

THIS INSTRUMENT PREPARED BY
 LONDON M CROSS OF
CARNAHAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 ENGINEERS SURVEYORS PLANNERS
 6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063
 NOVEMBER 1990 891202B R.C.W.

(BABCOCK P.U.D.)
WATERWAYS AT DELRAY-PHASE II

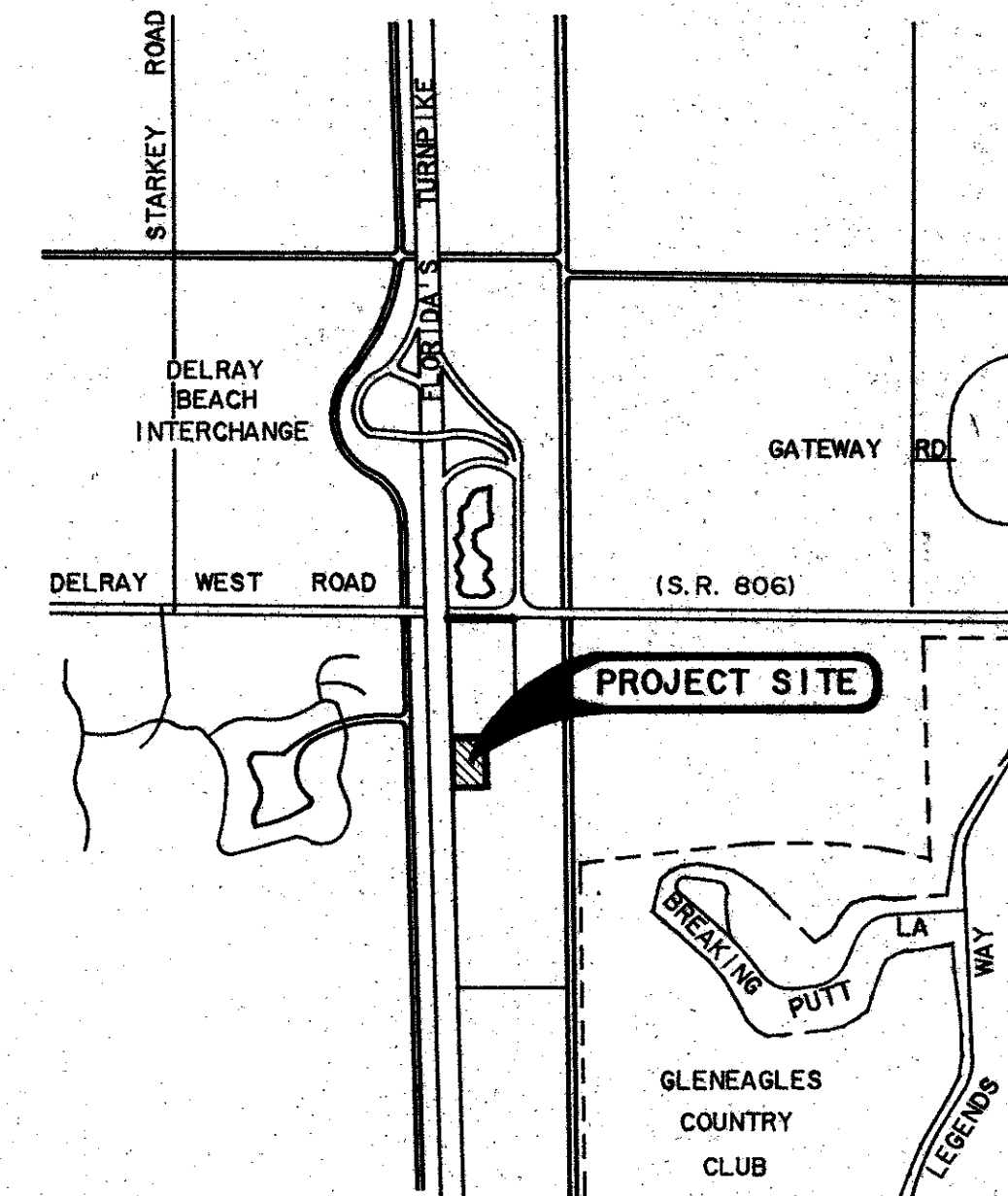
A REPLAT OF A PORTION OF TRACTS 2, 3, 30 AND 31 OF "PALM BEACH FARMS COMPANY PLAT NO. 1"
 (AS RECORDED IN PLAT BOOK 2, PAGES 26 THRU 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
 LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA

488 003

88

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 9:48 A.M.
 THIS 22ND DAY OF OCTOBER
 A.D., 1991 AND DULY RECORDED
 IN PLAT BOOK 68 ON PAGES
 86 AND 87
 JOHN B. DUNKLE,
 By *John B. Dunkle* DC

SHEET 1 OF 2 SHEETS



LOCATION MAP
 SEC. 20, TWP. 46 S., RGE. 42 E.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, BEING A REPLAT OF A PORTION OF TRACTS 2, 3, 30 AND 31 OF PALM BEACH FARMS COMPANY PLAT NO. 1 (AS RECORDED IN PLAT BOOK 2, PAGES 26 THRU 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND SHOWN HEREON TO BE KNOWN AS WATERWAYS AT DELRAY-PHASE II AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE SOUTH 89°18'07" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 780.91 FEET; THENCE SOUTH 01°24'09" EAST ALONG THE EAST LINE AND THE NORTHERLY EXTENSION OF FLORIDA'S TURNPIKE RIGHT-OF-WAY, A DISTANCE OF 512.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°24'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 488.67 FEET; THENCE NORTH 88°35'51" EAST, A DISTANCE 128.50 FEET; THENCE NORTH 01°24'09" WEST, A DISTANCE OF 12.50 FEET; THENCE NORTH 88°35'51" EAST, A DISTANCE OF 88.83 FEET; THENCE NORTH 01°24'09" WEST ALONG THE WESTERLY LINE OF WATERWAYS AT DELRAY-PHASE I (AS RECORDED IN PLAT BOOK 67, PAGES 180 AND 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 337.38 FEET; THENCE NORTH 24°19'20" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 150.68 FEET; THENCE SOUTH 88°35'51" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, A DISTANCE OF 158.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.319 ACRES, MORE OR LESS.
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

01. TRACT "A" THE BUFFER TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID BUFFER TRACT MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE SURVEYORS NOTES.
02. TRACT "B" THE PARKING AND ACCESS TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PARKING, ACCESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
03. TRACT "C" THE ROADWAY TRACT SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO A GRANT OF EASEMENT TO RUN WITH THE LAND (AS RECORDED IN O.R.B. 5156, PGS. 1553-1555, P.B.C.R.)
04. TRACTS "D", "E" AND "F" THE BUILDING TRACTS AS SHOWN ARE RESERVED FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEEES AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
05. TRACTS "G" AND "H" THE OPEN SPACE TRACTS AS SHOWN ARE DEDICATED TO WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
06. THE DRAINAGE EASEMENT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
07. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
08. THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
09. THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF LENNAR HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF MAY, 1991.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED CARLOS DIAZ, P.E. 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, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9TH DAY OF MAY, 1991.

MY COMMISSION EXPIRES: NOV-16-1992
John B. Dunkle
 NOTARY PUBLIC

NOTES

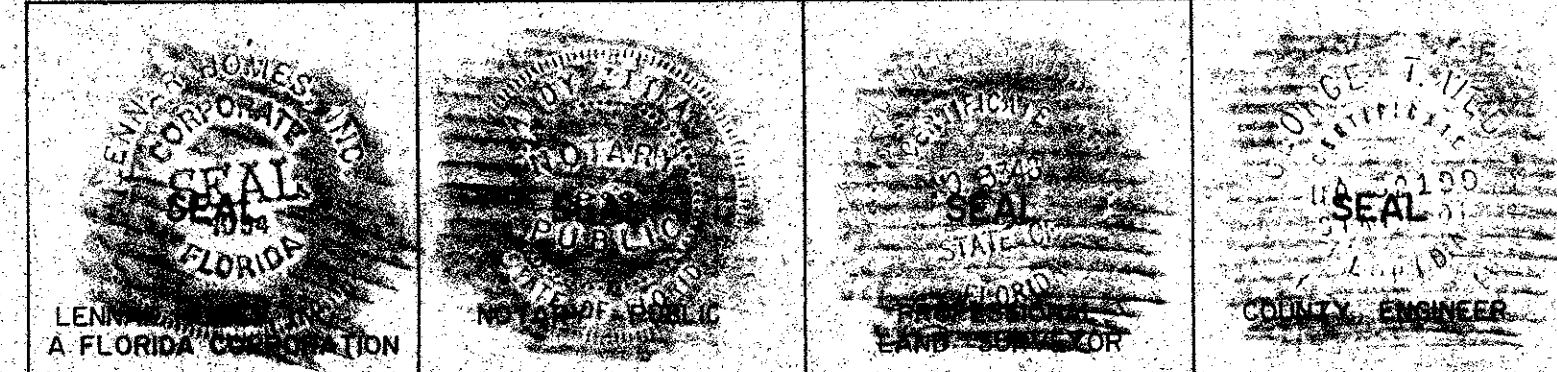
01. ALL BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF SOUTH 89°18'07" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
02. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
03. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
04. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
05. LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
06. PERMANENT CONTROL POINTS (P.C.P.'s) FALLING ON MANHOLE LOCATIONS WILL BE ESTABLISHED BY THE USE OF STRADLERS TO IDENTIFY THE POINT.
07. IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
08. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
09. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCE OF PALM BEACH COUNTY.

TITLE CERTIFICATION

STATE OF FLORIDA SS
 COUNTY OF DADE

I, MORRIS J. WATSKY, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND THAT I FIND THE TITLE TO SAID PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THE PLAT.

DATE: May 9, 1991
 UP-DATE: August 1, 1991
 BY: *M. J. Watsky*
 MORRIS J. WATSKY
 ATTORNEY AT LAW



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY COMPLIES WITH CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS. THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 13TH DAY OF May, 1991.
L.M. Cross
 LONDON M. CROSS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3348

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY
 THIS PLAT IS APPROVED FOR RECORD THIS 1 DAY OF Oct, 1991.
 BY: *Karen T. Marcus*
 KAREN T. MARCUS, CHAIR
 ATTEST: JOHN B. DUNKLE, CLERK
 BY: *John B. Dunkle*
 DEPUTY CLERK
 COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Oct, 1991.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E., ACTING COUNTY ENGINEER

P.U.D. STATISTICS

ZONING PETITION NO.	85-54
ACREAGE	2.319
UNITS	24
DENSITY	10.35 UNITS/ACRE
TYPE OF UNITS	CATEGORY B (8 UNIT CONDO)
OPEN SPACE	1.03 ACRES

0488-003
 PET. 85-54
 COLLECT

WATERWAYS AT DELRAY-PHASE II 68/86

TAZ 46B
 BOOK 68
 FLOOD ZONE B
 FLOOD MAP # 215A
 ZONING
 SE 85-54
 ZIP CODE 33446
 PUD NAME BABCOCK P.U.D.