

45/78

83-129101

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# THE PINES OF DELRAY VILLAS P.U.D.

A PLAT OF A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
WINNINGHAM & LIVELY, INC. SURVEYORS - ENGINEERS FORT LAUDERDALE, FLORIDA  
SCALE 1"=50' 0 50 100 150 200 250 300 MAY, 1982  
SCALE IN FEET

SHEET 1 OF 3 SHEETS  
59.718 ACRES



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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1983.

BY: Peggy B. Davis  
PEGGY B. DAVIS, CHAIRMAN

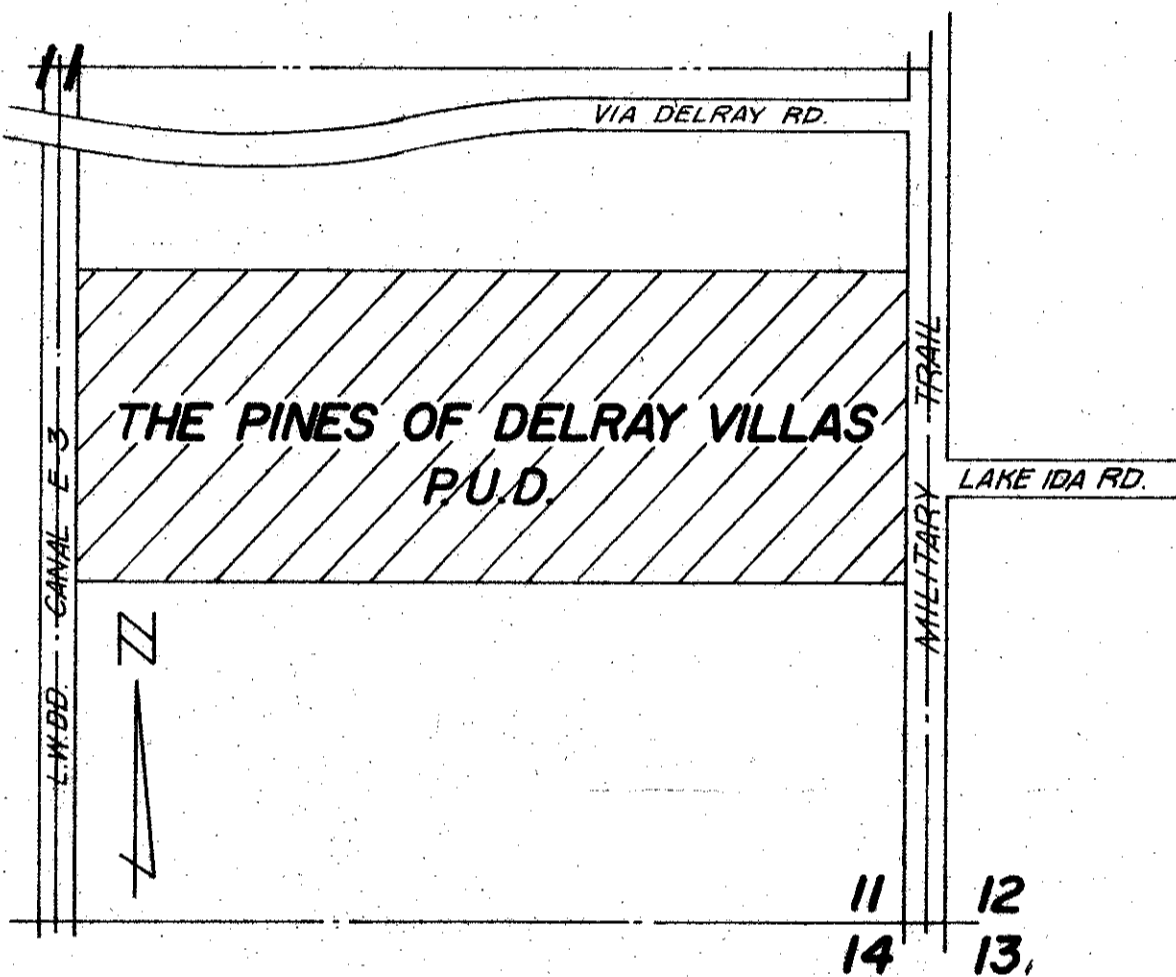
ATTEST: JOHN B. DUNKLE - CLERK, BOARD OF COUNTY COMMISSIONERS.

BY: Elizabeth R. ...  
DEPUTY CLERK

## TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss I, HERMAN I. BRETAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN STELAR CORP. FREE OF ENCUMBRANCES EXCEPT THE MORTGAGE HELD BY FLORIDA NATIONAL BANK OF MIAMI, RECORDED IN O.R. BOOK 3844, AT PAGE 1581 AND THAT THE CURRENT TAXES HAVE BEEN PAID.

DATE: Jan. 26, 1983  
Herman I. Bretan  
HERMAN I. BRETAN



LOCATION MAP  
SE 1/4 SEC. 11, TWP 46 S., RGE 42 E  
NOT TO SCALE

## 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW. THAT PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

WINNINGHAM & LIVELY, INC.  
Charlie C. Winingham II  
CHARLIE C. WINNINGHAM II, R.L.S. NO. 1580, STATE OF FLORIDA

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF Nov., 1982.

NOTARY PUBLIC - STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 3-3-1986

## NOTES

- BEARINGS ARE BASED ON AN ASSUMED BEARING OF 50°42'50" E ALONG THE CENTERLINE OF MILITARY TRAIL.
- INDICATES PERMANENT REFERENCE MONUMENT.
- INDICATES PERMANENT CONTROL POINT.
- THE OPERATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM FOR THE LANDS SHOWN AND DESCRIBED ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS THESE LANDS ARE CONVEYED TO THE CONDOMINIUM ASSOCIATIONS.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED WITHIN UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS NOR CONSTRUCTION NOR PLANTING OF TREES OR SHRUBS WITHIN DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL OCCUPYING SAME.

## CONSENT OF MORTGAGE HOLDER

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3844, AT PAGE 1581, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ENCUMBERING ALL OF THE LANDS DESCRIBED HEREON, DOES HEREBY CONSENT TO THE SUBDIVISION OF THOSE LANDS IN ACCORDANCE WITH THE DRAWINGS ON THIS PLAT, AND TO THE PUBLIC AND PRIVATE DEDICATIONS MADE BY THE OWNER, AND AGREES NOT TO TERMINATE ANY PRIVATE EASEMENT SERVING THE LANDS OF ANY OWNER WHOSE INTEREST HAS NOT BEEN FORECLOSED FOR DEFAULT. THE UNDERSIGNED MORTGAGE HOLDER MAKES NO WARRANTY OR REPRESENTATION OF ANY KIND OR NATURE CONCERNING THIS PLAT, ANY OF ITS TERMS OR PROVISIONS, OR THE LEGAL SUFFICIENCY THEREOF, AND EXPRESSLY DISCLAIMS ANY SUCH WARRANTY OR REPRESENTATION AS WELL AS ANY PARTICIPATION IN THE DEVELOPMENT OF SAID LANDS; AND THIS CONSENT IS LIMITED TO THE PURPOSES AND REQUIREMENTS OF STATUTES OF THE STATE OF FLORIDA AND THE ORDINANCES OF PALM BEACH COUNTY RELATING TO LAND SUBDIVISION AND PLATTING.

FLORIDA NATIONAL BANK OF MIAMI.  
BY: James M. Neely  
VICE PRESIDENT

ATTEST: Pat Hall  
Asst. CASHIER

## ACKNOWLEDGEMENT

STATE OF FLORIDA } I HEREBY CERTIFY THAT ON THIS 28 DAY OF JANUARY, 1983,  
COUNTY OF DADE } ss BEFORE ME PERSONALLY APPEARED KENNETH M. NEELY  
AND B. E. HALL, VICE PRESIDENT AND CASHIER, RESPECTIVELY, OF FLORIDA NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CONSENT ON BEHALF OF SAID ASSOCIATION.

Karen J. Glavin  
NOTARY PUBLIC - STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 8/1/86

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STELAR CORP, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PINES OF DELRAY VILLAS P.U.D. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, EXCEPTING THEREFROM THE EAST 50 FEET THEREOF, AND EXCEPTING THEREFROM THE WEST 40 FEET THEREOF, AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4, EXCEPTING THEREFROM THE EAST 50 FEET THEREOF, AND EXCEPTING THEREFROM THE WEST 40 FEET THEREOF IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 59.718 ACRES. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE, AS FOLLOWS:

- STREETS:
  - LAKE IDA ROAD AND THE ADDITIONAL RIGHT OF WAY DEDICATION FOR MILITARY TRAIL ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
  - THE TRACTS FOR PRIVATE ROAD PURPOSES 16, POPPY PLACE, PRIVET PLACE AND PETAL PLACE TO THE PINES OF DELRAY VILLAS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- WATERWAYS:
  - THE 20 FOOT CANAL RIGHT OF WAY ALONG THE WEST BOUNDARY OF THE PLAT TO THE LAKE WORTH DRAINAGE DISTRICT.
  - TRACT D-1 TO THE PINES OF DELRAY VILLAS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS:
  - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
  - THE AREAS INDICATED AS LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- RECREATION AREA:
  - THE RECREATION AREA (TRACT R-1) AND THE 25 FEET BUFFER STRIP ARE HEREBY DEDICATED TO THE PINES OF DELRAY VILLAS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- ALL OF THE FOREGOING DEDICATIONS MADE IN FAVOR OF THE PINES OF DELRAY VILLAS ASSOCIATION, INC., ARE MADE TO IT FOR THE USE AND BENEFIT OF ITS MEMBERS AND OTHER OWNERS OF THE LANDS WITHIN THIS PLAT, AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT AND DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY-TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF NOVEMBER, 1982.

WITNESS: [Signature] AS TO BOTH  
WITNESS: Barbara M. DiCillo AS TO BOTH

BY: Bernard Glassman  
BERNARD GLASSMAN - VICE PRESIDENT  
ATTEST: Steven M. Glassman  
STEVEN M. GLASSMAN - SECRETARY-TREASURER

## ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED BERNARD GLASSMAN AND  
COUNTY OF PALM BEACH } ss STEVEN M. GLASSMAN, TO ME WELL KNOWN AND KNOWN TO ME  
TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS  
THE ABOVE NAMED STELAR CORPORATION, A FLORIDA CORPORATION,

AND THEY SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF SAID CORPORATION 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 REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND SEAL THIS 9th DAY OF November, 1982.

Barbara M. DiCillo  
NOTARY PUBLIC - STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:

## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1983.

BY: H. F. Kahlert  
H. F. KAHLERT, COUNTY ENGINEER

0296-001

11-46-42

THE PINES OF DELRAY VILLAS

45/78

Rel 82-8  
Exp 1/16  
12/1/82

