

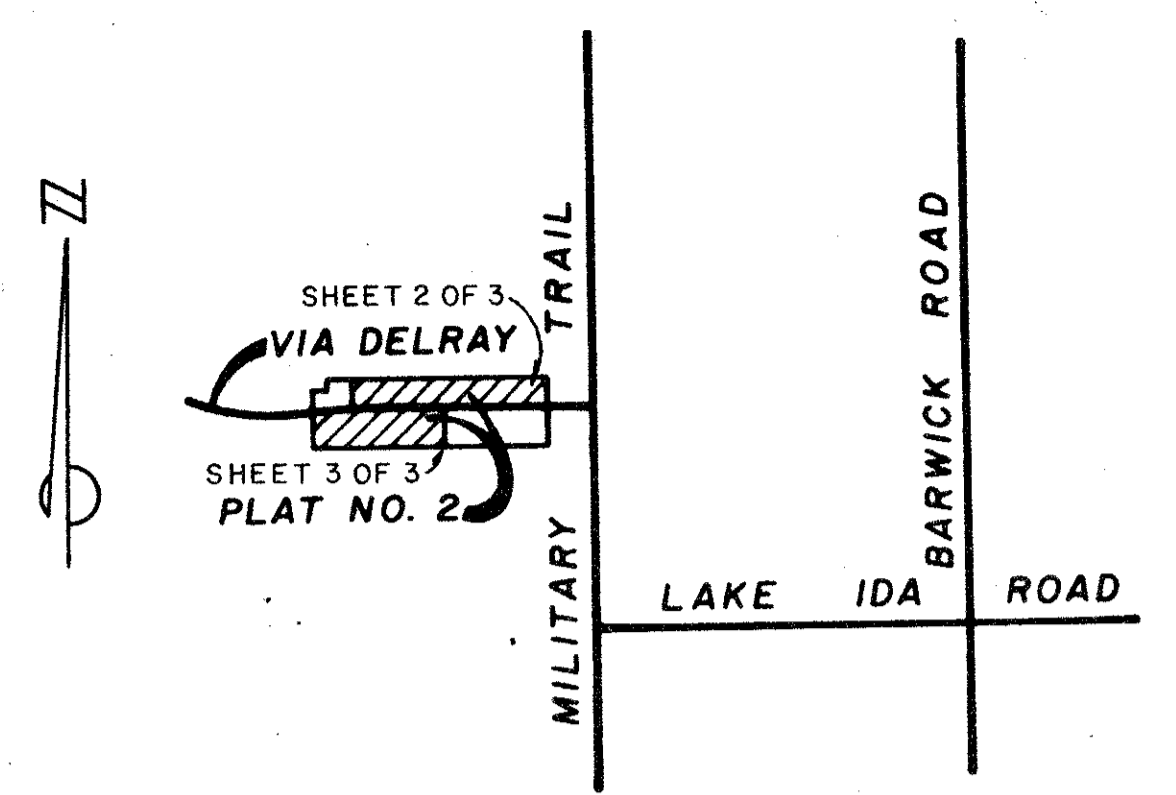
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# CASA DEL REY (P.U.D.) PLAT NO. 2

## SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3  
NOVEMBER 1985



LOCATION MAP  
"NOT TO SCALE"

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASA DELRAY DEVELOPMENT COMPANY, 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 CASA DEL REY (P.U.D.), PLAT NO. 2, 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 SECTION LINE OF SECTION 11, A DISTANCE OF 448.50 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING NO. 1;  
THENCE, WITH A BEARING OF SOUTH 00°-39'-02" EAST, A DISTANCE OF 155.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VIA DELRAY AS RECORDED IN OFFICIAL RECORD BOOK 2226, PAGE 1210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE, WITH A BEARING OF SOUTH 89°-20'-58" WEST, ALONG THE NORTH LINE OF VIA DELRAY, A DISTANCE OF 1059.09 FEET;  
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 02°-05'-20" AND AN ARC LENGTH OF 128.35 FEET;  
THENCE, NORTH 00°-39'-02" WEST, A DISTANCE OF 157.34 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 1187.42 FEET MORE OR LESS TO THE POINT OF BEGINNING.

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 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 00°-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 OFFICIAL RECORD 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 1086.42 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING NO. 2;

THENCE, WITH A BEARING OF SOUTH 00°-39'-02" EAST, A DISTANCE OF 176.35 FEET;  
THENCE, SOUTH 02°-33'-45" WEST, A DISTANCE OF 235.23 FEET;  
THENCE, SOUTH 89°-17'-12" WEST, A DISTANCE OF 819.96 FEET;  
THENCE, WITH A BEARING OF NORTH 00°-25'-46" WEST, A DISTANCE OF 375.76 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF VIA DELRAY;  
THENCE, WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 85°-09'-56" EAST, A RADIUS OF 3414.68 FEET, CENTRAL ANGLE OF 08°-22'-04", AND AN ARC LENGTH OF 498.69 FEET;  
THENCE, WITH A BEARING OF NORTH 89°-20'-58" EAST, A DISTANCE OF 334.56 FEET MORE OR LESS TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. THE LAKE SHOWN HEREON AS WATER MANAGEMENT TRACT "A" IS HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS ALSO A DRAINAGE EASEMENT.
- 2. THE ACCESS TRACTS "B", "C" AND "D" ARE HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER LAWFUL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. EASEMENTS:
  - A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
  - B. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - C. 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.
  - D. THE 10 FOOT PEDESTRIAN WALK EASEMENT IS HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DELRAY HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF MAINTAINING A WALKWAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 4. TRACTS "E" AND "F" (25 FOOT BUFFER AREA) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CASA DEL REY AT VILLA DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM THAT DRAIN COUNTY ROADS.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 11<sup>th</sup> DAY OF Nov, 1985.

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

### 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 THE CASA DELRAY DEVELOPMENT COMPANY, A CORPORATION, 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 11<sup>th</sup> DAY OF Nov, 1985.  
MY COMMISSION EXPIRES 11/11/91  
NOTARY PUBLIC

### 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 630 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11<sup>th</sup> DAY OF Nov, 1985.

ATTEST: David L. Tramps VICE PRESIDENT  
BY: David L. Tramps VICE PRESIDENT  
BROWARD FEDERAL SAVINGS AND LOAN ASSOCIATION

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID L. TRAMPS AND T. J. CALLAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE BROWARD FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 11<sup>th</sup> DAY OF Nov, 1985.  
MY COMMISSION EXPIRES 11/11/91  
NOTARY PUBLIC

CASA DELRAY DEVELOPMENT COMPANY  
DEDICATION NOTARY  
COUNTY ENGINEER  
MORTGAGEE NOTARY  
BOARD OF COUNTY COMMISSION  
MORTGAGEE  
SURVEYOR

R.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. OF UNITS	PLAT/DENSITY
PLAT NO.1	7.868	40	5.08
PLAT NO.2	11.917	80	6.71
VIA DELRAY R/W	4.795	0	0
TOTAL	24.480	120	4.90

\* REFER TO APPROVED MASTER SITE PLAN FOR CASA DEL REY (P.U.D.)

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1985.  
BY: Karen T. Marcus, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BY: Kathryn S. Miller DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1985.  
BY: Herbert F. Kahler  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

- ### NOTES
- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
  - 2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
  - 3. U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT
  - 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - 5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  PERMANENT CONTROL POINTS ARE SHOWN THUS:
  - 6. EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
  - 7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
  - 8. THE BEARINGS AS SHOWN ARE BASED ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST BEING AN ASSUMED BEARING OF SOUTH 89°-20'-58" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### TITLE CERTIFICATION

WE, TICOR 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CASA DELRAY DEVELOPMENT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
DATE: 11/11/85  
BY: Kent W. Ewing, Jr. AS AGENT FOR TICOR TITLE INSURANCE COMPANY

### 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.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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 NOV. 14, 1985  
Kent W. Ewing, Jr.  
KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

EWING AND SHIRLEY, INC.  
LAND SURVEYORS AND PLANNERS  
3767 Lake Worth Road-Suite 118  
Lake Worth Florida 33461  
(305)968-0421

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED BY NUMBER 02348