

TROPICAL LAKES P.U.D. PHASE II

A PLAT OF A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 173A, 173B, 176, 177, 178, 179, 182, 183, 184, 185, 186, 187 AND 188 OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANCO HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALSO BEING A REPLAT OF LOTS 173A, 173B, 176, 177, 178, 179, 182, 183, 184, 185, 186, 187 AND 188 OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TROPICAL LAKES P.U.D. PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 170 FEET OF THE ABOVE DESCRIBED PARCEL.

LOTS 183, 184, 185, 186, 187 AND 188, PLAT NO. 3, DELRAY GARDEN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF.

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LOT 182 OF PLAT NO. 3, DELRAY GARDEN ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 184.

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LOTS 173 A AND 173 B, PLAT NO. 3, DELRAY GARDEN ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 184.

LOTS 176, 177, 178 AND 179, PLAT NO. 3 OF DELRAY GARDEN ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 184. ALSO DESCRIBED ON SHEET 2 OF 6.

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

- STREET:**
 - TRACTS U AND V, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - TRACTS Q, R, S AND T AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT:**

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACTS:**

TRACTS E, F, G, H, I, M AND N, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING IN EASEMENTS WITHIN OPEN SPACE SHALL BE IN CONFORMANCE TO NOTE NO. 4. (SEE DRAWING SHEETS)
- LANDSCAPE BUFFER TRACTS AND LANDSCAPE BUFFER EASEMENT:**

TRACTS J, K AND L, AND LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING IN EASEMENTS WITHIN BUFFER TRACTS SHALL BE IN CONFORMANCE TO NOTE NO. 4. (SEE DRAWING SHEETS)
- RECREATION AREA AND CIVIC AREA:**

TRACTS C AND P, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND CIVIC PURPOSES AS SHOWN ON SHEET 6 OF 6 OF THE RECORD PLAT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY, FLORIDA
JOHN A. GRANT, JR., INC. BOCA RATON, FLORIDA
CONSULTING ENGINEERS AND LAND SURVEYORS

SHEET 1 OF 6

OCTOBER 1994

INDEX OF SHEETS

SHEET NO'S. 1 & 2 TITLE SHEET AND CERTIFICATES
SHEET NO'S. 3 - 6 DETAIL SHEET

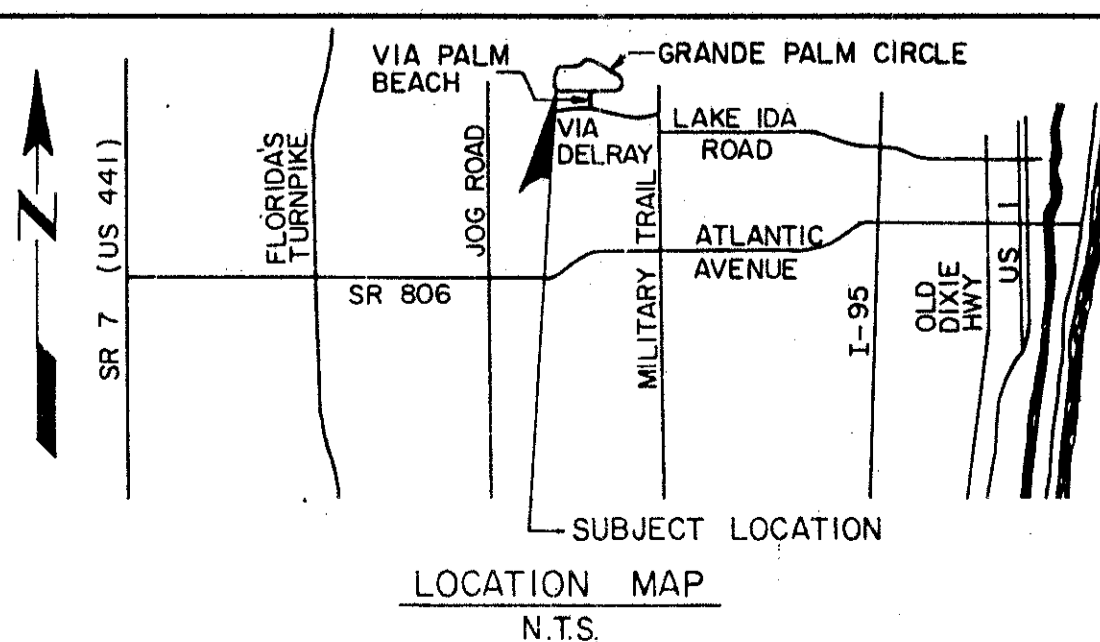
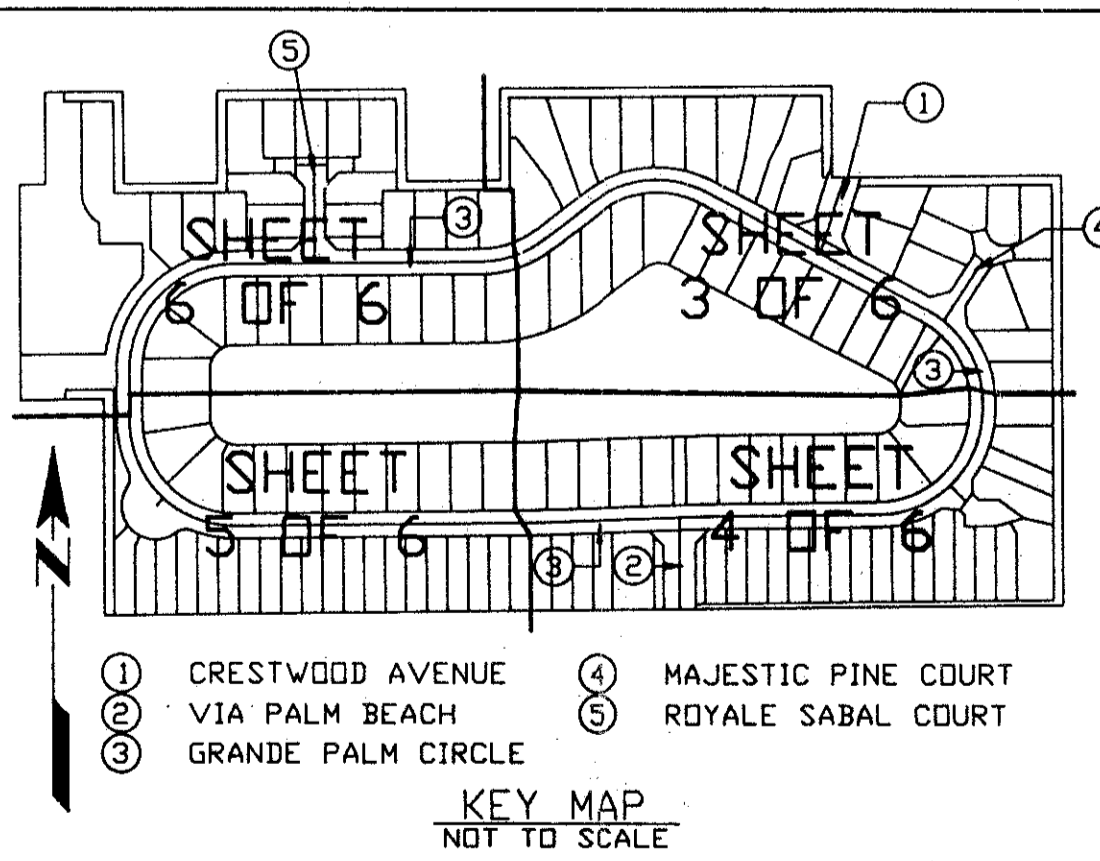
THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (407) 395-3333

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATISTICAL DATA

TOTAL AREA THIS PLAT	27.254 AC.
TOTAL AREA OF LOTS	15.909 AC.
AREA OF PRIVATE ROAD RIGHT-OF-WAY (TRACTS U AND V)	0.286 AC.
AREA OF RESIDENTIAL ACCESS STREET FOR PRIVATE STREET (TRACT A)	3.361 AC.
AREA OF DRIVEWAY TRACTS (TRACTS Q, R, S AND T)	0.167 AC.
AREA OF WATER MANAGEMENT TRACT (TRACT B)	4.295 AC.
AREA OF RECREATION AREA AND CIVIC AREA (TRACTS C AND P)	1.698 AC.
AREA OF OPEN SPACE TRACTS (TRACTS E, F, G, H, I, M AND N)	0.312 AC.
AREA OF LANDSCAPE BUFFER TRACTS (TRACTS J, K AND L)	1.226 AC.
TOTAL NUMBER UNITS PROPOSED	136 UNITS
DENSITY PROPOSED	4.99 UNITS/AC.
LAND USE : ZERO LOT LINE SINGLE FAMILY AND MULTI-FAMILY	

PETITION NO. : PDD 92-26A



6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS:

A. 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 PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES AND LITTORAL AREAS LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE 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 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. 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.

8. ROOF OVERHANG EASEMENTS:

THE ROOF OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY, INDIVIDUALLY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANG AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. LITTORAL ZONE EASEMENT:

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, SANDRA ANDEN, AND ATTESTED BY ITS VICE PRESIDENT, JENNIFER LARSON, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6TH DAY OF APRIL, A.D., 1995.

ANCO HOMES, INC.,
A FLORIDA CORPORATION

ATTEST: *Jennifer Larson*
JENNIFER LARSON, VICE PRESIDENT

ATTEST: *Sandra Anden*
SANDRA ANDEN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED SANDRA ANDEN AND JENNIFER LARSON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED ANCO 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 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 6TH DAY OF APRIL, A.D., 1995.

MY COMMISSION EXPIRES: FEB 12TH, 1999

MY COMMISSION NUMBER: 00434892

NOTARY PUBLIC, STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF June, A.D., 1995.

ATTEST: DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: *Ken Foster*
KEN FOSTER, CHAIRMAN

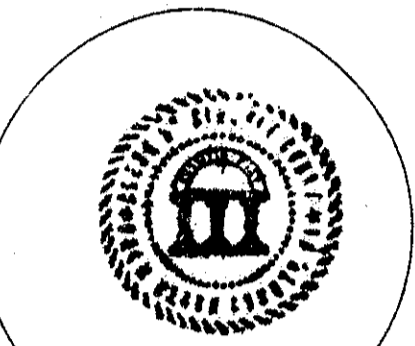
BY: *William Couvart*
DEPUTY CLERK

0635-002 75/25
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF June, A.D., 1995.

TROPICAL LAKES PHASE II

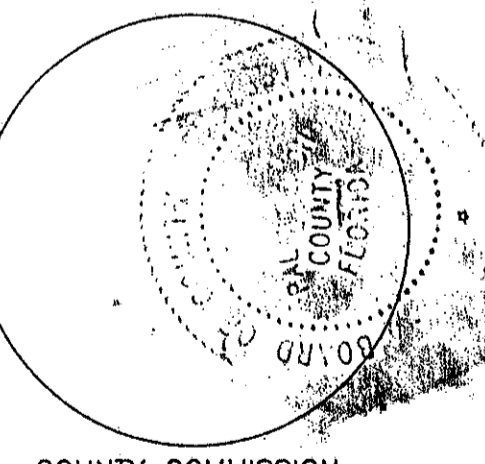
COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:50 A.M.)
this 8th day of JUNE 1995)
and duly recorded in Plat Book No. 75)
on page 26-30)
DOROTHY H. WILKEN, Clerk of Circuit Court)
by *Debra A. Stankovic*, D.S.)



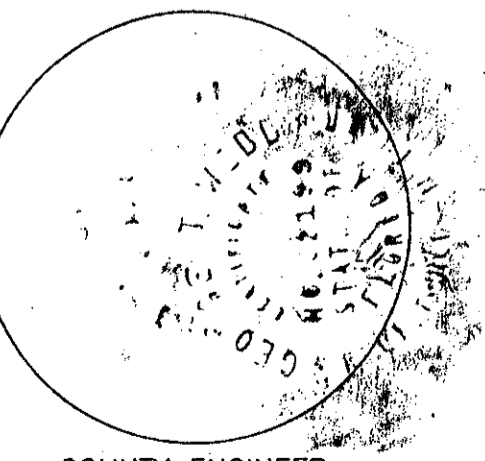
COUNTY CLERK

PET. 92-26A
S1213K

ANCO HOMES, INC.
DEDICATION



COUNTY COMMISSION



COUNTY ENGINEER

TAZ 462

SUBDIVISION * Tropical Lakes P.U.D.
BOOK 75
PAGE 25
FLOOD ZONE B
QUAD # 36
SE 92-26A
P.U.D. NAME same
ZIP CODE 33484

3/1/95
4/2/95
4/16/95