

delray dunes first section

A SUBDIVISION IN THE SW 1/4 OF SECTION 36, TWP. 45 S., RGE 42 E.
AND IN THE NW 1/4 OF SECTION 1, TWP. 46 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

DAVIS AND CRAVEN, INC.
CIVIL ENGINEERS LAND SURVEYORS
1699 E. OAKLAND PARK BLVD.
OAKLAND PARK FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 8:38
this 8th day of APRIL
1969, and duly recorded in Plat Book No.
208 on page 222222
JOHN B. DUNKLE, Clerk Circuit Court
By *Rita Canipe* D.C.

SCALE IN FEET (1 IN. = 100 FT.)

35 & 36

S.

Y THESE PRESENTS THAT "DELRAY DUNES, INC.", A FLORIDA CORPORATION, THE OWNER OF THE TRACT OF LAND 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING KNOWN AS "DELRAY DUNES, FIRST SECTION", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

the Northeast corner of the NW 1/4 of said Section 1; thence N-89°49'41"W, along the North line of said Section 1, a distance of 200.17 feet; thence S-0°57'34"E, parallel with and 80 feet west of the North line of said Section 1, a distance of 200.17 feet; thence S-46°35'24"W, a distance of 263.34 feet to a point of curve; thence an arc of a circular curve to the right, having a radius of 100 feet, an arc distance of 119.10 feet to a point of tangency; thence continuing westerly along the arc of a circular curve to the left, having a radius of 180 feet, an arc distance of 133.33 feet; thence S-59°58'41"W, a distance of 236.77 feet to a point of curve; thence westerly and Southerly along the arc of a circular curve to the left, having a radius of 465 feet, an arc distance of 325.58 feet; thence westerly along the arc of a circular curve to the left, having a radius of 1490 feet, and whose radius point bears S-19°51'41"W from the last point of tangency, a distance of 745.08 feet to a point of compound curve; thence continuing westerly and Southerly along the arc of a circular curve to the left, having a radius of 365 feet, an arc distance of 319.19 feet; thence N-48°40'41"W, a distance of 214.29 feet; thence northerly and westerly along the arc of a circular curve to the left, having a radius of 370.82 feet; thence N-1°45'31"W, parallel with and 80 feet west of the North line of said Section 1, a distance of 779.85 feet to a point on the North line of said Section 1; thence N-89°49'41"W, along said North line, a distance of 133.00 feet to the Northwest corner of said NW 1/4 of said Section 1; thence N-89°49'41"W, along the West line of the SW 1/4 of said Section 36, a distance of 663.85 feet; thence S-89°55'06"E, a distance of 664.38 feet; thence N-89°59'29"W, a distance of 339.27 feet to the West line of said Section 36; thence N-0°09'05"W, along said West line, a distance of 1327.69 feet to the Northwest corner of said Section 36; thence N-0°08'42"E, along the North line of the SW 1/4 of said Section 36, a distance of 2375.03 feet; thence S-0°08'42"E, a distance of 72.58 feet to a point on a circular curve to the left; thence southeasterly along the arc of said curve, having a radius of 154.79 feet, an arc distance of 72.58 feet to a point of tangency; thence S-40°22'19"E, a distance of 154.79 feet to the SW 1/4 of said Section 36; thence S-89°49'41"E, along said South line, a distance of 115.36 feet to the West line of the Lake Worth drainage District canal right-of-ways as shown.

to be surveyed and platted as shown hereon and does hereby dedicate to the public as a part of a public right-of-way of State Road 809, (Military Trail) as shown hereon. All other roads and streets (Drives, Road, etc.) designations as shown in plat) are and shall remain private, and the property of said owner. Said owner, his heirs, assigns, and future purchasers and owners of property in said subdivision, their guests, invitees, and pick-up services, maintenance personnel of the several public utilities directly engaged in servicing the same, and construction appertaining to said utilities, and unto the members of DELRAY DUNES GOLF AND COUNTRY CLUB, INC. and unto the residents and guests of any and all motels and/or apartment buildings located within the subdivision, the right of ingress and egress over and across the network of roads and streets shown hereon and reserve unto itself the easements shown hereon for the construction and maintenance of public utility transmission lines, including the right to construct and maintain underground transmission lines in, under, over, and across the same, as long as they remain private property. Provided however, that the Board of County Commissioners of Palm Beach County, Florida, may at their option, any time after five (5) years from the date of recording of this plat, dedicate the same, together with associated drainage easements for the purpose of creating a public right-of-way.

1 of the owner, which option may be exercised only with the consent of the Board of County Commissioners of Palm Beach County, Florida, or the governing body of any municipality having legal jurisdiction over the land encompassed by this plat, and the easements on this plat may be dedicated to the public at any time. WHEREOF, the said corporation has caused these presents to be signed by its president and attested by its Secretary, and hereunto affixed, by and with the authority of its Board of Directors, this 6th day of March, A.D. 1969.

DELRAY DUNES, INC.
by John B. Dodge PRESIDENT
ATTEST: John F. Callen SECRETARY-TREASURER

- NOTES:
- ALL CORNER RADII ARE 25 FEET AND CORNER LOT DIMENSIONS ARE TO P.I. OF TANGENT UNLESS OTHERWISE SHOWN.
 - ALL BEARINGS ARE ASSUMED MERIDIAN.
 - P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
 - BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

LEGEND:
D.E. DRAINAGE EASEMENT

DELRAY DUNES - 1ST SECT.

MORTGAGE STATEMENTS:

This plat of "DELRAY DUNES" is hereby approved by JOHN C. BORDEMAN, as Attorney-in-fact under the Power of Attorney recorded in the Public Records of Palm Beach County, Florida, for "PAR CLUB OF FLORIDA, INC.", a Florida corporation, "NORTHWESTERN UNIVERSITY", an Illinois corporation, and "DARTMOUTH COLLEGE", a New Hampshire corporation, the mortgagees of record as recorded in the Public Records of Palm Beach County, Florida.

March 6th A.D. 1969
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Shyllis L. Thorp
Mary K. Harding

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH S.S.
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and County aforesaid to take acknowledgements, personally appeared, JOHN C. BORDEMAN, Attorney in fact for PAR CLUB OF FLORIDA, INC., NORTHWESTERN UNIVERSITY and DARTMOUTH COLLEGE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official Seal in the County and state last aforesaid, this 6th day of March 1969.

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH S.S.
I hereby CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take Acknowledgements, JOHN B. DODGE and JOHN F. CALLER, President and Secretary-Treasurer respectively of DELRAY DUNES, INC., a Florida corporation, to me well known and known 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 and by and with the authority of its Board of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL at Delray Beach County of Palm Beach and State of Florida, this 6th day of March A.D. 1969.

MY COMMISSION EXPIRES: Mary K. Harding NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD S.S.
I hereby CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the hereon described property, and that said survey is accurate to the best of my knowledge and belief, and that the same reference monuments have been set as required by law.

Subscribed and sworn to before me this 4th day of MARCH A.D. 1969.

0424-000
28/222

DRAWING NUMBER 28-222
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
REPRODUCED BY NUMBER/COPY
POSITION (SEE PAGE 1) OF PRINT ON THIS LINE
DRAUGHTSMAN
CHECKED BY
DATE
APPROVED BY
DATE
COUNTY ENGINEER

APRIL 15 A.D. 1969
BOARD OF COUNTY COMMISSIONERS
W. H. Hill CHAIRMAN
W. H. Hill COUNTY ENGINEER