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COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 8:58 A.M.
this 14 day of January 1997
and duly recorded in Plat Book No. 78
on page 184 THRU 188
DOROTHY H. WILKIN, Clerk of Circuit Court
by *Ralph D. Demuzio* D.C.



DELRAY LAKES

A PLAT OF A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST
AND ALSO A REPLAT OF A PORTION OF THE AMENDED PLAT OF ISLES OF DELRAY
SECTION 2 AS RECORDED IN PLAT BOOK 71, PAGES 58 THRU 62 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF DELRAY BEACH PALM BEACH COUNTY, FLORIDA

JANUARY 3RD, 1996
SHEET 1 OF 5

THIS INSTRUMENT WAS PREPARED BY:

Ralph D. Demuzio & Associates, Inc.

Consulting Engineers, Planners, Surveyors
6100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100
FAX (305) 969-9680

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY ISLANDS INC. A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND ALSO A REPLAT OF A PORTION OF THE AMENDED PLAT OF ISLES OF DELRAY SECTION 2 AS RECORDED IN PLAT BOOK 71 AT PAGE 58 THRU 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BLOCK 3 OF LAKE IDA MANOR ADDITION NO. 2 AS RECORDED IN PLAT BOOK 25 AT PAGE 61 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, THEN RUN S00°13'52"E ALONG THE WEST BOUNDARY OF SAID LAKE IDA MANOR ADDITION NO. 2 A DISTANCE OF 254.38 FEET TO THE NORTHERLY RIGHT OF WAY OF LAKE IDA ROAD THEN RUN N89°51'08"W ALONG SAID NORTHERLY RIGHT OF WAY 971.07 FEET THEN RUN N00°11'43"E ALONG SAID RIGHT OF WAY 13.97 FEET TO THE SOUTHEAST CORNER OF ISLES OF DELRAY SECTION 2 AS PER THE AMENDED PLAT THEREOF AS RECORDED IN PLAT BOOK 71 AT PAGE 58 THRU 62 OF THE SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THEN RUN N89°50'57"W ALONG SAID NORTHERLY RIGHT OF WAY 236.61 FEET TO THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT, THEN RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY CURVE HAVING A RADIUS OF 1450.58 FEET, THRU A CENTRAL ANGLE OF 25°44'55" FOR AN ARC DISTANCE OF 651.86 FEET, THEN RUN N64°02'52"W ALONG SAID RIGHT OF WAY 96.43 FEET, THEN RUN N60°54'30"W ALONG SAID RIGHT OF WAY 221.84 FEET, THEN RUN N30°04'37"E ALONG THE WEST BOUNDARY OF SAID ISLES OF DELRAY SECTION 2 A DISTANCE OF 474.93 FEET THEN RUN S59°52'45"E 140.52 FEET, THEN RUN S60°52'15"E 50.00 FEET, THEN RUN S59°52'45"E 139.51 FEET TO THE EASTERLY BOUNDARY OF SAID ISLES OF DELRAY SECTION 2, THEN RUN N30°04'37"E ALONG SAID EASTERLY BOUNDARY 419.74 FEET TO THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT, THEN RUN NORTH-EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.09 FEET, THRU A CENTRAL ANGLE OF 60°09'13" FOR AN ARC DISTANCE OF 42.09 FEET TO THE POINT OF CURVATURE FOR A CURVE TO THE LEFT, THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, THRU A CENTRAL ANGLE OF 90°11'25" FOR AN ARC DISTANCE OF 39.35 FEET, THEN RUN N00°14'06"E 295.93 FEET THEN RUN S89°44'36"E ALONG THE SOUTH BOUNDARY OF A 50 FOOT CANAL AS PER RECORD PLAT OF LAKE IDA SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 54 OF THE SAID PUBLIC RECORDS OF PALM BEACH COUNTY A DISTANCE OF 1016.17 FEET TO THE WESTERLY BOUNDARY OF 80 FOOT CANAL, THEN RUN S00°15'59"E ALONG SAID WESTERLY BOUNDARY AS PER SAID RECORD PLAT OF LAKE IDA SHORES A DISTANCE OF 802.96 FEET, THEN RUN S89°44'43"E ALONG THE SOUTH BOUNDARY OF SAID CANAL 40.00 FEET THEN RUN S00°15'59"E ALONG THE WESTERLY BOUNDARY OF SAID LAKE IDA SHORES A DISTANCE OF 200.00 FEET, THEN RUN S89°46'49"E ALONG THE SOUTHERLY BOUNDARY OF SAID LAKE IDA SHORES A DISTANCE OF 260.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.820 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREDON AS DELRAY LAKES AND FURTHER DEDICATES AS FOLLOWS:

- TRACT 'A' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR TREE PRESERVATION AREA
- TRACT 'B' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR TREE PRESERVATION AREA
- TRACT 'C' IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR UTILITY PURPOSES.
- TRACT 'D' IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.
- TRACT 'E' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.
- TRACT 'F' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR SIGNAGE AND LANDSCAPE PARCEL
- TRACT 'G' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR RECREATION AND TREE PRESERVATION
- TRACT 'H' IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS A CANAL FOR PUBLIC WATERWAY
- TRACT 'I' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR BOAT RAMP AND PARKING AREA
- TRACT 'J' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR BOAT RAMP, PARKING & STORAGE AREA
- TRACT 'K' IS HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION FOR PRIVATE LAKE, DRAINAGE AND RECREATIONAL USE.

ALONG WITH THE FOLLOWING EASEMENTS:

ALL WATER AND SEWER EASEMENTS SHOWN HEREDON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.

THE LIMITED ACCESS EASEMENTS (LAE) IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND LAKE IDA ROAD.

THE UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE, CABLE T.V. SERVICE.

THE DRAINAGE EASEMENTS, TREE PRESERVATION EASEMENTS, LAKE MAINTENANCE EASEMENTS, LANDSCAPE EASEMENTS AND PROPERTY OWNERS MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO THE DELRAY LAKES PROPERTY OWNERS ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY SAID ASSOCIATION.

IN WITNESS WHEREOF,

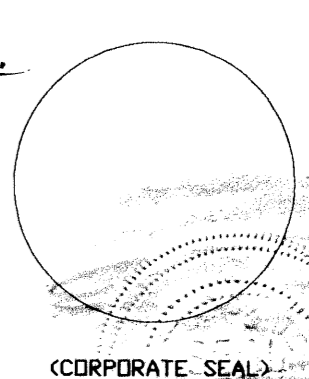
THE ABOVE NAMED DELRAY ISLANDS INC. HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3rd DAY OF November, 1996

DELRAY ISLANDS, INC.
A FLORIDA CORPORATION LICENSED
TO DO BUSINESS IN FLORIDA

WITNESS: *Laurie L. Gildan*
LAURIE L. GILDAN
MY COMMISSION # 22380771 EXPIRES
APRIL 28, 1998

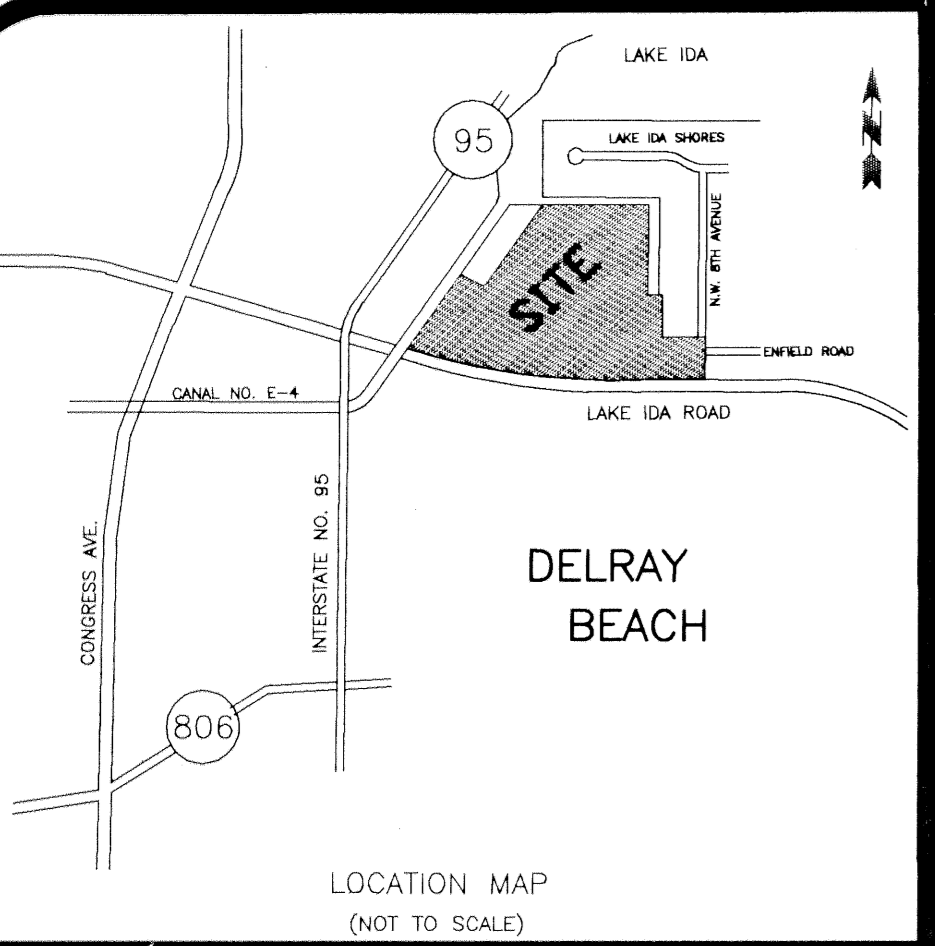
BY: *Robert D. Wilson*
ROBERT D. WILSON - PRESIDENT

ATTEST: *Robert D. Wilson*
ROBERT WILSON - SECRETARY



(CORPORATE SEAL)

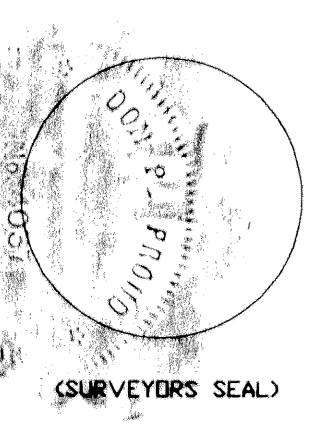
SHEET 1 OF 5



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREDON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

D. P. Proud
DONALD P. PROUD, P.L.S.
FLORIDA REG. NO. 4037



CITY APPROVAL

THIS PLAT OF DELRAY LAKES WAS APPROVED ON THE
17th DAY OF September A.D. 1996 BY THE CITY
COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

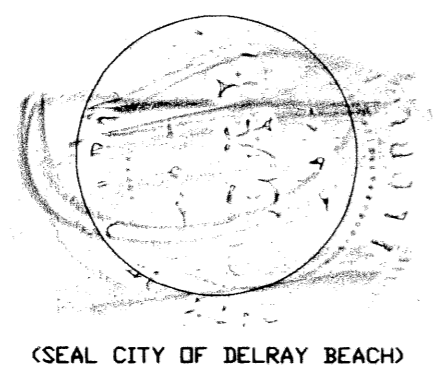
ATTEST: *Oliver Mc Hugo Harty*
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Diana C. Dominguez DIRECTOR OF PLANNING & ZONING BOARD
R. M. Murphy FIRE MARSHALL (acting)
D. B. B. CITY ENGINEER
D. B. B. DIRECTOR OF ENVIRONMENTAL SERVICES

GENERAL NOTES

- BEARINGS SHOWN HEREDON ARE BASED ON THE CENTERLINE OF ENFIELD COURT PER THE AMENDED RECORD PLAT OF ISLES OF DELRAY, SECTION 2 AS RECORDED IN PLAT BOOK 71 AT PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THE EASEMENTS SHOWN ON THE AMENDED PLAT OF ISLES OF DELRAY SECTION 2 THAT ARE REVISED BY THIS PLATTING ARE REPLACED BY THE EASEMENTS AS SHOWN ON THIS PLAT.

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- R/W = RIGHT OF WAY
- = SET CONCRETE MONUMENT
- = PERMANENT REFERENCE MONUMENT
- ⊙ = PERMANENT CONTROL POINT
- SRW = SET IRON ROD #3444
- FCM = FOUND CONCRETE MONUMENT
- FIR = FOUND IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- (P) = PLAT
- (S) = SURVEY
- (D) = DEED
- (C) = CALCULATED
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PB = PLAT BOOK
- PG = PAGE
- DR = OFFICIAL RECORDS
- SCM = SET CONCRETE MONUMENT
- CL = CENTERLINE
- EDP = EDGE OF PAVEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- (R) = RADIAL LOT LINE
- (NR) = NONRADIAL LOT LINE
- CHD = CHORD BEARING - DISTANCE
- F.B. N.C. = FOUND NAIL AND CAP



(SEAL CITY OF DELRAY BEACH)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GILBERT GOLDSTEIN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DELRAY ISLANDS, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 November, 1996

MY COMMISSION EXPIRES April 28, 1998

Laurie L. Gildan
LAURIE L. GILDAN
NOTARY PUBLIC



(NOTARY SEAL)