

47/24

# A PLANNED UNIT DEVELOPMENT IN VILADELWAY WEST PLAT NO. 6 OF DELRAY VILLAS

BEING A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF  
SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

SEPTEMBER, 1983

### DESCRIPTION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 14, Township 46 South, Range 42 East Palm Beach County, Florida, being more particularly described as follows:

Commencing at the said Southwest corner of Section 14, thence run North 00°41'42" West (bearings cited herein are in the meridian of Plat No. 3 of Delray Villas, as same is recorded in Plat Book 39, Pages 198 through 200, inclusive, Public Records of Palm Beach County, Florida), along the West line of said Section 14, a distance of 261.03 feet to a point on the North right-of-way line of Delray West Road (S.R. 806) as same is recorded in Road Plat Book 3, at Pages 24 through 30, inclusive, Public Records of Palm Beach County, Florida, said point being the POINT OF BEGINNING of the hereinafter described parcel, and from said point run by the following numbered courses:

- 1) Thence continue North 00°41'42" West, along the West line of said Section 14, a distance of 1082.33 feet, to a point on the South line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 14, also being the South line of the Plat of Pine Grove, as same is recorded in Plat Book 13, Page 59, Public Records of Palm Beach County, Florida; thence...
- 2) North 89°05'30" East, a distance of 680.64 feet along the South line of said Plat of Pine Grove, to a point on the West right-of-way of Via Flora, as same is shown on said Plat No. 3 of Delray Villas, said point lying on a 590.00 foot radius curve, concave Northeast, whose long chord bears South 23°42'57" East; thence...
- 3) Southeast along the arc of said curve, through a central angle of 35°51'03", a distance of 369.17 feet; thence...
- 4) South 41°38'29" East, a distance of 10.57 feet; thence...
- 5) South 02°22'35" West, a distance of 34.74 feet to a point on the North right-of-way of said Delray West Road (S.R. 806), said point lying on a 1871.73 foot radius curve, concave Southeast, whose long chord bears South 44°54'49" West; thence...
- 6) Southwest along the arc of said curve through a central angle of 02°57'43", a distance of 96.76 feet; thence...
- 7) South 43°25'58" West, along the North right-of-way of said Delray West Road (S.R. 806), a distance of 414.72 feet to the beginning of a 1712.27 foot radius curve, concave Northwest, whose long chord bears South 53°12'32" West; thence...
- 8) Southwest along the arc of said curve, through a central angle of 19°33'08", a distance of 584.31 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 13.90 acres, more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Morningstar Associates Limited Partnership, a limited partnership, owner of the lands shown and described hereon and shown hereon as Plat No. 6 of Delray Villas, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

### TRACTS AND PARCELS

The Water Management Tract shown hereon as Tract "W", the private road shown hereon as Tract "R", and the landscape buffer tract shown hereon as Tract "B", are hereby dedicated to Morningstar at Delray Condominium Association, Inc. its successors and assigns, for proper purposes and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. Parcels 1, 2, 3 and 4 are for residential purposes and are hereby dedicated to the Morningstar at Delray Condominium Association, Inc. its successors and assigns, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. Tract "C" as shown hereon is for commercial purposes.

### EASEMENTS

The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

Utility Easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The Ingress/Egress, Drainage and Utility Easement as shown hereon is hereby dedicated in perpetuity for access purposes and for the construction, operation and maintenance of utilities and drainage facilities, and is dedicated to the Morning Star at Delray Condominium Association, Inc. its successors and assigns without recourse to Palm Beach County.

The Lake Maintenance Easement as shown hereon is hereby dedicated for lake maintenance and is dedicated to the MORNINGSTAR AT DELRAY CONDOMINIUM ASSOCIATION INC., its successors and assigns without recourse to Palm Beach County.

The landscape buffer easements as shown hereon are hereby dedicated for landscape purposes.

The owner, its successors and assigns of tract 'C' shall have the right to drain into tract 'W' and shall have the obligation to pay one third of the expense for the maintenance, repair and operation of tract 'W' and the drainage easement shown in parcels '1' and '2', and one third of the cost incurred by MORNINGSTAR AT DELRAY CONDOMINIUM ASSOCIATION INC. for drainage into DELRAY VILLAS plat 3.

IN WITNESS WHEREOF, the herein named corporation as general partner has caused these presents to be signed by its PRESIDENT and attested to by its SECRETARY-TREASURER and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12th day of DECEMBER, A.D. 1983.

MORNINGSTAR ASSOCIATES LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP  
CHRISTIAN DEVELOPMENT ASSOCIATES CORPORATION  
A FLORIDA CORPORATION, AS GENERAL PARTNER

### MORTGAGEE'S CONSENT

Attest: Karen Montanus By: Ralph Montanus, Jr.  
Secretary-Treasurer President

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME personally appeared Ralph Montanus, Jr. AND Karen Montanus to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary-Treasurer of Christian Development Associates Corporation, a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 12th day of DECEMBER, A.D. 1983.  
By: John R. Carver  
Notary Public

My Commission Expires: \_\_\_\_\_

### MORTGAGEE'S CONSENT

STATE OF Florida  
COUNTY OF Broward

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3207 at Pages 218 through 219, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, We, Frank Ippolito, Trustee and Seymour Tyler, Trustee, Do hereunto set our hand this day of August 30, AD 1983.

Witness: Frank Ippolito By: Frank Ippolito  
Witness: Seymour Tyler By: Seymour Tyler  
Notary Public

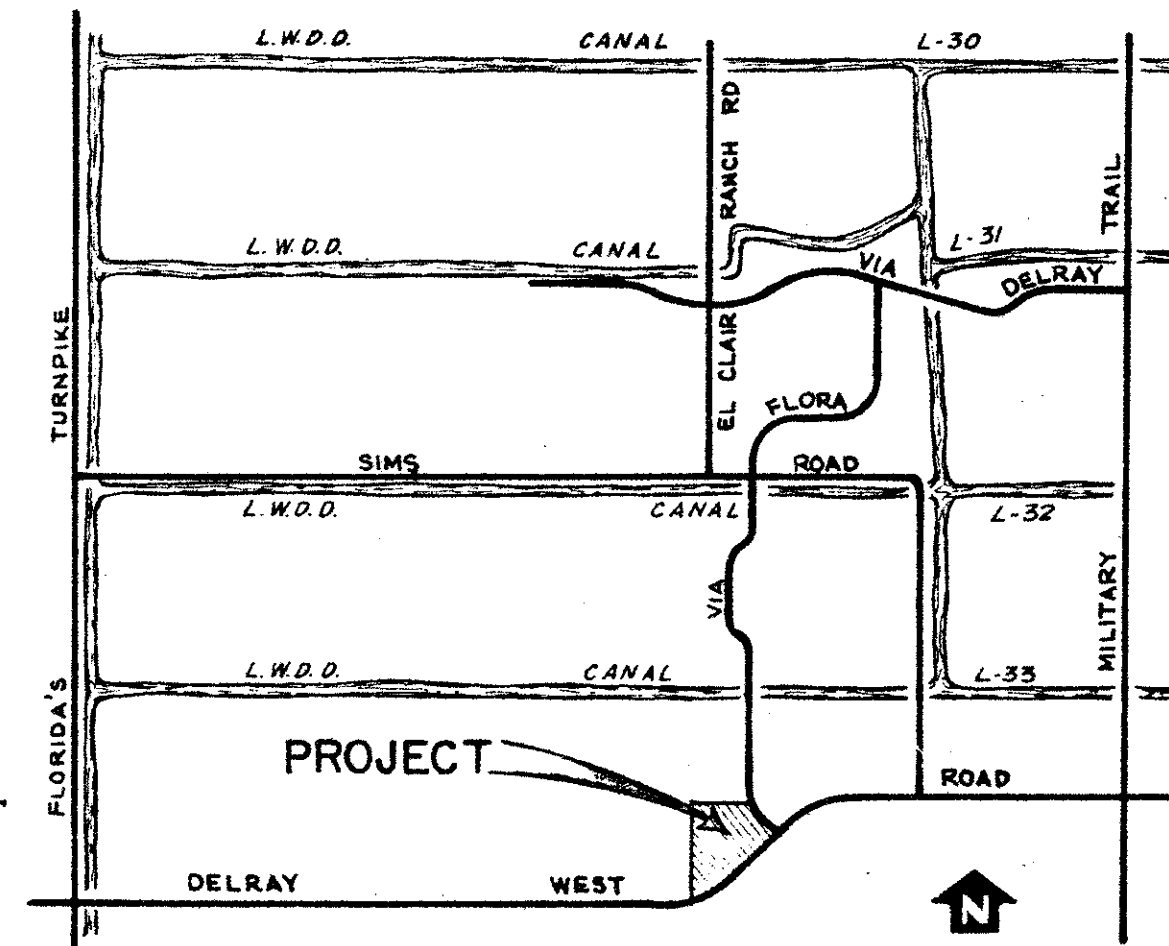
### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Frank Ippolito & Seymour Tyler to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 22 day of AUGUST, A.D. 1983.  
By: Frank Ippolito  
Notary Public

My Commission Expires: \_\_\_\_\_



### LOCATION MAP NOT TO SCALE

STATE OF Florida  
COUNTY OF Broward

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 3697 at Pages 0537 through 0538, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, Campanelli Industries Inc.

a Delaware Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 29th day of August, A.D. 1983.

WITNESS my hand and official seal, this 29th day of August, A.D. 1983.  
By: John R. Carver Assistant Secretary  
Constantino Cicione Vice President

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Broward

BEFORE ME personally appeared Constantino Cicione AND John R. Carver to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Campanelli Industries, Inc., a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers 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 and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 29th day of August, A.D. 1983.  
By: John R. Carver  
Notary Public

My Commission Expires: \_\_\_\_\_

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF Broward

I, Arthur Koski, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in Morningstar Associates Limited Partnership; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct, and there are no other encumbrances.

Date: DECEMBER 12th, 1983 By: Arthur Koski

### P.U.D. TABULATION

|                                  |                 |
|----------------------------------|-----------------|
| Area of Plat:                    | 13.90 Acres     |
| Commercial Tract:                | 5.00 Acres      |
| Residential (Tracts 1, 2, 3, 4): | 5.38 Acres      |
| Total Non-Commercial:            | 3.20 Acres      |
| Number of D.U.'s:                | 94              |
| Density:                         | 19.56 D.U./Acre |

References: Hard Copy No. 356-A, Comp. File 94-1

|                |            |
|----------------|------------|
| Field Book No. | Pg.        |
| Design         |            |
| Drawn          | R. Busutil |
| Checked        |            |

ROBERT E. OWEN & ASSOCIATES, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
WEST PALM BEACH  
FLORIDA

Not to be used for Construction until Approved.  
Approved

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:52A on this 5th day of JANUARY 1984, and duly recorded in Plat Book 47 on pages 24 & 25.  
JOHN A. DUNKLE, Clerk Circuit Court  
By: Peter T. Krick



### COUNTY APPROVALS

#### COUNTY ENGINEER

This plat is hereby approved for record this 3 day of January, A.D. 1984.  
By: H.F. Kahler  
Palm Beach County, Florida

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

This plat is hereby approved for record this 3 day of January, A.D. 1984.  
By: Peggy B. Elliott  
Chairman  
Board of County Commissioners

ATTEST: CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: Elizabeth Richards  
Deputy Clerk

### NOTES

- Permanent Control Points (PCP's) are designated thus:
- Permanent Reference monuments (P.R.M.'s) are designated thus:
- Bearings cited herein are in the meridian of PLAT NO. 3 OF DELRAY VILLAS, Plat Book 39, Pages 198-200.
- Building setback lines shall be as required by Palm Beach County zoning Regulations.
- There shall be no buildings or other structures placed on utility, drainage or buffer easements.
- Limited Access Easements are designated L.A.E.
- No structures, trees or shrubs shall be placed on drainage easements.
- Approval of landscaping on utility easements other than water or sewer shall be only with approval of all utilities occupying same.

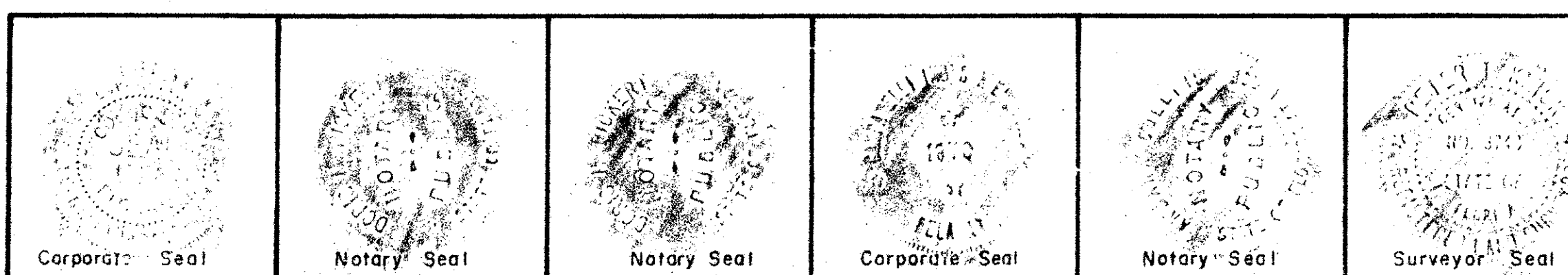
### SURVEYOR'S CERTIFICATION

I hereby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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 the Palm Beach County.

Date: OCTOBER 17, 1983 By: Peter T. Krick  
P.L.S.  
Florida Cert. No. 3748

This instrument was prepared by Peter T. Krick, Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors, 2200 Fla-Mango Road, West Palm Beach, Florida.

0325-302



|  |            |
|--|------------|
| References: Hard Copy No. 356-A, Comp. File 94-1 |            |
| Job No.  | 80-1063    |
| Scale  | NONE       |
| Date   | SEPT. 1983 |
| Sheet  | 1          |
| File No.   | BF - 2312  |

PLAT NO. 6 OF  
DELRAY VILLAS