

LOCATION MAP
NOT TO SCALE

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that YUSEM PROPERTIES OF DELRAY LIMITED, a Florida limited partnership, owners of the land shown hereon, being in Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as VILADELAY SECTIONS 10, and 11, and more particularly described as follows:

A parcel of land lying in the Northwest Quarter (NW 1/4) of Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of Villadelray Sections 7, 8, and 9, as same is recorded in Plat Book 34, at Pages 173, 174 and 175, Public Records of Palm Beach County, Florida run (bearings cited herein are in the meridian of said Villadelray Sections 7, 8 and 9) by the following numbered courses:

1. North 0°25'07" West, along the Westerly Right-of-Way Line of Lake Worth Drainage District Canal E-3, as same is recorded in Deed Book 118, Page 518 and Official Record Book 2218, at Page 1159, Public Records of Palm Beach County, Florida, a distance of 239.79 feet to the intersection with the Southerly Right-of-Way Line of Lake Worth Drainage District Canal L-30, as same is recorded in Official Record Book 2218, at Page 1156; said Southerly Right-of-Way Line being parallel with and 100 feet Southerly from, as measured at right angles to, the North Line of said Section 11; thence...
2. South 89°36'57" West, along said Southerly Right-of-Way Line of the just mentioned Canal L-30, a distance of 2576.21 feet to its intersection with the Easterly Right-of-Way Line of El Clair Ranch Road (as proposed); said Easterly Right-of-Way being parallel with, and 53 feet Easterly from, as measured at right angles to, the West Line of said Section 11; thence...
3. South 0°28'16" East, along the aforementioned Easterly Right-of-Way Line of El Clair Ranch Road (as proposed), a distance of 334.46 feet; thence...
4. South 70°45'24" East, a distance of 330.33 feet to a point in a 25 foot radius curve, concave Southeasterly, having a central angle of 64°07'37", and whose local tangent, passing through said point, bears North 19°15'41" East; thence...
5. Northeasterly, along the arc of the just described curve, a distance of 27.98 feet to a point of reverse curvature and the beginning of a 2094.56 foot radius curve, concave Northwesterly, having a central angle of 3°47'43"; thence...
6. Northeasterly, along the arc of the just described 2094.56 foot radius curve, a distance of 138.74 feet to the end of said curve; thence...
7. North 79°35'35" East, a distance of 419.76 feet to the beginning of a 1000 foot radius curve, concave Southerly, having a central angle of 17°52'30"; thence...
8. Easterly, along the arc of the just described curve, a distance of 311.98 feet to a point of reverse curvature and the beginning of a 1909.16 foot radius curve, having a central angle of 10°48'45"; thence...
9. Continue Easterly, along the arc of the just described 1909.16 foot radius curve, a distance of 360.29 feet to the end of said curve; thence...
10. North 86°39'20" East, a distance of 524.93 feet to the beginning of a 180 foot radius curve, concave Southwesterly, having a central angle of 44°34'39"; thence...

A PLANNED UNIT DEVELOPMENT
VILADELAY - SECTION 10 AND 11
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS - SHEET NO. 1

P. U. D. DATA

Total Area = 20.182 Acres
Section 10 = 7.526 Acres
Section 11 = 12.656 Acres (Including Recreation Area)
Recreation Area = 1.293 Acres
Dwelling Units = 138
Density = 6.84 D.U. / Ac.

11. Southeasterly, along the arc of the just described curve, a distance of 140.04 feet; thence...
12. North 41°23'27" East, along a line not radial to the preceding curve and along the North boundary line of the previously mentioned Plat of Sections 7, 8 and 9, a distance of 166.28 feet; thence...
13. North 89°34'53" East, continuing along the North boundary line of the aforementioned Plat of Sections 7, 8, and 9, a distance of 260.00 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 20.195 acres, more or less.

DEDICATION

STREETS

The tracts for private road purposes, shown hereon as Palm Greens Way and Palm Greens Lane are hereby dedicated to the Palm Greens Condominium Association N° 2 and are the perpetual maintenance obligation of said Association.

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The access control easements, as shown hereon, are hereby dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

RECREATION AREAS

The recreation areas, shown hereon as Tract "R" are hereby dedicated to the Palm Greens Condominium Association N° 2 for proper purposes and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, I Henry H. Yusem do hereunto set my hand and seal this 12 day of OCTOBER, A.D. 19 1978.

Witness: Elizabeth Zucaro By: Henry H. Yusem

Witness: John B. Dunkle By: Lawrence A. Matthes

ACKNOWLEDGEMENT

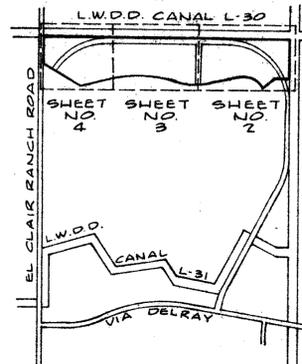
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Henry H. Yusem to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12 day of OCTOBER, A.D. 1978

John B. Dunkle
Notary Public
My Commission Expires: 10/15/79

My Commission Expires: _____



KEY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, County Title and Abstract Company, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested in Yusem Properties Of Delray Limited; that the current taxes have been paid; and that we find that the property is free of encumbrances.

Date: Oct 17, 1978 By: Phillis L. Spalding
Phillis L. Spalding, President

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 14 day of November, A.D. 19 78.
By: Herbert F. Kahler
Herbert F. Kahler, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 14 day of November, A.D. 19 78.
By: Peggy B. Evatt
Peggy B. Evatt, Chairman
Board of County Commissioners

ATTEST: John B. Dunkle CLERK
BOARD OF COUNTY COMMISSIONERS
By: Margaret Jennings Deputy Clerk

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of the Palm Beach County, Florida.

Date: OCTOBER 26, 1978 By: Lawrence A. Matthes
Lawrence A. Matthes, P.L.S.
Florida Cert. No. 2204

0324.005
NOTES

Permanent Reference Monuments (P.R.M.'s) are designated thus: P.R.M.
Permanent Control Points (P.C.P.'s) are designated thus:

Bearings cited herein are in the meridian of VILADELAY - SECTION 7, 8 AND 9, PLAT BOOK 34, PAGES 173, 174 AND 175

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

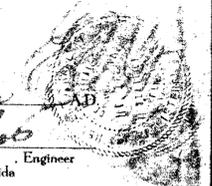
There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or other structures placed on drainage easements.

In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:41 A.M. on this 16 day of November, 19 78 and duly recorded in Plat Book 36 on page 19-22
JOHN B. DUNKLE, Clerk, Circuit Court
John B. Dunkle



Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC.	Job No. 78-1041
L. sign J.C. WESTE	ENGINEERS - PLANNERS - SURVEYORS	Scale NO SCALE
D. E. WIKORA	WEST PALM BEACH FLORIDA	Date SEPT, 1978
Checked		Sheet 4
		of 1
		File No. BF-2277

VILADELAY 10 + 11