

LOCATION MAP

SITE PLAN DATA

SITE AREA 13.24 ACRES MULTI-FAMILY DWELLING UNITS ... 120 UNITS GROSS DENSITY 9.06 D.U./ACRES RETENTION 3.35 ACRES

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. SIX, LAKES OF DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF PLAT NO. ONE - LAKES OF DELRAY AS RECORDED IN PLAT BOOK 42 PAGES 46 AND 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S.68°00'00"E., A DISTANCE OF 173.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 24° 10'51", AN ARC DISTANCE OF 194.14 FEET TO THE POINT OF TANGENCY, THENCE N.87°49'09"E., A DISTANCE OF 237.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.74 FEET, A CENTRAL ANGLE OF 19°25'38", AN ARC DISTANCE OF 91.80 FEET TO THE POINT OF BEGINNING, THENCE N. 32° 10'45" W. , A DISTANCE OF 32.52 FEET, THENCE N. 08° 23'45"E. , A DISTANCE OF 508.67 FEET, THENCE N. 49°53'45"E., A DISTANCE OF 33.13 FEET, THENCE N.01°23'45"E. A DISTANCE OF 70.00 FEET, THENCE 5.88°36'15"E., ALONG A LINE PARALLEL WITH AND 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SECTION 23, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF L.W.D.D. L-34 CANAL, A DISTANCE OF 655.62 FEET, THENCE S. 00° 19'58"W. , ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 23, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF L.W.D.D. E-3 CANAL, A DISTANCE OF 840.70 FEET, THENCE N.89°40'02*W. A DISTANCE OF 545.44 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S. 84° 14'42"W. . THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.74 FEET, A CENTRAL ANGLE OF 66° 59'57", AN ARC DISTANCE OF 316.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 13.24 ACRES MORE OR LESS.

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

- 1. LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 2. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED FOR PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDOMINIUM ASSOCIATIONS WHICH SHALL 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 SHALL BE FORMED. THE AGREEMENT FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
- 3. INGRESS-ECRESS TRACTS SHOWN HEREON, ARE HEREBY DEDICATED FOR INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDIMINIUM ASSOCIATIONS WHICH SHALL 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 SHALL BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORED WITH SAME.
- 4. BUILDING TRACTS ALL COMMON ELEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE. UTILITY AND INGRESS-EGRESS EASEMENTS WITHIN EACH BUILDING TRACT, EXCLUSIVE OF DWELLING UNITS WITHIN EACH BUILDING TRACT, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONDOMINIUM ASSOCIATION MAINTAINING AND OPERATING THAT CONDOMINIUM IN THAT BUILDING TRACT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LAKES OF DELRAY

BEING A PORTION OF THE NORTHWEST ONE - QUARTER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1986 SHEET 1 OF 2 SHEETS

- 5. SIMS ROAD AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 6. DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITIES, RESPECTIVELY, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. VATER MANAGEMENT TRACT V-7 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 SHALL 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 SHALL BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATION OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME, PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
- 8. LANDSCAPE EASEMENTS AS SHOWN HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDOMINIUM ASSOCIATIONS, WHICH SHALL' 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 SHALL BE FORMED. PROVIDED HOWEVER, THAT 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 CONDO-MINIUM ASSOCIATION MAINTAINING AND OPERATING THAT CONDOMINIUM.
- 9. OPEN SPACE TRACTS THE AREAS NOT COVERED BY ITEMS 1 THRU 8 INCLUSIVE ARE HEREBY DEDICATED FOR OPEN SPACE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDOMINIUM ASSOCIATIONS WHICH SHALL 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 SHALL & FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.

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 CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF CIRECTORS, THIS 14th DAY OF November A.D. 1986.

LENNAR HOMES, INC. ald Korn VICE President Assistant Secretary

ACKNOWLEDGEMENT

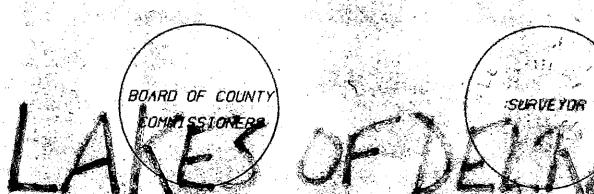
STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF DADE | BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER DATHS AND TAKE ACKNOWLEDGEMENTS Corlos A. Digz. AND Kathleen E. Sierra

VICE-PRESIDENT AND AS'T. Secretory 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 HE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITSBOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT IND DEED IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE AND THE STATE OF FLORIDA: THIS 14 DAY OF NOVEMBER A.D., 1986.

4-1-88 MY COMMISSION EXPIRES





day of December. on page 70 v 9/

TITLE CERTIFICATION

STATE OF FLORIDA I, ROBERT M. HABER , A DULY-LICENSED ATTORNEY IN THE STATE COUNTY OF DADE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LENNAR HOMES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCLIMBRANCES. norman 3,1986



APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS LES DAY OF DEC 1986.

ATTEST: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Dec. 1986.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE STATE OF FLORIDA COUNTY OF PALM BEACH | AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE 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 GUARANTEES 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.

PROFESSIONAL LAND SURVEYOR NO. 3143 STATE OF FLORIDA

LEO E. NOBLE P.L.S. 3143 STATE OF FLORIDA

LAWSON, NOBLE & ASSOCIATES, INC.

ENGINEERING - PLANNING - TESTING - SURVEYING SUSTINISION . J. Mary of BOYNTON BEACH FLORIDA

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ZIP CODE 33YYS

FED HAME WILDS