SITE PLAN DATA

SITE AREA ..... 15.0049 ACRES MULTI-FAMILY DWELLING UNITS ... 120 UNITS GROSS DENSITY ..... 8.00 D.U. ACRES RETENTION ..... 2.769 ACRES

LOCATION MAP

### 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. II-B, LAKES OF DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 00°05'05" EAST ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 10.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 35 CANAL (BEING A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 23); THENCE SOUTH 88°23'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 652.22 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°36'40" EAST, A DISTANCE OF 10.35 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 145°17'23" AND WHOSE RADIUS POINT BEARS NORTH 08°30'12" EAST FROM SAID INTERSECTION, THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 62° 10'55", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.13 FEET TO THE POINT OF TANGENCY, THENCE NORTH 01°36'40" EAST, A DISTANCE OF 198.71 FEET, THENCE SOUTH 88°23'20" EAST, A DISTANCE OF 60.00 FEET, THENCE SOUTH 01° 36'40" WEST, A DISTANCE OF 102.40 FEET, THENCE NORTH 84°45'18" EAST, A DISTANCE OF 542.32 FEET, THENCE NORTH 07°01'28" WEST, A DISTANCE OF 380.58 FEET TO A POINT OF RADIAL INTER-SECTION WITH A CIRCULAR CURVE, (THE LAST FOUR ABOVE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF PLAT NO. II-A, LAKES OF DELRAY, AS RECORDED IN PLAT BOOK 53 PAGES 30 AND 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 22°53'25"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 169.79 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 74°08'03" EAST, A DISTANCE OF 331.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 108°18"00", THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 415.84 FEET TO THE POINT OF TANGENCY, THENCE NORTH 02°26''03" WEST, A DISTANCE OF 490.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 06°37'18", THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.72 FEET TO THE POINT OF TANGENCY, THENCE NORTH 04°11'15" EAST, A DISTANCE OF 356.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 190.74 FEET AND A CENTRAL ANGLE OF 09°56'33", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.10 FEET TO A POINT OF RADIAL INTERSECTION, WHOSE RADIUS POINT BEARS SOUTH 84° 14'42" WEST FROM SAID INTERSECTION, THENCE NORTH 84° 14'42" EAST ALONG THE PROLONGATION OF SAID RADIAL LINE, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE, (THE LAST TWO ABOVE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF PLAT NO. III, LAKES OF DELRAY, AS RECORDED IN PLAT BOOK 47 PAGES 150 AND 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), CONCAVE TO THE WEST, HAVING A RADIUS OF 270.74 FEET AND A CENTRAL ANGLE OF 09°56'33", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.98 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 04° 11'15" WEST, A DISTANCE OF 356.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CÔNCAVE TO THE EAST, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 06°37'18", THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN"ARC DISTANCE OF 55.47 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 02°26'03" EAST, A DISTANCE OF 118.15 FEET, THENCE SOUTH 46°03'03" EAST, A DISTANCE OF 34.49 FEET, THENCE SOUTH 89°40'02" EAST, A DISTANCE OF 433.33 FEET, THENCE NORTH 45°19'58" EAST, A DISTANCE OF 35.36 FEET, THENCE SOUTH OO' 19'58" WEST, A DISTANCE OF 130.00 FEET, THENCE NORTH 44°40'02" WEST, A DISTANCE OF 35.36 FEET, THENCE NORTH 89°40'02" WEST, A DISTANCE OF 427.05 FEET, THENCE SOUTH 43°56'58" WEST, A DISTANCE OF 36.20 FEET, THENCE SOUTH 02°26'03" EAST, A DISTANCE OF 241.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 83°31'11", THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,

AN ARC DISTANCE OF 437.31 FEET TO A POINT OF NON-RADIAL INTERSECTION, WHOSE

# PLAT NO. 11-B LAKES OF DELRAY

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

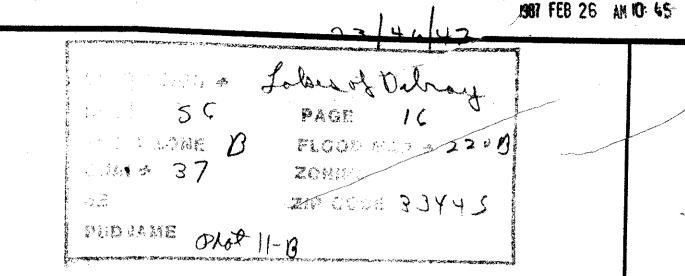
> JUNE, 1986 SHEET 1 OF 3 SHEETS

RADIUS POINT BEARS NORTH 08°54'52" WEST FROM SAID INTERSECTION; THENCE SOUTH 40°57'25" WEST, A DISTANCE OF 32.23 FEET, THENCE SOUTH 00°49'43" WEST, A DISTANCE OF 268.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 89°13'03", THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 202.43 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 01°36'40" WEST ALONG A NON-TANGENT LINE OF SAID LAST MENTIONED CURVE, A DISTANCE OF 70.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 35 CANAL, THENCE NORTH 88°23'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1249.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 15.0049 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. TRACTS "A" & "B" AS SHOWN HEREON ARE 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. TRACTS "C", "D", & "E" 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
- 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.
- 5. 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.
- 6. VATER MANAGEMENT TRACT V-4 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.
- 7. 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.
- 8. OPEN SPACE TRACTS THE AREAS NOT COVERED BY ITEMS 1 THRU 7 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 BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.



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IN WITNESS WHEREOF, LNNAR HOMES, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTSTO BE SIGNED BY ITS AND ATTESTED TO BY IT ASSISTANT SECRETARYAND ITS CORPORATE SEAL TO BE AFFIXED HERETO Y AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF DECEMBER A.D., 1986

LENNAR HOMES, INC.

ATTEST: Stallen Leuna ITS: KATHLEEN E. SIERI. ASST. SEC. CARLOS A. DIAZ. VICE-PRESIDENT

-day of Echause on page 16, 17 +18

### ACKNOWLEDGEMENT

STATE OF FLORIDA I FREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF DADE | BETRE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGENITS CARLOS A DIAZ. AND KATHLEEN E. SIERRA SENIOR VICE-PRESIDENT AND ASST. 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 (ECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY ECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORIT OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THE ACT AND DEED IS THE ACT AND DEED OF SAID CORPORATION.



WITNESS MY HAND AND OTICIAL SEAL IN THE COUNTY OF DADE AND THE STATE OF FLORIDA, THIS 16+h IY OF DECEMBER A.D., 1986.

8-10-86 MY COMMISSION EXPIRES

## TITLE CERTIFICATION

, ROBERT M. HABER , A DULY LICENSED ATTORNEY IN THE STATE STATE OF FLORIDA COUNTY OF DADE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY ESCRIBED 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 IND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

APPROVAL - PAM BEACH COUNTY, FLORIDA

BOARD OF COUNY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF Feb A.D. , 1987

ex: Consi al destate

ATTEST: JOHN B. DUNKL, CLERK

BY: Kathryn S. Miller
DEPUTY CLERIN

#### COUNTY ENGINEER

THIS PLAT IS HEREBY APROVED FOR RECORD THIS 24 DAY OF Feb A.D., 1987

# SURVEYOR'S CERTIFICATION

STATE OF FLORIDA THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE COUNTY OF PALM BEACH AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION ND SUPERVISION AND THAT THE SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMNENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD IF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, IS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTR 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALMBEACH COUNTY, FLORIDA.

LEO E. NOBLE PROFESSIONAL LAND SURVEYOR NO. 3143 STATE OF FLORIDA

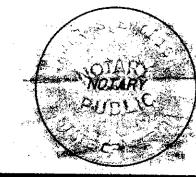
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THIS INSTRUMENT PREPARED BY

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

LAWSON, NOBLE & ASSOCIATES, INC.

BOYNTAL BLACK PROPRIDATE DEL RAY



CORPORATE SEAL

BOARD OF COUNTY COMMISSIONERS

SURVEYOR

COUNTY ENGINEER