

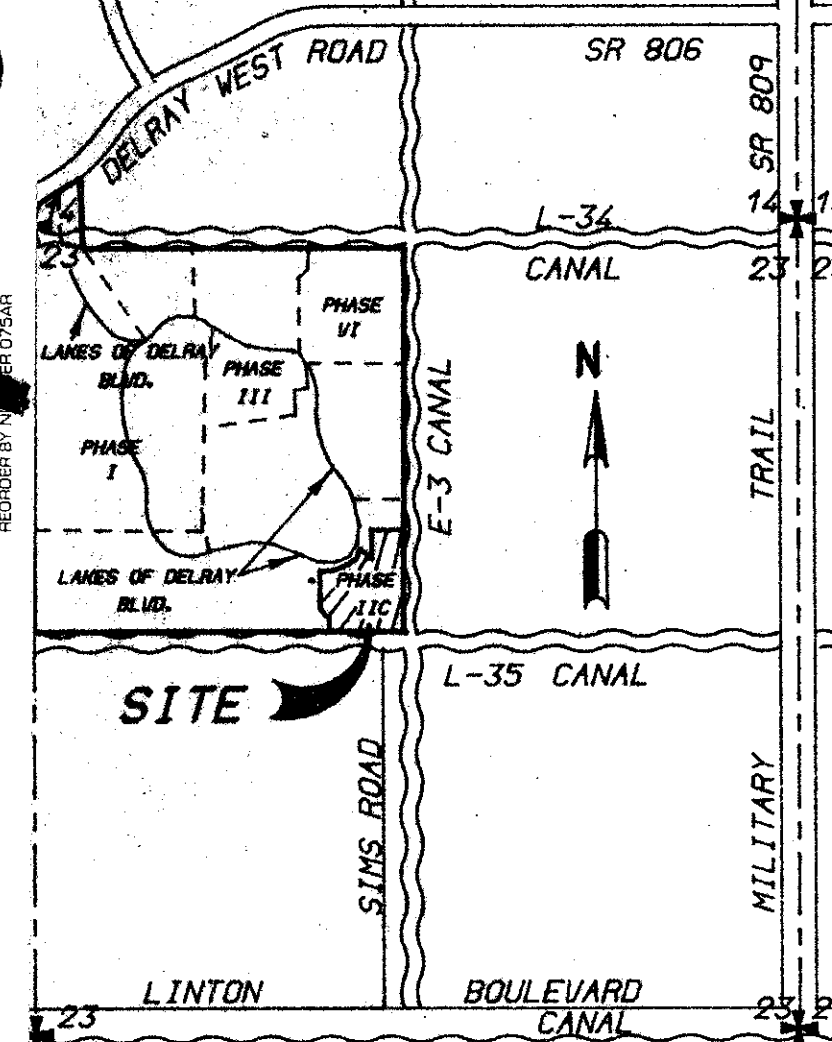
# PLAT NO. 11-C LAKES OF DELRAY

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 2 SHEETS

TAZ 470 23/46/42  
SUBDIVISION \* Lakes of Delray  
BOOK 56 PAGE 145  
FLOOD ZONE B FLOOD MAP # 220B  
QUAD # 37 ZONING  
SE ZIP CODE 33445  
PUD NAME Plat # 11-C

145



LOCATION MAP  
NTS

**SITE PLAN DATA**

SITE AREA	11.96 ACRES
MULTI-FAMILY DWELLING UNITS	120 UNITS
GROSS DENSITY	10.00 D.U./ACRES
RETENTION	3.60 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. 11-C, 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 1901.93 FEET TO THE POINT OF BEGINNING; THENCE RADIIALLY NORTH 01°36'40" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 89°13'03" AND WHOSE RADIUS POINT BEARS NORTH 01°36'40" EAST FROM SAID INTERSECTION; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 202.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°29'43" EAST, A DISTANCE OF 268.79 FEET; THENCE NORTH 40°57'25" EAST, A DISTANCE OF 32.23 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 56°55'10" AND WHOSE RADIUS POINT BEARS NORTH 08°54'52" WEST FROM SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.03 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE THAT BEARS SOUTH 65°50'02" EAST, THENCE SOUTH 65°50'02" EAST ALONG SAID LINE, A DISTANCE OF 105.15 FEET; THENCE SOUTH 33°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°19'58" EAST, A DISTANCE OF 342.99 FEET; THENCE SOUTH 89°40'02" EAST, A DISTANCE OF 328.46 FEET; THENCE SOUTH 00°19'58" WEST A DISTANCE OF 267.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 3859.72 FEET, AND A CENTRAL ANGLE OF 02°38'12"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 312.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3779.72 FEET AND A CENTRAL ANGLE OF 04°37'23"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 304.97 FEET TO THE 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 639.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 11.96 ACRES MORE OR LESS.

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

- LIMITED ACCESS EASEMENTS** - AS SHOWN HEREON, ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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.
- TRACTS B, C & D** - SHOWN HEREON, ARE HEREBY DEDICATED FOR INGRESS-EGRESS, UTILITY AND DRAINAGE 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.

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. **WATER MANAGEMENT TRACT V-5** - SHOWN HEREON IS HEREBY DEDICATED FOR RECREATION, WATER MANAGEMENT AND DRAINAGE 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 CONDOMINIUM 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.

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 DIRECTORS, THIS 19TH DAY OF MARCH A.D. 1987.

LENNAR HOMES, INC.  
BY: Carlos A. Diaz VICE PRESIDENT  
ATTEST: Kathleen E. Sierra ASSISTANT SECRETARY  
ITS: CARLOS A. DIAZ ITS: KATHLEEN E. SIERRA

**ACKNOWLEDGEMENT**

STATE OF FLORIDA } I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF DADE } BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS CARLOS A. DIAZ AND KATHLEEN E. SIERRA SENIOR VICE-PRESIDENT AND ASSISTANT 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 EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND 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 19TH DAY OF MARCH A.D., 1987.

8-10-88  
MY COMMISSION EXPIRES Janet S. English NOTARY PUBLIC

**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 ENCUMBRANCES.  
DATE March 24, 1987 Robert M. Haber  
DATE March 24, 1987 Robert M. Haber

**APPROVAL - PALM BEACH COUNTY, FLORIDA**

**BOARD OF COUNTY COMMISSIONERS**  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MAY A.D., 1987.  
BY: Ken Adams Carol A. Roberts  
VICE CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller  
DEPUTY CLERK

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF MAY A.D., 1987.  
BY: Herbert F. Kahlert, P.E.  
HERBERT F. KAHLERT, P.E.

**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 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 IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 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 PALM BEACH COUNTY, FLORIDA.

DATE 4-2-87  
LEO E. NOBLE  
PROFESSIONAL LAND SURVEYOR NO. 3143  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
LEO E. NOBLE P.L.S. 3143 STATE OF FLORIDA

**LAWSON, NOBLE & ASSOCIATES, INC.**

ENGINEERING - PLANNING - TESTING - SURVEYING  
BOYNTON BEACH, FLORIDA

8-10-88  
MY COMMISSION EXPIRES

PLAT No. 11-C, LAKES OF DELRAY 56/145

0267-300