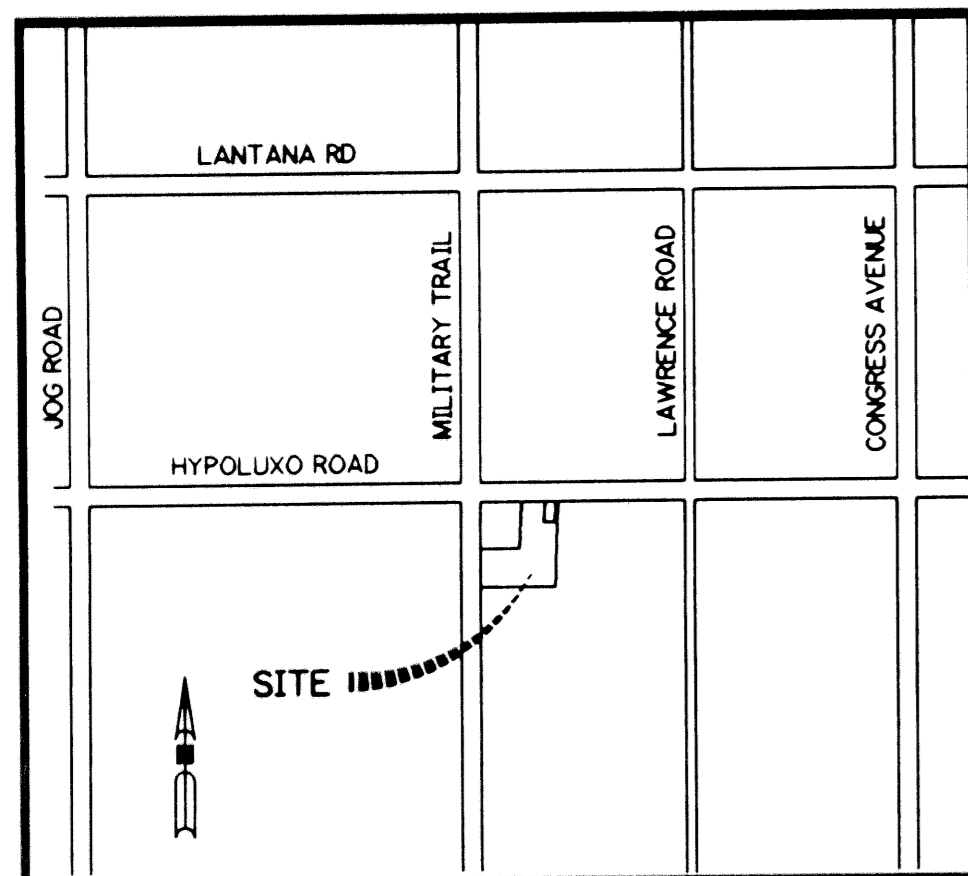


# COLONY CLUB APARTMENTS, P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 7, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN ET AL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 MAY, 2002



LOCATION MAP

### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT EUCALYPTUS ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 7, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN ET AL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE NORTH 89°40'51" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 668.91 FEET; THENCE SOUTH 04°00'08" WEST, A DISTANCE OF 40.11 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°40'51" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-18 CANAL AS CONVEYED IN DEED BOOK 118, PAGE 518 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 334.68 FEET TO A POINT ON THE WEST LINE OF THE WEST ONE-HALF OF THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 03°40'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 279.90 FEET; THENCE NORTH 89°40'51" EAST, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 642, PAGE 291 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 138.93 FEET; THENCE NORTH 03°30'42" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 279.85 FEET; THENCE NORTH 89°40'51" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-18 CANAL, A DISTANCE OF 29.23 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 03°30'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,300.18 FEET; THENCE SOUTH 89°38'51" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 4, 5 AND 7, A DISTANCE OF 1,138.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE MILITARY TRAIL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6089, PAGE 202 AND OFFICIAL RECORDS BOOK 6274, PAGE 304 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH THE FOLLOWING FOUR COURSES, NORTH 04°09'08" EAST, A DISTANCE OF 498.92 FEET; THENCE NORTH 04°39'02" EAST, A DISTANCE OF 166.86 FEET; THENCE NORTH 89°39'42" EAST, A DISTANCE OF 11.54 FEET; THENCE NORTH 04°39'02" EAST, A DISTANCE OF 5.36 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 7; THENCE NORTH 89°39'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 610.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 7; THENCE NORTH 04°00'08" EAST, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 630.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 23.810 ACRES, MORE OR LESS.

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

- TRACTS "A", "B" AND "C" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 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.
- TRACT "L". THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1440, PAGE 1761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- TRACTS "OS1", "OS2" AND "OS3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EUCALYPTUS ACQUISITIONS, LLC ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "OS1" AND "OS2" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 14017, PAGE 1379 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "BT1", "BT2" AND "BT3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID EUCALYPTUS ACQUISITIONS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, THIS 11<sup>th</sup> DAY OF September, 2002.

EUCALYPTUS ACQUISITIONS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
LICENSED TO DO BUSINESS IN FLORIDA.

WITNESS: Kathy Hehn  
Kathy Hehn  
WITNESS: Joyce Lang  
Joyce Lang

BY: Richard Spirio  
RICHARD SPIRIO, MEMBER

### ACKNOWLEDGMENT

STATE OF New York  
COUNTY OF Nassau  
BEFORE ME PERSONALLY APPEARED RICHARD SPIRIO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF EUCALYPTUS ACQUISITIONS, LLC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF September, 2002.

NOTARY PUBLIC: Joyce Lang  
PRINT NAME: Joyce Lang

MY COMMISSION EXPIRES: February 1, 2006

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, HARRY L. SEATON, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN EUCALYPTUS ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

BY: Harry L. Seaton  
HARRY L. SEATON  
DATE: 9/13/02

### SITE PLAN DATA

ZONING PETITION NO.	.....PDD 01-029
TOTAL AREA	.....23.810 ACRES
DWELLING UNITS	.....214 MULTI-FAMILY
DENSITY	.....8.99 DU./ACRE

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 11<sup>th</sup> DAY OF October, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

DATE: 10/17/02

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT) ON THE NORTH LINE OF SECTION 12-45-42 WHICH WHICH BEARS N 89°40'51" E. ALL BEARINGS ARE RELATIVE THERTO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000378  
PLAT BEARING = GRID BEARING  
NO ROTATION

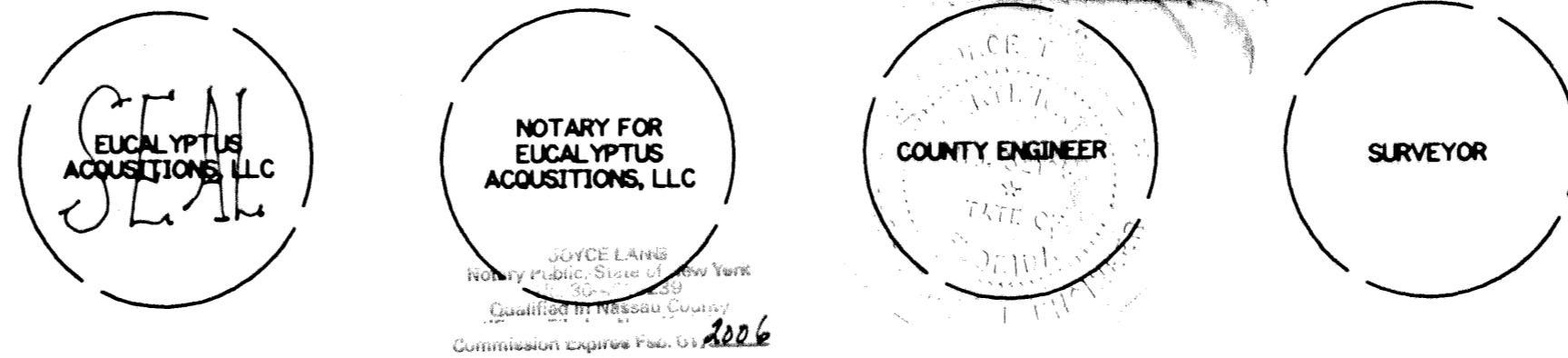
### SURVEYOR'S CERTIFICATE

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 THAT MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

BY: Wilbur F. Divine  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 9/16/02

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB6674



SUBDIVISION Colony Club Apartments  
BOOK 90 PAGE 77  
FLOOD ZONE B FLOOD MAP # 190 B  
QUAD # 34 ZONING PUD  
SE ZIP CODE 33462  
TAZ 415  
PUD NAME Colony Club Apartments