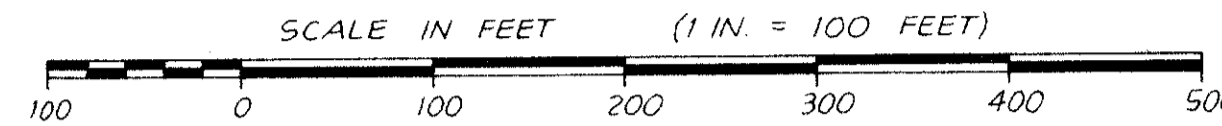


# delray dunes second section

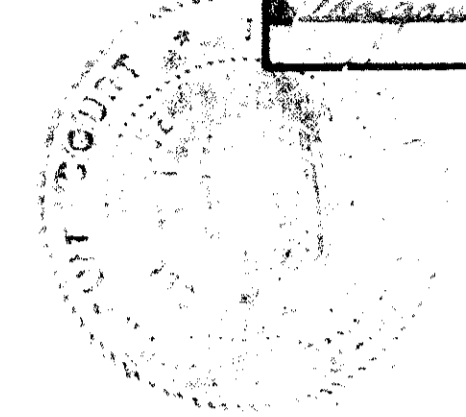
A SUBDIVISION IN THE N.W. 1/4 OF SECTION 1, TWP. 46 S., RGE. 42 E.,  
ALSO BEING A REPLAT OF A PORTION OF DELRAY DUNES FIRST SECTION,  
AS RECORDED IN PLAT BOOK 28, PAGES 222, 223, AND 224  
PALM BEACH COUNTY, FLORIDA

**DAVIS AND CRAVEN INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
1699 E OAKLAND PARK BLVD.  
FORT LAUDERDALE FLORIDA



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This was filed for record in Book 28, Page 222, 223, and 224 of the Public Records of Palm Beach County, Florida, on this 11th day of May, 1971.



STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS THAT "DELRAY DUNES, INC.," A FLORIDA CORPORATION, THE OWNER OF THE TRACT OF LAND LYING AND BEING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "DELRAY DUNES, SECOND SECTION," AND THAT PORTION OF PARCEL "G" OF "DELRAY DUNES FIRST SECTION," AS RECORDED IN PLAT BOOK 28, PAGES 222, 223, AND 224 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

beginning at the northeast corner of the N.W. 1/4 of said section 1, thence N-89°49'41"-W, along the north line of said N.W. 1/4, a distance of 80.00 feet; thence S-0°57'34"-E, parallel with and 80 feet west of the east line of said N.W. 1/4, a distance of 200.17 feet; thence S-46°35'24"-W, a distance of 263.34 feet to a point of curve; thence westerly along the arc of a circular curve to the right, having a radius of 100 feet, an arc distance of 119.10 feet to a point of reverse curve; thence continuing westerly along the arc of a circular curve to the left, having a radius of 180 feet, an arc distance of 172.33 feet, thence S-59°58'41"-W, a distance of 236.77 feet to a point of curve, thence westerly and southerly, along the arc of a circular curve to the left, having a radius of 465 feet, an arc distance of 325.58 feet; thence westerly along the arc of a circular curve to the left, having a radius of 1490 feet, and whose radius point bears S-19°51'41"-W from the last described point, an arc distance of 745.08 feet to a point of compound curve; thence continuing westerly and southerly along the arc of a circular curve to the left, having a radius of 365 feet, an arc distance of 254.11 feet; thence S-41°19'21"-W, a distance of 64.74 feet; thence N-48°40'41"-W, a distance of 5390 feet to a point of curve; thence northerly and westerly along the arc of a circular curve to the left, having a radius of 285 feet, an arc distance of 214.29 feet; thence S-88°14'29"-W, a distance of 370.82 feet, thence N-1°45'31"-W, parallel with and 133.00 feet east of the west line of the N.W. 1/4 of said section 1, a distance of 779.85 feet to a point on the north line of said N.W. 1/4; thence N-89°49'41"-W, along said north line, a distance of 133.07 feet to the northwest corner of said N.W. 1/4; thence S-1°45'31"-E, along the west line of the N.W. 1/4 of said section 1, a distance of 2682.63 feet to the southwest corner of said N.W. 1/4; thence S-89°12'41"-E, along the south line of said N.W. 1/4, a distance of 2637.31 feet; thence N-0°57'34"-W, parallel with and 40 feet west of, as measured at right angles to, the east line of the N.W. 1/4 of said section 1, a distance of 1421.17 feet to a point of curve; thence northerly and westerly along the arc of a circular curve to the left, having a radius of 50 feet, an arc distance of 78.54 feet; thence N-89°02'26"-E, a distance of 90.0 feet to a point on the east line of said N.W. 1/4; thence N-0°57'34"-W, along said east line a distance of 1238.06 feet to the point of beginning. LESS the Lake Worth drainage district canal L-28 Right-of-Way recorded in Official Records Book 1702, pages 1541 and 1542 of the Public Records of Palm Beach County and as shown hereon.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate to the public as a part of a public highway only, the right-of-way of state road 809 (Military Trail) as shown hereon. All other roads and streets (Drives, Road, etc., use thoroughfare designations as shown in plat) are and shall remain private and the property of said owner. Said owner does hereby grant unto the present and future purchasers and owners of property in said subdivision, their guests, domestic help, delivery and pick-up services, maintenance personnel of the several public utilities directly engaged in servicing and maintaining or construction appertaining to said utilities, and unto the members of DELRAY DUNES GOLF AND COUNTRY CLUB, INC. and their guests, and unto the residents and guests of any and all motels and/or apartment buildings located within the boundaries of this subdivision, the right of ingress and egress over and across the network of roads and streets shown hereon. Said owner does hereby reserve unto itself the easements shown hereon for the construction and maintenance of public utility and drainage system transmission lines, including the right to construct and maintain underground transmission lines in, under, and across said roads and streets as long as they remain private property. Provided however, that the Board of County Commissioners, Palm Beach County, Florida, may at their option, any time after three (3) years from the date of recording of this plat, take title to DUNES ROAD, (BARWICK ROAD) together with associated drainage easements for the purpose of creating a public thoroughfare.

At the option of the owner, which option may be exercised only with the consent of the Board of County Commissioners of Palm Beach County, Florida, or the governing body of any municipality having legal jurisdiction over the land encompassed by this plat, all of the roads, streets and easements on this plat may be dedicated to the public at any time.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its president and attested by its secretary and its corporate seal hereunto affixed, by and with the authority of its Board of Directors, this 11th day of MAY, A.D. 1971.

DELRAY DUNES, INC.

by John B. Dodge PRESIDENT

ATTEST John F. Callen SECRETARY - TREASURER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

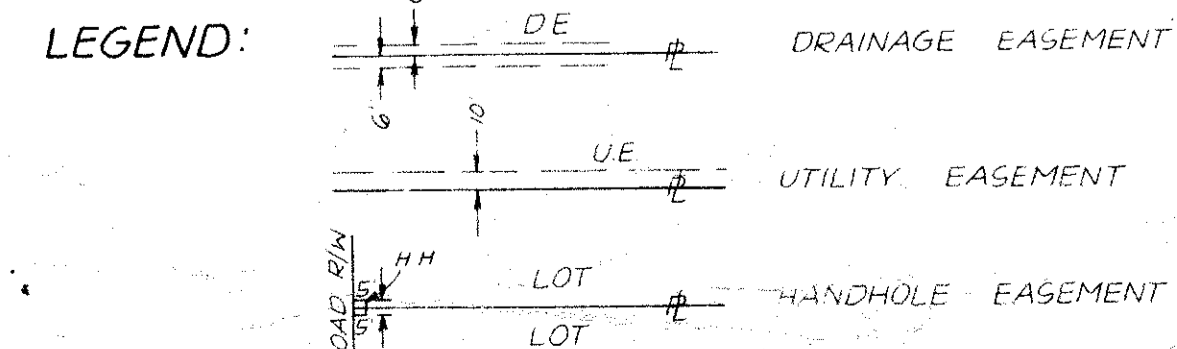
By \_\_\_\_\_ DEPUTY CLERK

APPROVED: JUNE 1, A.D. 1971.  
BOARD OF COUNTY COMMISSIONERS

By \_\_\_\_\_ CHAIRMAN

By Ullrich Hill COUNTY ENGINEER

- NOTES:
- ALL CORNER RADII ARE 25 FEET AND CORNER LOT DIMENSIONS ARE TO PI OF TANGENTS UNLESS OTHERWISE SHOWN.
  - ALL BEARINGS ARE ASSUMED MERIDIAN.
  - P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
  - BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.



### MORTGAGE STATEMENTS:

This plat of "DELRAY DUNES, SECOND SECTION," is hereby approved by JOHN C BORDEMAN, as Attorney-in-fact under the Power of Attorney recorded in the Public Records of Palm Beach County, Florida, for "PAR CLUB OF FLORIDA, INC.," a Florida Corporation, "NORTHWESTERN UNIVERSITY," an Illinois corporation, and "DARTMOUTH COLLEGE," a New Hampshire Corporation, the mortgagees of record as recorded in the Public Records of Palm Beach County, Florida, in O.R. Book 1656, Page 988.

May 11, A.D. 1971

SIGNED, SEALED, AND DELIVERED, IN THE PRESENCE OF:

Majel M. Lile  
James W. Landau

John C. Bordeman

JOHN C. BORDEMAN, Attorney in Fact, pursuant to powers of attorney from PAR CLUB OF FLORIDA, INC., NORTHWESTERN UNIVERSITY and DARTMOUTH COLLEGE as recorded in O.R. Book 1668, Pages 1467, 1468, and 1469 respectively, Public Records of Palm Beach County, Florida.

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared, JOHN C. BORDEMAN, Attorney in fact for PAR CLUB OF FLORIDA, INC., NORTHWESTERN UNIVERSITY and DARTMOUTH COLLEGE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid, this 11th day of May, A.D. 1971.

Majel M. Lile  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

I hereby CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JOHN B. DODGE and JOHN F. CABLER, President and Secretary-Treasurer respectively of DELRAY DUNES, INC., a Florida Corporation, to me well known and known 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 was the act and deed of said Corporation.

WITNESS MY HAND AND OFFICIAL SEAL AT FT. LAUDERDALE, COUNTY OF BROWARD and State of Florida this 11th day of MAY, A.D. 1971.

MY COMMISSION EXPIRES: \_\_\_\_\_ Margaret E. Davis NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

I hereby CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction of the hereon described property and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments have been set as required by law.

Hugh R. Davis  
REG. LAND SURVEYOR NO. 978  
STATE OF FLORIDA

Subscribed and sworn to before me this 12th day of MAY, A.D. 1971.

MY COMMISSION EXPIRES: \_\_\_\_\_ Margaret E. Davis NOTARY PUBLIC

NOTE: This instrument prepared under the direction of: Hugh R. Davis reg. land surveyor No. 978 state of Florida 1699 E. Oakland Park Blvd. Ft. Lauderdale, Florida. **29/91**  
**Delray Dunes 2nd Sec**

DRAWING NUMBER  
**29-91**

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER