

PLAT NO. II-A

LAKES OF DELRAY

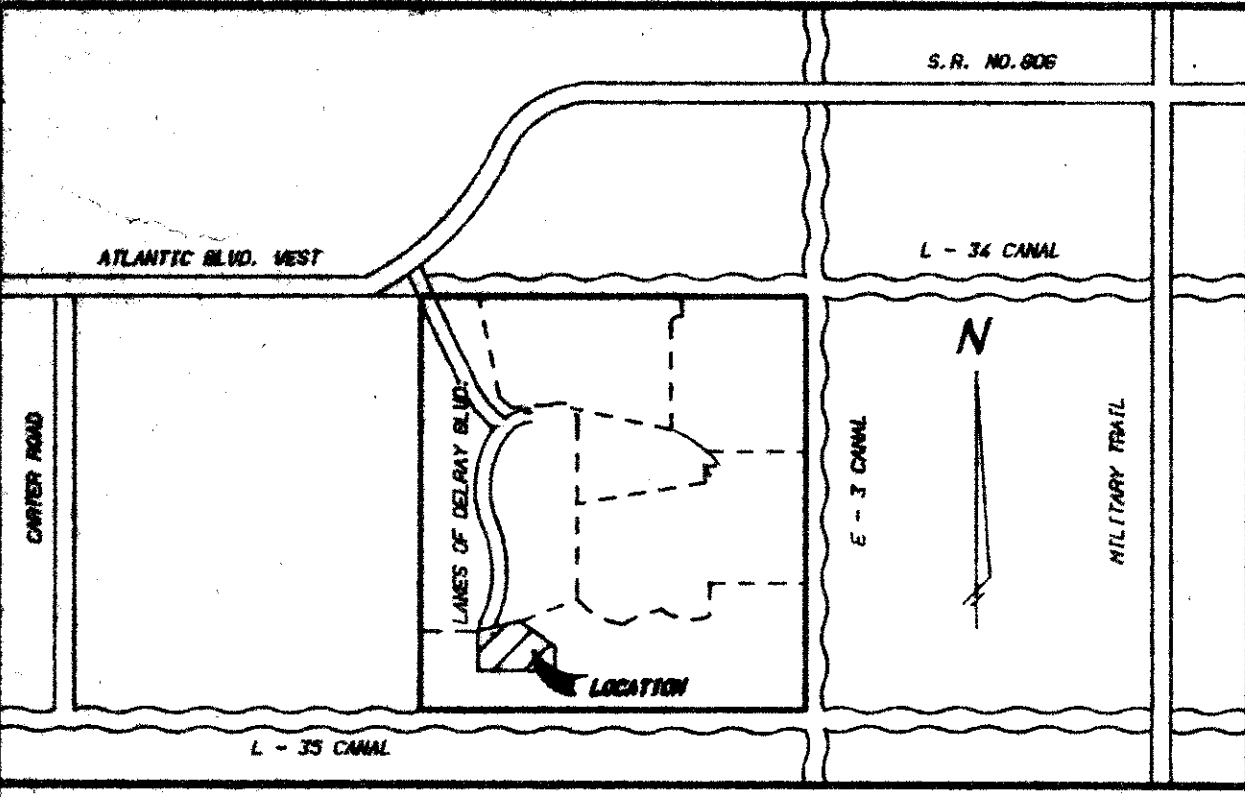
BEING A PORTION OF THE NORTHWEST ONE - QUARTER
OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JULY, 1986

SHEET 1 OF 2 SHEETS

THIS INSTRUMENT PREPARED BY:
MICHAEL T. KOLODZIEJCZYK P.L.S. 3864 STATE OF FLORIDA
LAWSON & NOBLE, INC.
ENGINEERS - PLANNERS - SURVEYORS
LAKE WORTH, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/30/86
this 10th day of April
1986, and duly recorded in Plat Book No.
53 on page 30331
JOHN B. DUNKLE, Clerk Circuit Court
by Michael T. Kolodziejczyk P.L.S.



LOCATION MAP
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT **LENNAR HOMES, INC.**, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND SHOWN HEREON AS "PLAT NO. II-A, LAKES OF DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE N.00°05'05"E. ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 213.70 FEET; THENCE S.89°54'54"E., A DISTANCE OF 713.90 FEET TO THE POINT OF BEGINNING; THENCE N.01°36'40"E., A DISTANCE OF 102.40 FEET; THENCE N.88°23'20"W., A DISTANCE OF 60.00 FEET; THENCE N.01°36'40"E., A DISTANCE OF 123.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 149.01 FEET AND A CENTRAL ANGLE OF 27°45'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.20 FEET TO A POINT OF NON-RADIAL INTERSECTION, HAVING A RADIAL BEARING OF S.60°37'44"E.; THENCE N.09°38'20"W., A DISTANCE OF 31.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIAL BEARING OF N.41°20'59"E., A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 59°11'09"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ARC DISTANCE OF 247.92 FEET TO A POINT OF RADIAL INTERSECTION; THENCE S.79°27'52"E., A DISTANCE OF 114.94 FEET; THENCE N.76°58'09"E., A DISTANCE OF 426.84 FEET; THENCE S.13°01'51"E., A DISTANCE OF 210.11 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF S.11°44'25"E., A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 04°42'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.98 FEET TO A POINT OF RADIAL INTERSECTION; THENCE S.07°01'28"E., A DISTANCE OF 380.58 FEET; THENCE S.84°45'18"W., A DISTANCE OF 542.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.0667 ACRES MORE OR LESS.

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

- LIMITED ACCESS EASEMENTS** - AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "A"** - AS SHOWN HEREON IS HEREBY DEDICATED FOR PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDOMINIUM ASSOCIATIONS WHICH MAY BE FORMED WITHIN THE LAKES OF DELRAY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENTS FOR DEED BETWEEN **LENNAR HOMES, INC.** AND EACH ASSOCIATION WHICH MAY BE FORMED. THE AGREEMENT FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
- INGRESS-EGRESS TRACTS** - SHOWN HEREON, SHALL ALSO BE DRAINAGE AND UTILITY EASEMENTS AND HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- BUILDING TRACTS** - ALL COMMON ELEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITY AND INGRESS-EGRESS EASEMENTS WITHIN EACH BUILDING TRACT, EXCLUSIVE OF THE DWELLING UNITS WITHIN EACH BUILDING TRACT, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONDOMINIUM ASSOCIATION MAINTAINING AND OPERATING THAT CONDOMINIUM IN THAT BUILDING TRACT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. **WATER MANAGEMENT TRACT V-4** - SHOWN HEREON IS HEREBY DEDICATED FOR RECREATION AND WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDOMINIUM ASSOCIATIONS WHICH MAY BE FORMED WITHIN THE LAKES OF DELRAY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENTS FOR DEED BETWEEN **LENNAR HOMES, INC.** AND EACH ASSOC. WHICH MAY BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATION OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.

IN WITNESS WHEREOF, **LENNAR HOMES, INC.** A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ATTESTED TO BY ITS ASST SECY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF APRIL A.D. 1986.

LENNAR HOMES, INC.

ATTEST: [Signature] BY: [Signature]
ITS: ASSISTANT SECRETARY ITS: SENIOR VICEPRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF DADE } BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS IRVING BLOTTIN AND KATHLEEN E. SIEMRA, SENIOR VICE-PRESIDENT AND ASST SECY RESPECTIVELY OF **LENNAR HOMES, INC.** A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE AND THE STATE OF FLORIDA, THIS 26th DAY OF February A.D. 1986.

3/1/86 MY COMMISSION EXPIRES [Signature] NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA } I, ROBERT M. HABER, A DULY LICENSED ATTORNEY IN THE STATE COUNTY OF DADE } OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN **LENNAR HOMES, INC.**, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.
2-26-86 DATE [Signature]

SITE PLAN DATA

SITE AREA	7.0667 ACRES
MULTI-FAMILY DWELLING UNITS	80 UNITS
GROSS DENSITY	11.32 D.U./ACRES
RETENTION	1.1307 ACRES

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF April, 1986.

BY: [Signature]
KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKIE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: [Signature]
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF April, 1986.

BY: [Signature]
HERBERT F. KAHLERT, P.E.

SUBDIVISION	Lakes of Delray		
BOOK	53	PAGE	30
FLOOD ZONE	B	FLOOD MAP	* 2200
QUAD	* 37	ZONING	
SE		ZIP CODE	33445
PUD NAME	Plat 11A		

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE COUNTY OF PALM BEACH } AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

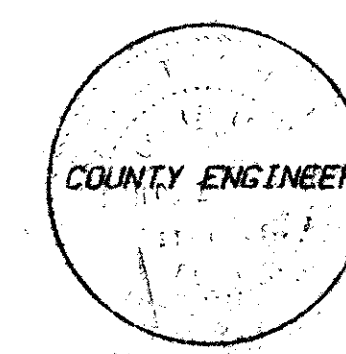
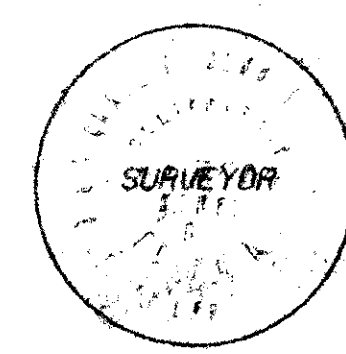
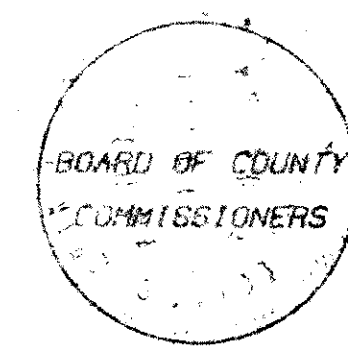
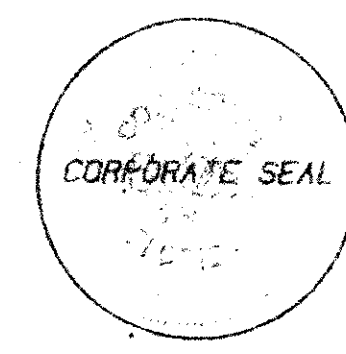
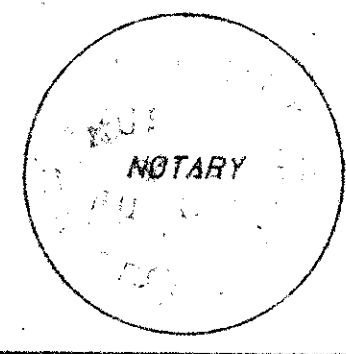
DATE APRIL 3, 1986

[Signature]
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR NO. 3864
STATE OF FLORIDA

LAKES OF DELRAY

53/30

0267-003



DRAWING NUMBER
53/30

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLANNED CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07518