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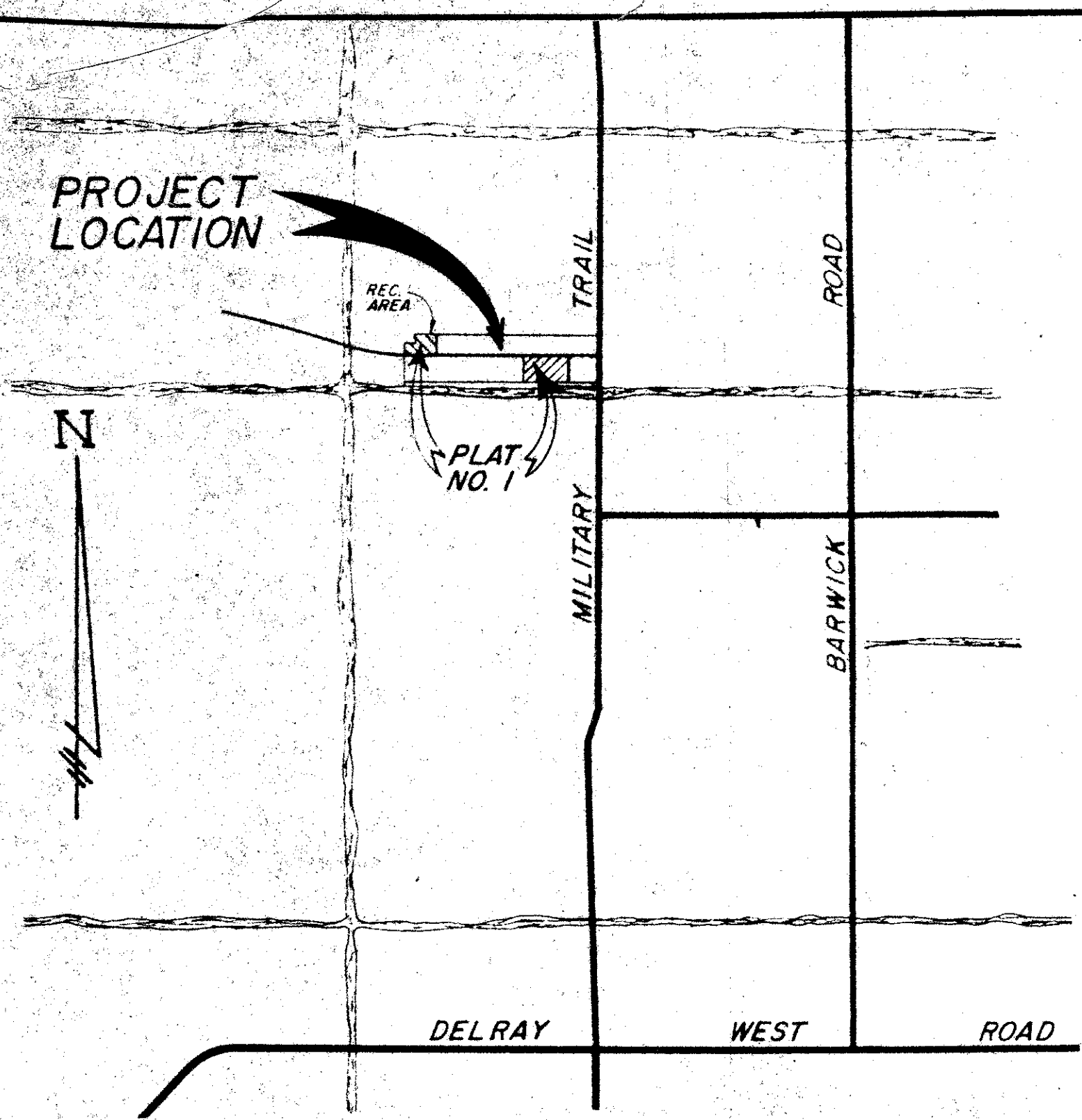
# CASA DEL REY (P.U.D.) PLAT NO. 1

SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1  
JANUARY, 1985

P.U.D. DENSITY TABULATION			
PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY DU/AC.
PLAT NO. 1	7.868	40	5.08

198

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }  
 This Plat was filed for record on 23rd day of September 1985, and duly recorded in Plat Book No. 51 on pages 198 & 199.  
 JOHN B. DUNKLE, Clerk Circuit Court  
 By Jacqueline Adams, D.C.



KNOW ALL MEN BY THESE PRESENTS THAT CASA DELRAY DEVELOPMENT CO., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CASA DEL REY - PLAT NO. 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11; THENCE WITH A BEARING OF SOUTH 89° 20' 58" WEST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 11, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809); THENCE WITH A BEARING OF SOUTH 0° 19' 42" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL RIGHT-OF-WAY A DISTANCE OF 286.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VIA DELRAY AS RECORDED IN O.R. BOOK 2226, PAGE 1210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 45° 29' 22" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF VIA DELRAY A DISTANCE OF 35.46 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 89° 20' 58" WEST, A DISTANCE OF 361.89 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING NUMBER 1; THENCE WITH A BEARING OF SOUTH 0° 39' 02" EAST, A DISTANCE OF 410.40 FEET; THENCE WITH A BEARING OF SOUTH 89° 17' 12" WEST, A DISTANCE OF 737.72 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 02° 33' 45" EAST, A DISTANCE OF 235.23 FEET; THENCE WITH A BEARING OF NORTH 0° 39' 02" WEST, A DISTANCE OF 176.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VIA DELRAY; THENCE WITH A BEARING OF NORTH 89° 20' 53" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF VIA DELRAY, A DISTANCE OF 724.53 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 6.868 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, THENCE WITH A BEARING OF SOUTH 89° 20' 58" WEST, ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 11, A DISTANCE OF 1635.92 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING NO. 2; THENCE; A BEARING OF SOUTH 0° 39' 02" EAST, A DISTANCE OF 157.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VIA DELRAY AS RECORDED IN O.R. BOOK 2226, PAGE 1210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A CURVE TO THE LEFT ALONG THE NORTH RIGHT-OF-WAY LINE OF VIA DELRAY HAVING A RADIUS OF 3520.68 FEET, A CHORD BEARING OF SOUTH 84° 14' 52" WEST, A CENTRAL ANGLE OF 6° 01' 32", AND AN ARC LENGTH OF 370.25 FEET; THENCE NORTH 0° 23' 46" WEST, A DISTANCE OF 110.25 FEET; THENCE NORTH 89° 20' 58" EAST, A DISTANCE OF 237.80 FEET; THENCE NORTH 0° 25' 07" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST-WEST QUARTER LINE OF SECTION 11; THENCE WITH A BEARING OF NORTH 89° 20' 58" EAST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 11, A DISTANCE OF 130.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRE MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TOTAL ACREAGE OF THIS PLAT = 7.868 ACRES, MORE OR LESS

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

- THE LAKES SHOWN HEREON AS WATER MANAGEMENT TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DEL RAY HOMEOWNERS ASSOC., ITS SUCCESSORS OR ASSIGNS, FOR LAKE AND WATER RETENTION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "A" AND "B" ARE ALSO DRAINAGE EASEMENTS.
- THE ACCESS TRACT "C" IS HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DEL RAY HOMEOWNERS ASSOC., ITS SUCCESSORS OR ASSIGNS FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DEL RAY HOMEOWNERS ASSOC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:
  - UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
  - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS "E" AND "F" (25' BUFFER AREA) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DEL RAY HOMEOWNERS ASSOC., ITS SUCCESSORS OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM THAT DRAIN COUNTY ROADS.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DEL RAY HOMEOWNERS ASSOC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 23rd DAY OF MAY A.D., 1985.

CASA DELRAY DEVELOPMENT CO.  
 ATTEST: Manuel Dougnac SECRETARY-TREASURER  
Paul L. Hennes PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED PAUL L. HENNES AND MANUEL DOUGNAC, 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 CASA DELRAY DEVELOPMENT CO., AND 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 24th DAY OF May A.D., 1985.  
 MY COMMISSION EXPIRES: March 28, 1989  
David L. Tramps  
 NOTARY PUBLIC

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF May A.D., 1985.

BY: Kenneth M. Adams  
 KENNETH M. ADAMS, CHAIRMAN

ATTEST:  
John B. Dunkle  
 JOHN B. DUNKLE, CLERK  
 BY: Ruth H. Compton  
 RUTH H. COMPTON, DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF Sept A.D., 1985.

BY: George T. Webb  
 GEORGE T. WEBB, COUNTY ENGINEER, ASSESSOR

### NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
 B. 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 ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }

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 SET 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 PALM BEACH COUNTY, FLORIDA.

DATE: May 24th 1985  
Joseph M. Tucker  
 JOSEPH M. TUCKER  
 FLORIDA CERTIFICATE NO. 2885

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS INC. 1075 PALM BEACH LAKES BLVD. WEST PALM BEACH, FLORIDA 33411 PHONE: 737-6546

WE, TITICOR TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CASA DELRAY DEVELOPMENT CO., A FLORIDA CORPORATION, ITS CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES, EXCEPT FOR THE MORTGAGE SHOWN HEREON.

DATE: August 1, 1985  
 BY: BODIS & OLIVER AGENT  
St. Joseph Oliver

### MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }

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 SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4499 AT PAGE 639 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Treasurer AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF May A.D., 1985.

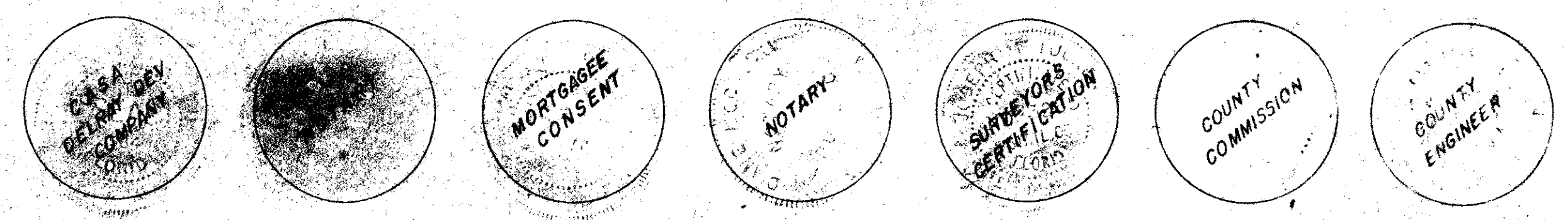
BROWARD FEDERAL SAVINGS & LOAN ASSOCIATION  
 ATTEST: David L. Tramps  
 T.J. COLLIER VICE PRESIDENT  
 DAVID L. TRAMPS SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED David L. Tramps AND Joseph M. Tucker TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Treasurer OF THE ABOVE NAMED Broward Federal Savings & Loan Association AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS Vice President AND Treasurer RESPECTIVELY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 24th DAY OF May A.D. 1985.  
 MY COMMISSION EXPIRES: March 28, 1989  
David L. Tramps  
 NOTARY PUBLIC



**ROSSI AND MALAVASI ENGINEERS INC.**  
 WEST PALM BEACH, FLORIDA

**CASA DEL REY PLAT NO. 1**  
 IN 2 SHEETS SHEET NO. 1

Date	JANUARY, 1985	Designed	R. ANDERSON	Scale		Sheet	
Drawn	D. FREDERICK	Checked		Job No.		File No.	