

COUNTY APPROVAL: THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(1)(F), S.F.S. THIS 27 DAY OF DECEMBER, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S. BY: David L. Ricks, P.E. COUNTY ENGINEER

DELRAY TRAILS AT VILLA DELRAY PUD

BEING A REPLAT OF ALL OF TRACTS "F", "G" AND "G-1", PLAT II VILADELWAY, AS RECORDED IN PLAT BOOK 30, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL LYING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:25 P.M. THIS 27 DAY OF DECEMBER 2023 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 35 THROUGH 42. JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: [Signature] DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER



ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

SHEET 1 OF 28

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 27th DAY OF DECEMBER, 2023, BY MICHAEL NUNZIATA AS AUTHORIZED PERSON FOR 13FH PALM BEACH LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Julie Ann Johnston, Notary Public, My Commission Expires: October 20, 2022, COMMISSION NUMBER: G0250785

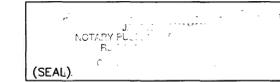
IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA CORPORATION NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF DECEMBER, 2023.

PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION INC. FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Mary Wohlseh, David M. Levine, PRINT NAME, PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA) NEW YORK (NY) COUNTY OF PALM BEACH) ALBANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 27th DAY OF DECEMBER, 2023, BY David M. Levine AS PRESIDENT FOR PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Jason Brian Vann, Notary Public, My Commission Expires: July 23, 2022, COMMISSION NUMBER: D1VAG378420

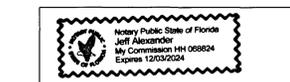
IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF JANUARY, 2023.

LENNAR HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature], Michael Meyers, PRINT NAME, VICE PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 10 DAY OF JANUARY, 2023, BY MICHAEL MEYERS AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Jeff Alexander, Notary Public, My Commission Expires: 12/03/2024, COMMISSION NUMBER: NH 048824

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT 13FH PALM BEACH LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON AS DELRAY TRAILS AT VILLA DELRAY PUD, BEING A REPLAT OF ALL OF TRACTS "F", "G" AND "G-1", PLAT II VILADELWAY, AS RECORDED IN PLAT BOOK 30, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL LYING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL 1) ALL OF TRACTS "F" AND "G-1" OF PLAT II VILADELWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "F", SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES S.0234°37'W, A RADIAL DISTANCE OF 2,908.17 FEET; THENCE WESTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID TRACT "F", THROUGH A CENTRAL ANGLE OF 26°09'18", A DISTANCE OF 916.71 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 1,212.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 09°21'51", A DISTANCE OF 1,988.08 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 102°07'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 44.56 FEET; THENCE N.02°05'51"W, ALONG THE WEST LINE OF SAID TRACTS "F", "G" AND "G-1", A DISTANCE OF 459.40 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 07°50'04"; THENCE NORTHERLY ALONG THE ARC OF THE WEST LINE OF SAID TRACT "G-1" A DISTANCE OF 73.16 FEET; THENCE DEPARTING SAID WEST LINE, S.87°54'09"W, A DISTANCE OF 59.03 FEET; THENCE N.00°51'29"W, A DISTANCE OF 134.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-31 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 2218, PAGE 1145 OF SAID PUBLIC RECORDS; THENCE N.89°08'31"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.43 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 2°00'03"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1145 AND OFFICIAL RECORD BOOK 2218, PAGE 1150, A DISTANCE OF 127.41 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1150, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: N.69°08'28"E, A DISTANCE OF 125.65 FEET; THENCE S.31°36'54"E, A DISTANCE OF 248.44 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 156.00 FEET AND A CENTRAL ANGLE OF 67°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 182.42 FEET; THENCE N.81°23'06"E, A DISTANCE OF 445.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 58°53'01"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 56.52 FEET; THENCE S.39°43'53"E, A DISTANCE OF 113.48 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 156.00 FEET AND A CENTRAL ANGLE OF 40°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 108.91 FEET TO THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE S.02°34°37'W, ALONG THE EAST LINE OF SAID TRACT "F", A DISTANCE OF 149.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PARCEL 2) TRACT "G", PLAT II VILADELWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 3) A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W. 1/4) CORNER OF SAID SECTION 11; THENCE N.88°57'52"E, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) OF SAID SECTION 11, A DISTANCE OF 1777.93 FEET; THENCE N.01°02'07"W, A DISTANCE OF 188.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-31, AS RECORDED IN OFFICIAL RECORD BOOK 2218, PAGE 1150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THE NEXT 9 COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1145 AND OFFICIAL RECORD BOOK 2218, PAGE 1150; THENCE N.78°43'53"W, A DISTANCE OF 317.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF 40°00'00", A DISTANCE OF 49.57 FEET; THENCE N.39°43'53"W, A DISTANCE OF 113.48 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 58°53'01", A DISTANCE OF 143.88 FEET; THENCE S.81°23'06"W, A DISTANCE OF 445.07 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF 67°00'00", A DISTANCE OF 83.03 FEET; THENCE N.31°36'54"W, A DISTANCE OF 248.44 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 79°14'35", A DISTANCE OF 117.56 FEET; THENCE S.69°08'28"W, A DISTANCE OF 96.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 24°26'59", FROM WHICH THE RADIUS POINT BEARS N.78°59'45"W, AND BEING A POINT LOCATED ON THE EAST LINE OF VILADELWAY SECTIONS 15, 16, 17, AND 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE NEXT 8 COURSES BEING ALONG SAID EAST LINE; THENCE ALONG SAID CURVE, A DISTANCE OF 253.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 123°30'37"; THENCE ALONG SAID CURVE A DISTANCE OF 169.57 FEET; THENCE N.00°49'41"W, A DISTANCE OF 238.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2056.88 FEET AND A CENTRAL ANGLE OF 05°30'00", A DISTANCE OF 197.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1115.47 FEET AND A CENTRAL ANGLE OF 110°00'00", A DISTANCE OF 214.15 FEET; THENCE N.06°19'41"W, A DISTANCE OF 141.14 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1210.03 FEET AND A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 168.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1311.74 FEET AND A CENTRAL ANGLE OF 07°07'48", A DISTANCE OF 163.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING ALONG THE SOUTH LINE OF VILADELWAY-SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36 PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°27'34", A DISTANCE OF 38.60 FEET; THE NEXT 4 COURSES BEING ALONG THE SOUTH LINE OF SAID PLAT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2094.56 FEET AND A CENTRAL ANGLE OF 03°47'43", A DISTANCE OF 138.74 FEET; THENCE N.79°12'22"E, A DISTANCE OF 419.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 17°52'30", A DISTANCE OF 311.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1909.16 FEET AND A CENTRAL ANGLE OF 07°54'51", A DISTANCE OF 263.71 FEET TO A POINT OF NON-TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF PALM GREENS LANE, AS SHOWN ON THE PLAT OF VILADELWAY-SECTIONS 12, 13, AND 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38 PAGE 20 THROUGH 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE NEXT 30 COURSES BEING ALONG THE BOUNDARY OF SAID PLAT;

DESCRIPTION CONTINUED:

DESCRIPTION CONTINUED:

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 216.22 FEET AND A CENTRAL ANGLE OF 49°28'11" FROM WHICH THE RADIUS POINT BEARS N.88°27'37"E, THENCE LEFT ALONG SAID CURVE, A DISTANCE OF 186.69 FEET; THENCE S.51°00'34"E, A DISTANCE OF 42.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 16°57'03", A DISTANCE OF 23.67 FEET TO A POINT OF NON-TANGENCY, FROM WHICH THE RADIUS POINT BEARS S.55°56'28"W; THENCE N.85°27'06"W, A DISTANCE OF 158.73 FEET; THENCE S.79°43'23"W, A DISTANCE OF 331.32 FEET; THENCE S.79°17'29"W, A DISTANCE OF 101.25 FEET; THENCE S.76°24'45"W, A DISTANCE OF 259.83 FEET; THENCE S.60°32'38"W, A DISTANCE OF 260.00 FEET; THENCE S.13°42'20"W, A DISTANCE OF 152.99 FEET; THENCE S.17°14'38"E, A DISTANCE OF 103.00 FEET; THENCE S.46°14'38"E, A DISTANCE OF 23.00 FEET; THENCE S.19°14'38"E, A DISTANCE OF 187.84 FEET; THENCE S.32°04'01"W, A DISTANCE OF 30.46 FEET; THENCE S.20°43'29"E, A DISTANCE OF 169.54 FEET; THENCE S.69°44'24"E, A DISTANCE OF 92.47 FEET; THENCE N.66°13'01"E, A DISTANCE OF 219.65 FEET; THENCE N.49°01'41"E, A DISTANCE OF 362.58 FEET; THENCE N.12°05'23"E, A DISTANCE OF 19.73 FEET; THENCE N.52°30'35"E, A DISTANCE OF 71.02 FEET; THENCE N.60°06'17"E, A DISTANCE OF 77.53 FEET; THENCE N.87°08'55"E, A DISTANCE OF 46.40 FEET; THENCE N.64°26'57"E, A DISTANCE OF 166.63 FEET; THENCE N.29°39'15"E, A DISTANCE OF 192.83 FEET; THENCE N.88°49'42"E, A DISTANCE OF 280.00 FEET; THENCE N.70°41'18"E, A DISTANCE OF 37.00 FEET; THENCE N.00°26'13"W, A DISTANCE OF 242.41 FEET; THENCE S.89°34'12"W, A DISTANCE OF 299.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 22°53'50", FROM WHICH THE RADIUS POINT BEARS S.61°53'16"W; THENCE LEFT ALONG SAID CURVE, A DISTANCE OF 51.95 FEET THENCE N.51°00'34"W, A DISTANCE OF 42.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 166.22 FEET AND A CENTRAL ANGLE OF 49°28'59", A DISTANCE OF 143.55 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1909.16 FEET AND A CENTRAL ANGLE OF 01°23'51", FROM WHICH THE RADIUS POINT BEARS N.02°20'02"W; THENCE LEFT ALONG SAID CURVE AND ALONG THE SOUTH LINE OF THE AFOREMENTIONED VILADELWAY-SECTIONS 10 AND 11, A DISTANCE OF 46.57 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE N.86°16'07"E, A DISTANCE OF 524.93 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 84°47'10" FROM WHICH THE RADIUS POINT BEARS S.03°36'48"E; THENCE RIGHT ALONG SAID CURVE AND CONTINUE ALONG SAID SOUTH LINE AND ALONG THE WESTERLY LINE OF VILADELWAY-SECTIONS 7, 8 AND 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 PAGE 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 266.36 FEET TO A POINT OF NON-TANGENCY WITH CURVE TO THE RIGHT HAVING A RADIUS OF 509.73 FEET AND A CENTRAL ANGLE OF 39°35'03" FROM WHICH THE RADIUS POINT BEARS S.81°16'08"W; THENCE ALONG SAID CURVE AND THE SAID WESTERLY LINE, A DISTANCE OF 352.16 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE S.39°11'11"W, A DISTANCE OF 40.32 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET AND A CENTRAL ANGLE OF 55°20'03", A DISTANCE OF 391.13 FEET; THENCE S.24°28'52"E, A DISTANCE OF 235.99 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 56°45'00", A DISTANCE OF 505.14 FEET; THENCE S.32°16'08"W, A DISTANCE OF 19.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT L-31 CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1150; THENCE N.57°43'53"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET; THENCE S.32°16'07"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID L-31 CANAL, A DISTANCE OF 585.69 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 68°00'00"; THENCE ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY AND NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 84.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 5,523,373 SQUARE FEET/126.7992 ACRES MORE OR LESS.

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

- 1. PRIVATE STREETS TRACTS R1 THROUGH R3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. RESIDENTIAL ACCESS STREETS TRACTS R4 THROUGH R6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. DEVELOPMENT PARCEL DEDICATION PARCEL C AS SHOWN HEREON IS HEREBY RESERVED FOR 13FH PALM BEACH LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 13FH PALM BEACH LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. OPEN SPACE TRACTS TRACTS O51 THROUGH O515, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. WATER MANAGEMENT TRACTS TRACTS W1 THROUGH W9, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. RECREATIONAL AREAS TRACTS REC-1, REC-2 AND REC-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCELS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATION CONTINUED:

- 7. BUFFER TRACTS TRACTS B1 THROUGH B10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. DRAINAGE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 9. PUBLIC DRAINAGE EASEMENTS THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. GENERAL UTILITY EASEMENTS THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

- 11. LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
12. MAINTENANCE AND OVERHANG EASEMENTS FOR ZERO LOT LINE PROPERTIES MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE, UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
13. SIDEWALK EASEMENTS THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DELRAY TRAILS HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THESE EASEMENTS.

DEDICATION AND RESERVATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PERSON, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF DECEMBER, 2023.

13FH PALM BEACH LP A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA WITNESS: [Signature] PRINT NAME: [Signature] LONDON MASSE

BY: MICHAEL NUNZIATA AUTHORIZED PERSON 13FH PALM BEACH LP

WITNESS: [Signature] PRINT NAME: [Signature] [Signature] PRINT NAME: [Signature]



PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION INC. LENNAR HOMES, LLC

SITE DATA CONTROL NO. 1971-00013

