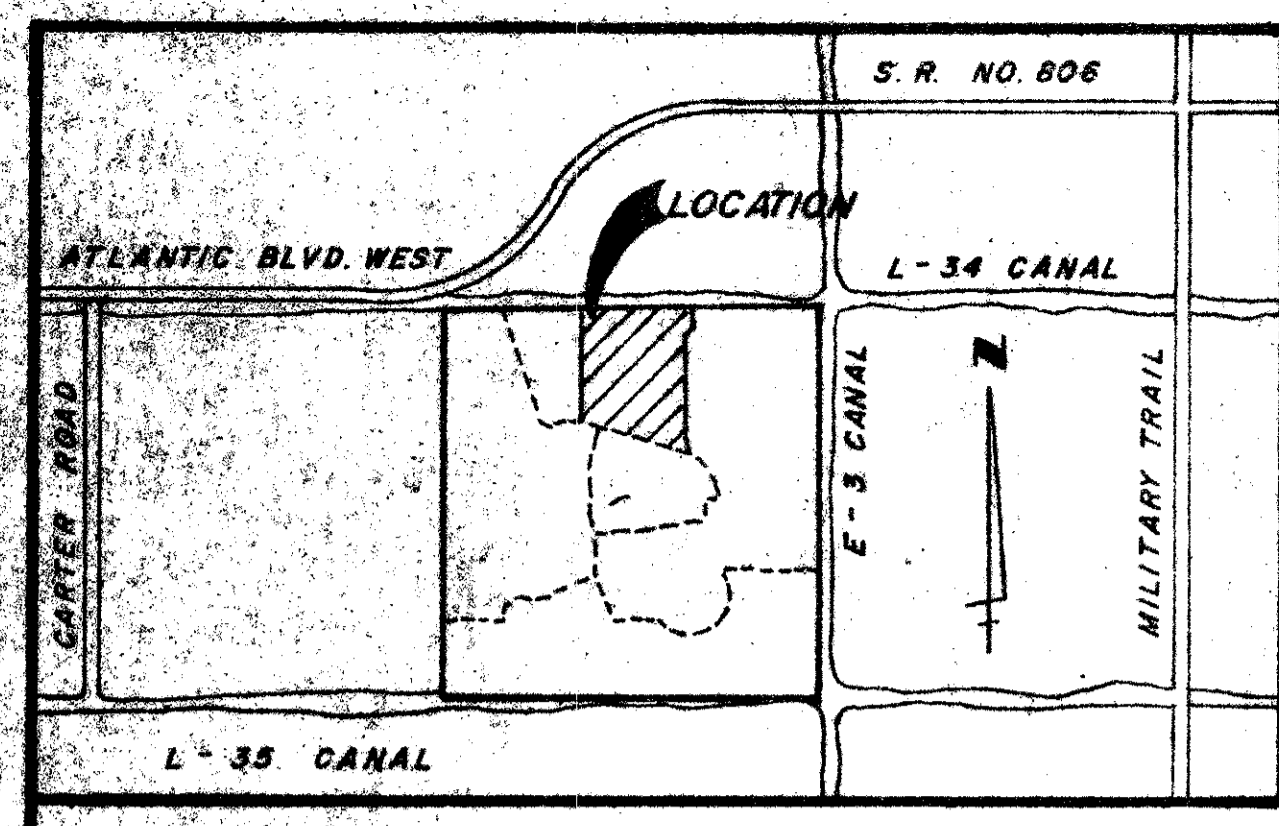


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PLAT NO. FOUR

# LAKES OF DELRAY

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

### SITE PLAN DATA

Site Area... 9.871 Ac.  
Multi-Family Dwelling Units... 84 Units  
Gross Density... 8.51 DU/Ac.

SUBDIVISION \* Lakes of Delray  
BOOK PAGE  
FLOOD ZONE FLOOD MAP \* 22  
QUAD # 37 ZONING  
SE OF CODE 39115  
PUD NAME 1874

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 11/4/86  
at the Office of the Clerk of the Board of County Commissioners, Palm Beach County, Florida, and duly recorded in Plat Book No. 19, 312, on page 32013  
JOHN B. DUNKLE, Clerk of the Board  
Clerk of the Board of County Commissioners

JANUARY, 1986  
SHEET 1 OF 2 SHEETS

shall be formed. Provided however, that any landscape tract which is a part of property submitted to condominium ownership as common elements of any condominium, shall be the maintenance obligation of the condominium association maintaining and operating that condominium.

### DEDICATION

Know all men by these presents, that LENNAR HOMES, INC., a Florida corporation, owners of the lands shown hereon, being a portion of the Northwest One - Quarter (N.W. 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. FOUR - LAKES OF DELRAY," being more particularly described as follows:

**BEGINNING** at the most Easterly Northeast Corner of Plat No. One - Lakes of Delray as recorded in Plat Book 42, Pages 46 and 47 of the public records of Palm Beach County, Florida; thence N.00°01'02"W, a distance of 332.55 feet; thence N.01°23'45"E, a distance of 206.97 feet; thence S.85°36'15"E, along a line parallel with and 60.00 feet South of as measured at right angles to the North line of said Section 23, said line also being the South Right-of-Way Line of L.W.D.D. L-34 Canal, a distance of 758.15 feet; thence S.01°23'45"W, a distance of 10.00 feet; thence S.49°53'45"W, a distance of 33.13 feet; thence S.08°23'45"W, a distance of 508.67 feet; thence S.32°10'45"E, a distance of 32.52 feet to a point on the arc of a circular curve concave to the Southwest and whose radius point bears S.17°14'45"W from the last described course, thence Westerly along the arc of said curve having a radius of 270.74 feet, a central angle 19°25'36", an arc distance of 91.80 feet to the point-of-tangency, thence S.87°49'09"W, a distance of 237.78 feet to the point-of-curvature of a circular curve concave to the Northeast, thence Westerly and Northerly along the arc of said curve having a radius of 460.00 feet, a central angle of 24°10'51", an arc distance of 194.14 feet to the point-of-tangency; thence N.68°00'00"W, a distance of 173.50 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida. Containing 9.871 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 right-of-way purposes and shall be the perpetual maintenance obligation of any and all condominium associations which shall 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 shall be formed. The agreement for deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- OPEN SPACE TRACTS** - The areas not covered by items 1, 2, 4 thru 10 inclusive are hereby dedicated for open space purposes, and shall be the perpetual maintenance obligation of any and all condominium associations which shall 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 shall be formed. The agreement for deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- DRAINAGE ESM'TS** - as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage and shall be the perpetual maintenance obligation of any and all condominium associations which shall be formed within the LAKES OF DELRAY, its successors and assigns, without recourse to Palm Beach County.
- UTILITY ESM'TS** - as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and shall be the perpetual maintenance obligation of any and all condominium associations which shall be formed within the LAKES OF DELRAY, its successors and assigns, without recourse to Palm Beach County.
- LANDSCAPE ESM'TS** - as shown hereon, shall be the perpetual maintenance obligation of any and all condominium associations, which shall be formed within the LAKES OF DELRAY, its successors and assigns, without recourse to Palm Beach County, pursuant to the agreements for deed between LENNAR HOMES, INC. and each association which

- WATER MANAGEMENT TRACT W-8 and 20' MAINTENANCE ESM'T** - 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 shall 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 shall be formed. The agreements for deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- BUILDING TRACTS** - all common elements within each building tracts, exclusive of the dwelling units with each building tract, shall be the perpetual maintenance obligation of the condominium association, its successors and assigns, without recourse to Palm Beach County, maintaining and operating that condominium in that building tract.
- TRACT "B"** - shown hereon, is hereby dedicated for passive recreational purposes and shall be the perpetual maintenance obligation of any and all condominium associations which shall 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 shall be formed. The agreements for deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- INGRESS-EGRESS, UTILITY and DRAINAGE EASEMENT** - shown hereon, are hereby dedicated for Ingress-Egress, Utility and Drainage purposes and shall be the perpetual maintenance obligation of any and all condominium associations which shall 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 shall be formed. The agreements for deed will be attached to the Declarations 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 by its Assistant Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26th day of February, A.D. 1986  
LENNAR HOMES, INC.  
Attest: Juliana E. Sierra By: Shirley Peltier  
Its Assistant Secretary Its Senior Vice President

### ACKNOWLEDGMENT

State of Florida } I hereby certify that on this day personally  
County of Dade } appeared before me, an officer duly  
authorized to administer oaths and take acknowledgments, Kathleen E. Sierra and Shirley Peltier,  
Asst. Secretary and Sen. Vice President,  
respectively of LENNAR HOMES, INC., a Florida Corporation, to me well known and known to me to be the individuals described in and 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 this 26th day of February, A.D. 1986  
3-7-86 Shirley Peltier  
My Commission Expires Notary Public

THIS INSTRUMENT PREPARED BY:  
LEO E. NOBLE R.L.S. 3143 STATE OF FLORIDA  
LAWSON & NOBLE, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
LAKE WORTH, FLORIDA

### TITLE CERTIFICATION:

State of Florida } I, Robert M. Haber, a duly licensed  
County of Dade } attorney in the State 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 to 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 Robert M. Haber  
Date Robert M. Haber, Esq.  
Attorney-at-Law

### APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 8  
day of April, 1986.  
By: Karen T. Marcus  
Karen T. Marcus  
Chair  
ATTEST: JOHN B. DUNKLE, Clerk  
By: Kathleen E. Miller  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record  
this 9 day of April, 1986.  
By: Herbert F. Kohler, P.E.  
Herbert F. Kohler, P.E.

### SURVEYOR'S CERTIFICATION

State of Florida } This is to certify that the plat  
County of Palm Beach } 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 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: 3-3-86 Leo E. Noble 0267-005  
Leo E. Noble  
Professional Land Surveyor No. 3144  
State of Florida  
Notary Public  
LAKES OF DELRAY  
53/32

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER