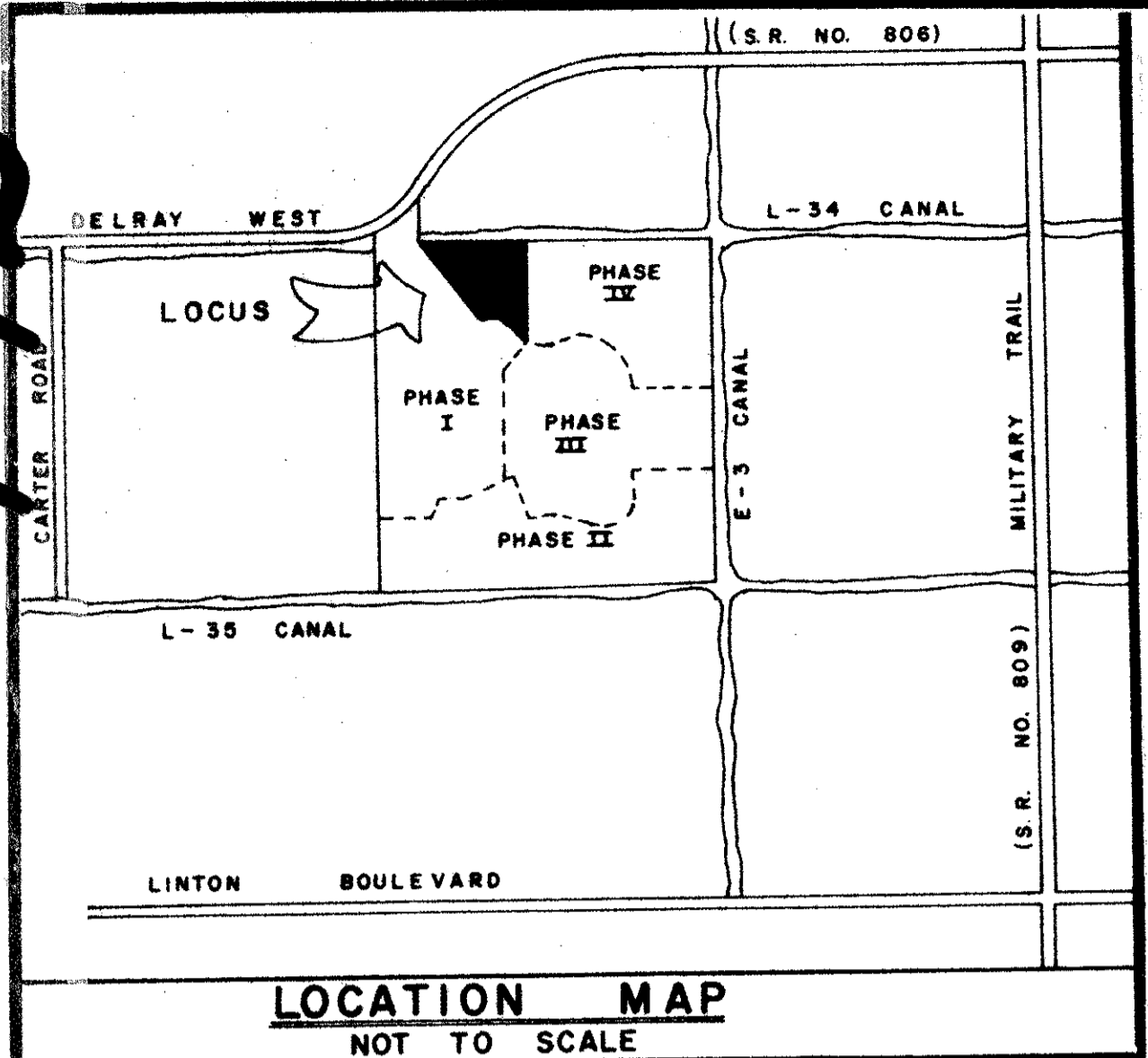
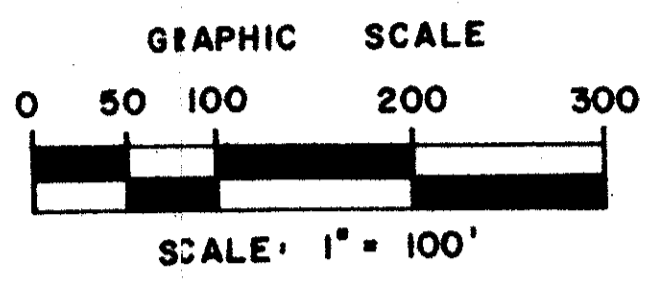


47/42



# PLAT NO. FIVE LAKES OF DELRAY BEING A PORTION OF THE NORTHWEST ONE - QUARTER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 1983  
SHEET 1 OF 1 SHEET



### CURVE TABLE

NO.	DELTA	RADIUS	TANGENT	CHORD	ARC
1	07°49'14"	1000.00	68.35	136.39	136.49
1A	07°49'14"	960.00	65.62	130.93	131.04
2	61°25'29"	431.356	256.25	440.61	462.44
2B	53°54'00"	471.356	239.65	427.25	443.42
2C	24°44'08"	471.356	103.36	201.92	203.49
2D	29°09'52"	471.356	122.62	237.35	239.93
17A	62°10'55"	25.00	15.08	25.82	27.13
18	242°10'55"	50.00	-82.92	85.64	211.34
23	33°00'00"	113.76	33.70	64.62	65.52
28A	33°00'00"	143.76	42.58	81.66	82.80
28B	33°00'00"	83.76	24.81	47.58	48.24

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
This Plat was filed for record  
at 7:57 A.M., this 12<sup>th</sup> day of  
January, 1984, and  
duly recorded in Plat Book No.  
47 on Page No. 42  
JOHN B. DUNKLE, Clerk of the  
Circuit Court  
By: James D. Platt P.C.

### DEDICATION

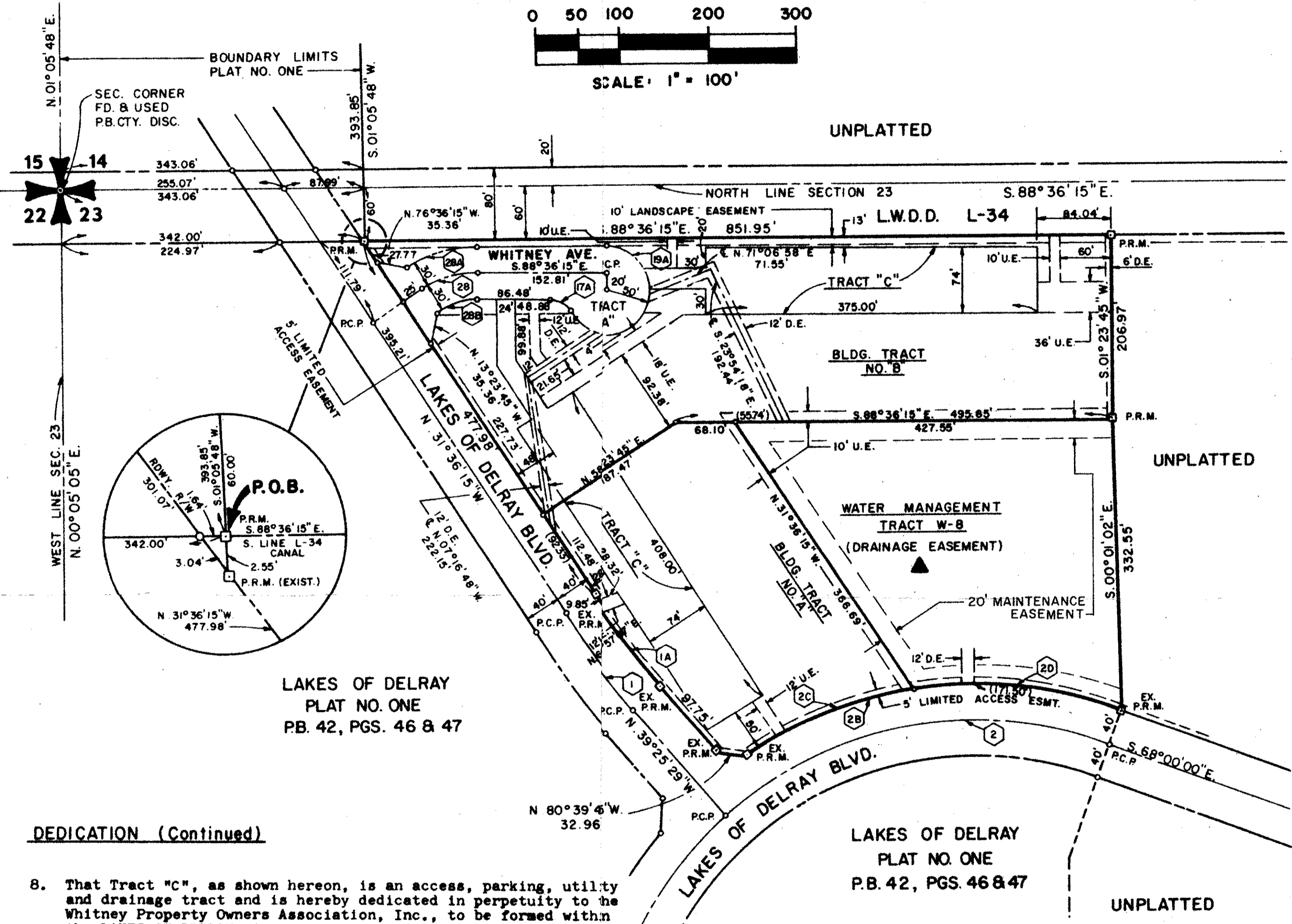
KNOW ALL MEN BY THESE PRESENTS, that LENNAR HOMES, INC., a Florida Corporation, owners of the land shown hereon, being a portion of the Northwest 1/4 of Section 23, Township 46 South, Range 42 East, in Palm Beach County, Florida; said parcel of land shown hereon as "PLAT NO. FIVE, LAKES OF DELRAY", and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 23; thence run S. 88°-36'-15" E., along the North line of said Section 23, a distance of 343.06 feet to a point; thence run S. 01°-05'-48" W., a distance of 60.00 feet to a point, said point being on the South right-of-way line of the L.W.D.D. L-34 Canal, and the POINT OF BEGINNING; thence run S. 88°-36'-15" E., along the said South right-of-way line of the L.W.D.D. L-34 Canal, a distance of 851.95 feet to a point; thence run S. 01°-23'-45" W., a distance of 206.97 feet to a point; thence run S. 00°-01'-02" E., a distance of 332.55 feet to the point of curvature of a curve concave to the South, having a radius of 471.356 feet and a central angle of 53°-54'-00"; thence run Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 443.42 feet to the point of tangency of said curve; thence run N. 80°-39'-45" W., a distance of 32.96 feet to a point; thence run N. 39°-25'-29" W., a distance of 97.75 feet to the point of curvature of a curve concave to the Northeast, having a radius of 960.00 feet and a central angle of 07°-49'-14"; thence run Northwesterly along the arc of said curve, a distance of 131.04 feet to the point of tangency of said curve; thence run N. 31°-36'-15" W., a distance of 477.98 feet to a point; thence run N. 01°-05'-48" E., a distance of 2.55 feet to the POINT OF BEGINNING.

CONTAINING 8.3576 acres of land, more or less.

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

- The areas indicated as limited access strips as shown hereon, are dedicated to the Board of County Commissioners for the control and jurisdiction over access rights.
- That Tract "A", as shown hereon is hereby dedicated for private road 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 Agreements for Deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- That Tract "A", as shown hereon, shall be an drainage and utility easement, and hereby dedicated in perpetuity for the construction and maintenance of drainage and utilities.
- That Water Management Tract W-8, as 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 association which may be formed. The Agreements for Deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- That the utility and drainage easements as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- All landscape tracts as shown hereon, 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 Agreements for Deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same. 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 associations maintaining and operating that condominium.
- That all real property not submitted to condominium ownership, which real property is located within each building tract, shall be the perpetual maintenance obligation of the Whitney Property Owners Association, Inc., to be formed within the LAKES OF DELRAY, its successors and assigns without recourse to Palm Beach County.



### DEDICATION (Continued)

- That Tract "C", as shown hereon, is an access, parking, utility and drainage tract and is hereby dedicated in perpetuity to the Whitney Property Owners Association Inc., to be formed within the LAKES OF DELRAY, its successors and assigns without recourse to Palm Beach County, and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6<sup>th</sup> DAY OF December, A.D. 1983.

LENNAR HOMES, INC.  
ATTEST: Betty Tabetts BY: Paul B. Wunderlick  
ASSISTANT SECRETARY VICE PRESIDENT

### ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF DADE )

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Paul B. Wunderlick AND Betty Tabetts VICE PRESIDENT AND ASSISTANT SECRETARY 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 THE BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE, AND THE STATE OF FLORIDA, THIS 6th DAY OF Dec, A.D. 1983.

MY COMMISSION EXPIRES May 15, 1997 Deanna Justice  
NOTARY PUBLIC

### GENERAL NOTES

- ALL P.R.M.'s BEAR THE REGISTRATION NUMBER "2427" SHOWN THUS  P.R.M.
- PERMANENT CONTROL POINTS SHOWN THUS  P.C.P.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 23 BEING N. 00°-05'-05" E., ACCORDING TO THE SAME MERIDIAN AS SHOWN ON PLAT NO. 2, KINGS POINT, AS RECORDED IN P.B. 29, PAGE 139, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- D.E. DENOTES DRAINAGE EASEMENT; U.E. DENOTES UTILITY EASEMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS (OTHER THAN WATER AND SEWER) SHALL BE ONLY WITH THE APPROVAL OF UTILITIES OCCUPYING SAME. THE NORTH 10-FOOT LANDSCAPE TRACT SHALL HAVE A 6-FOOT HIGH FENCE AND HEDGE ALONG THE NORTH ONE-HALF THEREOF ONLY, FOR SCREENING PURPOSES.

THIS INSTRUMENT WAS PREPARED BY THEODORE F. SANDERS, FOR KELLEY ENGINEERING ASSOCIATES, INC., 1744 NORTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, 33409 TELEPHONE (305) 689-2323

**KELLEY ENGINEERING ASSOC. INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
WEST PALM BEACH, FLORIDA

### TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF DADE )

I, ROBERT M. HABER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; 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 THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: December 7, 1983 BY: Robert M. Haber  
ROBERT M. HABER, ESQ.  
ATTORNEY AT LAW

### SURVEYOR'S CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH )

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 HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE 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: December 4, 1983 BY: Herbert D. Felley, Jr.  
HERBERT D. FELLE, JR.  
PROFESSIONAL LAND SURVEYOR  
FLA. CERT. NO. 2427

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF January, A.D. 1984.

BY: Ken Hillier  
CHAIRMAN

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF January, A.D. 1984.

BY: Herbert F. Rathery, P.E.

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

BY: Elizabeth Richards 0267-006  
DEPUTY CLERK

