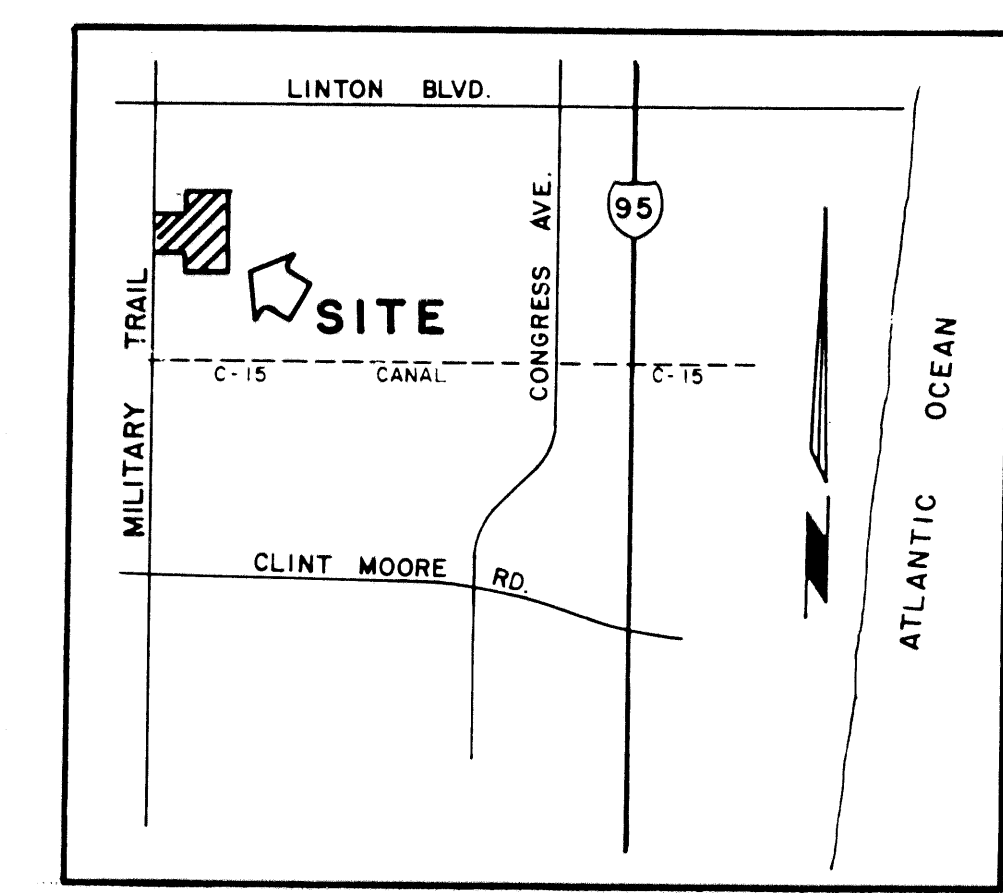


KEY MAP

CITATION CLUB

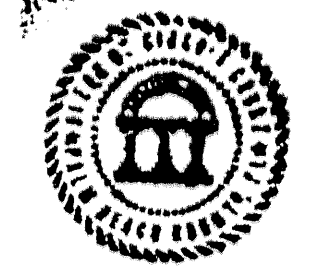
LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 7 SHEETS
OCTOBER, 1995



LOCATION MAP
NTS

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:51
P.M. this 4 day of March, 1996
and duly recorded in Plat Book No. 76
on Page 181-187
Dorothy H. Wilken, Clerk of the Circuit Court
By Dawn A. Martin, D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT Z. E. TAHERI AND MDL REALTY CO., A MICHIGAN REGISTERED CO-PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CITATION CLUB, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE NORTH 01°22'37" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 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 336.35 FEET; THENCE NORTH 88°43'24" EAST, A DISTANCE OF 660.07 FEET; THENCE SOUTH 01°24'58" EAST, A DISTANCE OF 1682.52 FEET; THENCE SOUTH 88°47'15" WEST, A DISTANCE OF 673.12 FEET; THENCE NORTH 01°23'47" WEST, A DISTANCE OF 336.36 FEET; THENCE SOUTH 88°46'29" WEST, A DISTANCE OF 627.99 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

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).

TRACTS "B" AND "C" ARE HEREBY RESERVED FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER HIS 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 TRACTS "B" AND "C" FOR EMERGENCY AND WATER AND SEWER MAINTENANCE PURPOSES.

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, I, Z. E. TAHERI, DO HEREUNTO SET MY HAND AND SEAL THIS 19th DAY OF October, 19 95.

WITNESS: M. Schrank BY: Z. E. Taheri
Capt. P. Pusey Z. E. TAHERI

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Z. E. TAHERI WHO HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF October, 19 95.

MARtha C. BRYANT
My Comm. Exp. 3/12/99
Bonded By Service Inc.
No. CC428866
[] Notary Public [] State of Florida
Martha C. Bryant
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES B. HAYES, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN Z. E. TAHERI AND MDL REALTY CO., A MICHIGAN REGISTERED CO-PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: October 19, 1995
BY: James B. Hayes
JAMES B. HAYES, ESQUIRE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF OCTOBER, 1995, 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
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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CO-PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, MINA TAHERI, THIS 19th DAY OF October, 19 95.

MDL REALTY CO.,
A MICHIGAN REGISTERED CO-PARTNERSHIP

WITNESS: Capt. P. Pusey BY: Mina Taheri
M. Schrank MINA TAHERI, AS GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MINA TAHERI WHO HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF MDL REALTY CO., A MICHIGAN REGISTERED CO-PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS GENERAL PARTNER OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF October, 19 95.

MY COMMISSION EXPIRES: Martha C. Bryant
NOTARY PUBLIC

MARtha C. BRYANT
My Comm. Exp. 3/12/99
Bonded By Service Inc.
No. CC428866
[] Notary Public [] State of Florida

NOTARY
MARtha C. BRYANT
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No. CC428866
[] Notary Public [] State of Florida

SURVEYOR
Craig S. Pusey

CITY OF DELRAY BEACH
John B. Stewart

CITY APPROVALS:

THIS PLAT OF CITATION CLUB WAS APPROVED ON 7th DAY OF November, A.D. 1995, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

VICE-MAYOR: Barbara Harris
CITY CLERK: Barbara Harris

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Diane Dominguez DIRECTOR OF PLANNING & ZONING
James B. Hayes CITY ENGINEER
Karen A. Kislawski PLANNING & ZONING BOARD CHAIRPERSON
Michael P. Peto FIRE MARSHAL
W.D. [Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

NOTES:

- 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 CENTER LINE
■ DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.'S/P.S.M. #5019)
□ DENOTES EXISTING CONCRETE MONUMENT (R.L.S. #2320)
SME DENOTES SANITARY MAIN EASEMENT
WME DENOTES WATER MAIN EASEMENT
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 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.
- BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, FLORIDA.
- 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. (407)433-5405 SUITE 100 W.P.B. FLORIDA

CITATION CLUB

SUBDIVISION # Citation Club
 BOOK 76 PAGE 181
 FLOOD ZONE - FLOOD MAP #
 QUAD # - ZONING
 SE - ZIP CODE
 PUD NAME City of Delray