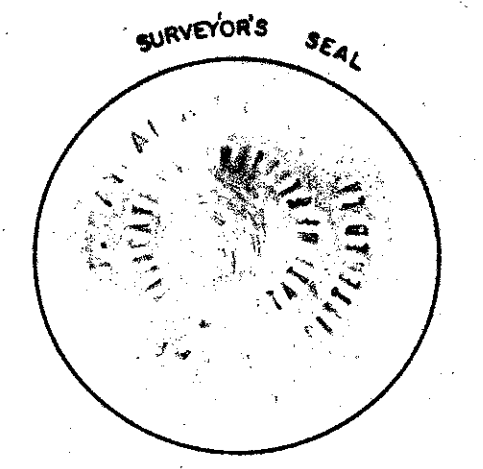
## COUNTY APPROVALS

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 14 DAY OF  
Feb, 1989.  
BY: *Carol Elmquist*  
CAROL ELMQUIST - CH. R.

ATTEST:  
JOHN B. DUNKLE - CLERK  
BY: *John B. Dunkle*  
DEPUTY CLERK  
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY  
OF Feb, 1989.  
BY: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E. - COUNTY ENGINEER



## DESCRIPTION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 44 SOUTH,  
RANGE 42 EAST 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); THENCE  
N 00°05'07" E ALONG SAID CENTERLINE OF MILITARY TRAIL, 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 AND NORTH RIGHT-OF-WAY LINE OF GUN CLUB  
ROAD; SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE  
WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL  
(S.R. 809), N 00°05'07" E, 627.25 FEET; THENCE S 89°51'27"  
W, 190.00 FEET; THENCE S 00°05'07" W, 227.32 FEET; THENCE  
S 89°50'07" W, 454.00 FEET; THENCE S 00°05'07" W, 400.00  
FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD; THENCE  
ALONG SAID RIGHT-OF-WAY LINE N 89°50'07" E, 644.00 FEET TO  
THE POINT OF BEGINNING.  
CONTAINING 6.906 ACRES.

## DEDICATION

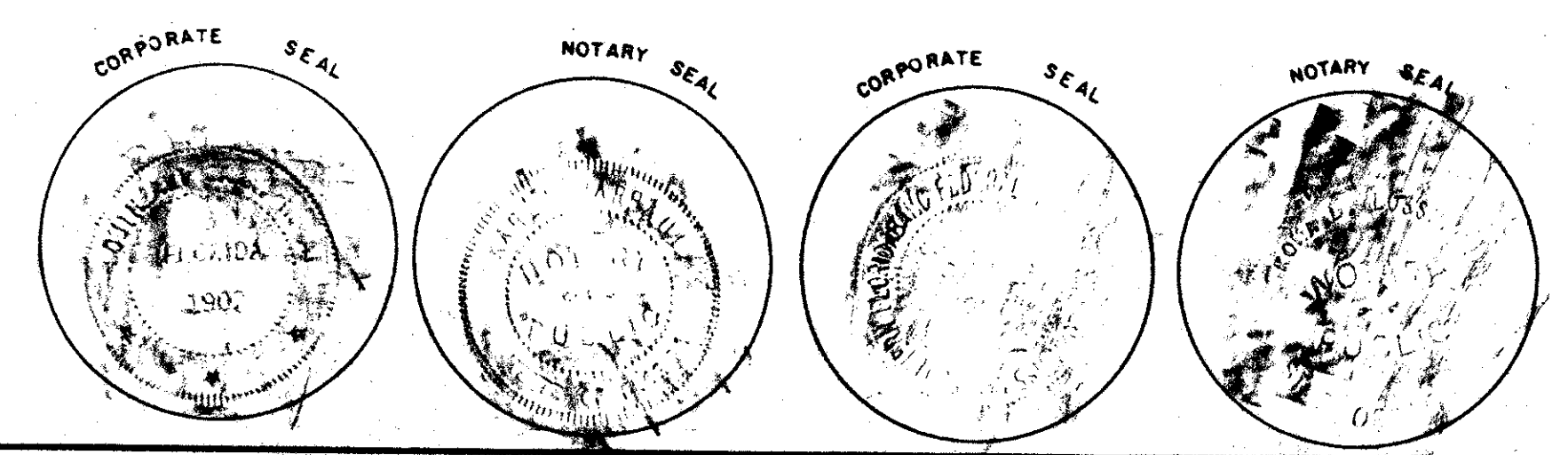
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
KNOW ALL MEN BY THESE PRESENTS THAT SOUTHEAST BANK, N.A., A  
UNITED STATES BANKING ASSOCIATION, AND SOUTHERN FLORIDABANC  
FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL MUTUAL  
ASSOCIATION OWNERS OF THE LAND SHOWN HERON BEING IN SECTION  
1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,  
FLORIDA, SHOWN HERON AS GUN CLUB CENTER NO. 1, BEING MORE  
PARTICULARLY DESCRIBED ABOVE, HAVE CAUSED THE SAME TO BE  
SURVEYED AND PLATTED AS SHOWN HERON AND DO HEREBY DEDICATE  
AS FOLLOWS:  
1. LIMITED ACCESS EASEMENT:  
THE LIMITED ACCESS EASEMENTS AS SHOWN HERON ARE HEREBY  
DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH  
COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND  
JURISDICTION OVER ACCESS RIGHTS.  
2. ROAD RIGHT-OF-WAY:  
THE AREA SHOWN HERON AS A 7 FOOT ADDITIONAL ROAD RIGHT-OF-  
WAY FOR MILITARY TRAIL IS HEREBY DEDICATED TO THE BOARD OF  
COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR  
ADDITIONAL ROAD RIGHT-OF-WAY PURPOSES.  
3. TRACTS 1 & 2, AS SHOWN HERON, ARE HEREBY RESERVED BY  
SOUTHEAST BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, FOR  
INGRESS, EGRESS, DRAINAGE, UTILITY AND OTHER PROPER  
PURPOSES. THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE  
OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR  
ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
4. TRACT 3, AS SHOWN HERON, IS HEREBY RESERVED BY SOUTHERN  
FLORIDABANC FEDERAL SAVINGS AND LOAN ASSOCIATION, ITS  
SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE,  
UTILITY AND OTHER PROPER PURPOSES. THIS TRACT SHALL BE THE  
PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS  
SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH  
COUNTY.  
5. SAFE SIGHT EASEMENTS, AS SHOWN HERON, ARE HEREBY  
DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH  
COUNTY, FLORIDA FOR SAFE SIGHT PURPOSES:

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
BEFORE ME PERSONALLY APPEARED GLENN T. STEFFKE AND ROBERT A.  
VALE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE  
INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT/COUNSEL OF  
SOUTHEAST BANK, N.A., A UNITED STATES BANKING ASSOCIATION,  
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY  
EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND VICE  
PRESIDENT/COUNSEL, RESPECTIVELY, OF SAID ASSOCIATION, AND  
THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE  
CORPORATE SEAL OF SAID ASSOCIATION 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  
ASSOCIATION.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS 14 DAY  
OF JANUARY, A.D., 1989.  
*Paula Hagwood*  
NOTARY  
MY COMMISSION EXPIRES: Aug 25, 1990

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
BEFORE ME PERSONALLY APPEARED JAMES HAAG AND JAN STERNIN 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 THE ABOVE NAMED SOUTHERN  
FLORIDABANC FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL  
MUTUAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE  
ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND  
SECRETARY, RESPECTIVELY, OF SAID ASSOCIATION, AND THAT THE  
SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE  
SEAL OF SAID ASSOCIATION 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  
ASSOCIATION.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS 26 DAY OF  
JAN, A.D., 1989.  
*Robert L. Spawmer*  
NOTARY  
MY COMMISSION EXPIRES: 8-3-91



Gun Club Center #1  
62/41

THIS INSTRUMENT PREPARED BY  
R. LEE IN THE OFFICE OF  
Shalloway, Foy, Schofield,  
Rayman & Newell, Inc.  
Engineers • Planners • Surveyors  
Telephone: (305) 636-1151  
1201 Delwood Road, West Palm Beach, Florida 33409  
DATE 4-12-89  
DRAWN BY RAYMAN  
CHECKED BY RAYMAN  
JOB NO. 87546

SUBDIVISION - Gun Club Center #1  
BOOK 62  
PAGE 32  
CG 74-126  
335415  
1/44/12