

THIS INSTRUMENT PREPARED BY
LARRY BIRMINGHAM OF
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
6191 W. ATLANTIC BLVD., MARGATE, FLA.
NOV. 1987 8706009-A S.W.

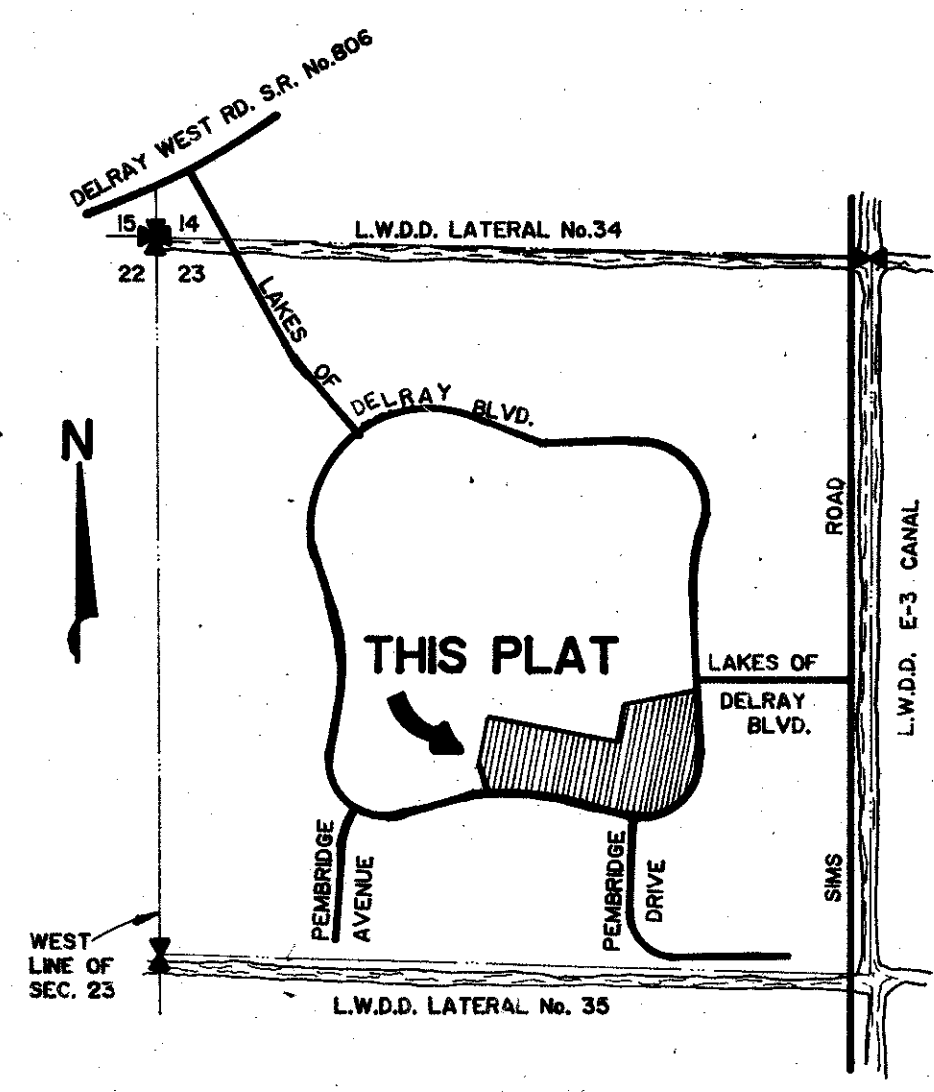
PLAT NO. VII-A LAKES OF DELRAY

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

STATE OF FLORIDA } s.s.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 9:10 AM THIS 21
DAY OF July, 1988, A.D.,
AND DULY RECORDED IN PLAT BOOK
No. 60 ON PAGES 95
AND 96
JOHN B. DUNKLE, CLERK
By *Barbara O. Platt*, D.C.



SHEET 1 OF 2 SHEETS



LOCATION MAP N.T.S.

DESCRIPTION AND DEDICATION

STATE OF FLORIDA } ss
COUNTY OF DADE }
KNOW ALL MEN BY THESE PRESENTS: That LENNAR HOMES, INC., a Florida corporation, owner of the lands shown and described hereon, being a portion of the Northwest One-quarter (1/4) of Section 23, Township 46 South, Range 42 East, in Palm Beach County, Florida; Said Parcel of land shown hereon to be known as PLAT NO. VII-A, LAKES OF DELRAY, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest One-quarter (1/4) of said Section 23; Thence North 00°05'05" East along the west line of said Section 23, a distance of 635.98 feet; Thence South 89°54'55" East, a distance of 1172.29 feet to the Point of Beginning, said point being at the Intersection of the Easterly line of building tract No. 12, (Plat No. II-A, Lakes of Delray as recorded in Plat Book 53 at pages 30 and 31) and the Southerly extension thereof and the Northerly line of an 80.00 foot private road Right-Of-Way (Known as Lakes of Delray Boulevard) as recorded in Plat Book 56 at pages 16 Thru 18 both of the Public Records of Palm Beach County, Florida; Thence North 13°01'51" West along the Easterly line of said "Plat No. One, Lakes of Delray" as recorded in Plat Book 42 at Pages 46 and 47 of the Public Records of Palm Beach County, Florida; Thence North 00°05'05" East along the Easterly line of said "Plat No. One, Lakes of Delray", a distance of 210.11 feet to the Southeast corner of "Plat No. One, Lakes of Delray" as recorded in Plat Book 42 at Pages 46 and 47 of the Public Records of Palm Beach County, Florida; Thence North 00°05'05" East along the Easterly line of said "Plat No. One, Lakes of Delray", a distance of 210.00 feet; Thence South 71°12'15" East, a distance of 613.27 feet; Thence North 06°20'40" East, a distance of 135.78 feet; Thence North 77°01'36" East, a distance of 247.65 feet to a point lying on the Westerly line of aforesaid 80.00 foot private road Right-Of-Way (Known as Lakes of Delray Boulevard as recorded in Plat Book 56 at Pages 16 through 18 inclusive of the Public Records of Palm Beach County, Florida). The following four (4) courses being coincident with said Westerly and Northerly Right-Of-Way line; Thence South 02°26'03" East, a distance of 285.00 feet to the Point of Curvature of a circular curve to the right; Thence Southeasterly, Southwesterly and Northwesterly along the arc of said curve having a radius of 220.00 feet and a central angle of 108°18'00", a distance of 415.84 feet to the Point of Tangency, Thence North 74°08'03" West, a distance of 331.97 feet to the Point of Curvature of a circular curve to the left; Thence Northwesterly, Westerly and Southwesterly along the arc of said curve having a radius of 425.00 feet and a central angle of 27°36'22", a distance of 204.77 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida and containing 7.185 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. ACCESS EASEMENTS - As shown hereon are hereby dedicated to the * their successors and assigns, for ingress and egress AND UTILITIES purposes and is the perpetual maintenance obligation of said Association, without recourse to PALM BEACH COUNTY. **
- 3. UTILITY EASEMENTS - As shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television.
- 4. DRAINAGE EASEMENTS - As shown hereon are hereby dedicated in perpetuity to the * their successors and assigns, for the construction and maintenance of drainage facilities, without recourse to PALM BEACH COUNTY. **

* existing condominium associations and the condominiums associations to be formed within the residential development known as Lakes of Delray,

- 5. MAINTENANCE EASEMENT - As shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of the * their successors and assigns for maintenance and other proper purposes, without recourse to PALM BEACH COUNTY. **
- 6. MAINTENANCE ACCESS EASEMENT - As shown hereon is hereby dedicated to and shall be the perpetual maintenance obligation of the * their successors and assigns, for maintenance access purposes to the water management tract, without recourse to PALM BEACH COUNTY. **
- 7. BUILDING TRACTS A & B - Are hereby reserved for residential housing, recreation and other proper purposes and shall be the perpetual maintenance obligation of the fee simple owner and his designated grantees and assigns, without recourse to PALM BEACH COUNTY.
- 8. WATER MANAGEMENT TRACT W-6 - As shown hereon is hereby dedicated to the * their successors and assigns, for water management, drainage and other proper purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to PALM BEACH COUNTY. **
- 9. OPEN SPACE - Areas not covered by items 1 thru 8 inclusive, are hereby dedicated to the * their successors and assigns, for open space and other proper purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to PALM BEACH COUNTY. **
- 10. PALM BEACH COUNTY shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public roads.

LENNAR HOMES, INC.
A FLORIDA CORPORATION
By: *Carlos A. Diaz*
CARLOS A. DIAZ, P.E.
VICE - PRESIDENT
Attest: *Kathleen E. Sierra*
KATHLEEN E. SIERRA
ASSISTANT SECRETARY

* existing condominium associations and the condominium associations to be formed within the residential development known as Lakes of Delray,

ACKNOWLEDGEMENT
STATE OF FLORIDA } ss
COUNTY OF DADE }
BEFORE ME personally appeared CARLOS A DIAZ and KATHLEEN E. SIERRA, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice - President and Assistant Secretary of LENNAR HOMES, INC., a Florida corporation, 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 3rd day of JUNE, 1988.

My Commission Expires Nov. 20, 1988
Carol M. Guster
Notary Public - State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA } ss
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 hereon described Property; That I find th. 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 encumbrances.

Robert M. Haber
ROBERT M. HABER, ESQ.
ATTORNEY AT LAW
STATE OF FLORIDA
Date February 24, 1988

Up dated June 2, 1988

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record, this 12th day of JULY, 1988.
By: *Carol A. Roberts*
CAROL A. ROBERTS Chair

ATTEST:
JOHN B. DUNKLE, Clerk.
By: *Carl D. Compton*
Deputy Clerk

COUNTY ENGINEER:
This plat is hereby approved for record this 12th day of JULY, 1988.
By: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E. County Engineer

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and further that the survey data complies with all the requirements of CHAPTER 177 Florida Statutes, as amended and with the applicable sections of Chapter 21 HH-6, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

Larry Birmingham
LARRY BIRMINGHAM
Registered Land Surveyor No. 4020
State of Florida
Date 2-18-88

PLAT No. VII-A, LAKES OF DELRAY

60/95