

HIGH POINT OF DELRAY WEST

PLAT NO. 1

A PART OF SECTION 14, T46S, R 42E, PALM BEACH COUNTY FLORIDA SHEET 1 OF 2 SHEETS

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HIGH POINT OF DELRAY BUILDERS INC., a Florida Corporation, owner of the land shown hereon, being in Section 14, T46S, R42E, Palm Beach County, Florida, and shown hereon as "HIGH POINT OF DELRAY WEST" more particularly described as follows:

Commencing at the Northeast corner of said Section 14; thence S89° 05' 56" W, a distance of 1323.34 feet; thence S0° 01' 50" W, a distance of 700.86 feet; thence S88° 56' 39" W, a distance of 165.00 feet; thence S0° 02' 12" W, a distance of 167.74 feet to the Point of Beginning; thence continuing S0° 02' 12" W, a distance of 115.00 feet; thence S89° 58' 10" E, a distance of 165.00 feet; thence S0° 01' 50" W, a distance of 445.00 feet; thence N88° 47' 22" E, a distance of 1229.26 feet to the Westerly right-of-way line of Military Trail; thence Southerly along said right-of-way, along the arc of curve concave to the East, having a central angle of 29° 27' 57", a radius of 10,515.4 feet, a distance of 457.34 feet; thence continuing along said right-of-way, S01° 19' 13" E, a distance of 244.93 feet; thence S88° 38' 06" W, a distance of 992.05 feet; thence S0° 00' 51" W, a distance of 100.00 feet; thence S88° 38' 06" W, a distance of 115.00 feet; thence S48° 58' 08" W, a distance of 78.00 feet; thence S88° 38' 06" W, a distance of 550.00 feet; thence N38° 05' 17" W, a distance of 142.19 feet; thence due west, a distance of 870.72 feet; thence N0° 05' 46" E, a distance of 1377.77 feet; thence S89° 04' 14" E, a distance of 681.69 feet; thence S47° 29' 41" E, a distance of 159.22 feet; thence S89° 58' 10" E, a distance of 370.00 feet to the Point of Beginning.

Has caused these presents to be surveyed and platted as shown hereon, and does hereby dedicate as follows:

1. ROADS:

- A. Tract "A" as shown hereon is reserved for private roads purposes and is hereby dedicated in perpetuity to "HIGH POINT OF DELRAY WEST MASTER ASSOCIATION INC." a Florida Corporation, its successors and assigns, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- B. ADDITIONAL RIGHT OF WAY AS SHOWN HEREON FOR MILITARY TRAIL, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

- A. The utility and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and the drainage facilities.
- B. Tract "A" as shown hereon is hereby declared to be drainage and utility easement. THE WATER MANAGEMENT TRACT(S) SHOWN HEREON IS HEREBY DECLARED TO BE DRAINAGE EASEMENT.
- C. The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County Florida, for the purposes of control and jurisdiction over access rights.

3. CANALS:

- A. The canal rights-of-way as shown hereon are hereby dedicated in fee simple to the LAKE WORTH DRAINAGE DISTRICT, and are the perpetual maintenance obligation of the LAKE WORTH DRAINAGE DISTRICT.

4. WATER MANAGEMENT TRACT:

- A. THE WATER MANAGEMENT TRACT(M) IS HEREBY DEDICATED TO "HIGH POINT OF DELRAY WEST MASTER ASSOCIATION," FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL maintenance obligation of said association.

5. RECREATION AREA:

- A. Tract "B-1" as shown hereon is reserved for recreational purposes and is the perpetual maintenance obligation of High Point of Delray West Condominium Association Section 1 Inc.

IN WITNESS WHEREOF, the above mentioned Corporation has caused these presents to be signed by its President and attested by its secretary, and its Corporate seal to be affixed hereto, by and with the authority of its Board of Directors this 24th day of August 1979.

HIGH POINT OF DELRAY BUILDERS INC.,
A Corporation of the State of Florida

ATTEST: Stanley C. Tate
J. Kenneth Tate, Secretary

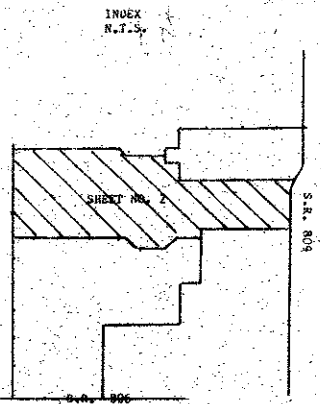
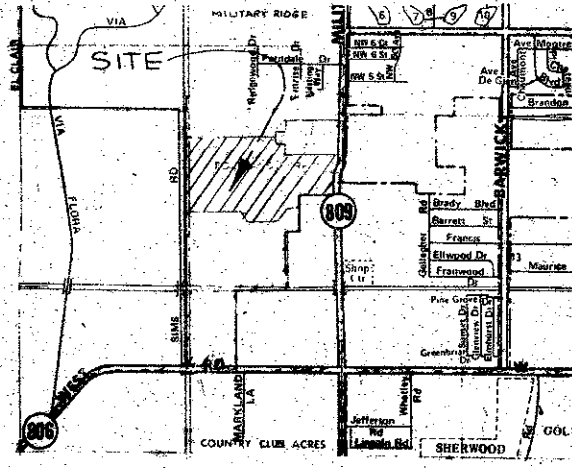
By: Stanley C. Tate
Stanley C. Tate, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME personally appeared Stanley C. Tate and J. Kenneth Tate to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of High Point of Delray Builders Inc., a Florida Corp., 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 seal this 24th day of August 1979
My Commission expires: Jan 1, 1980
John H. Hines
Notary Public



P.U.D. TABULATION

total acreage (not including canals)	60 acres
Total residential area	38.5 acres
Park & Recreation area	4.0 acres
Lake area	6.5 acres
Building coverage	1039 acres
Street area	6.37 acres
Number of Units	566 units
Density	6.34 units/acre

SURVEYOR'S NOTES

- There shall be no buildings of any kind of construction or trees or shrubs placed upon the easements.
- Indicate Permanent Reference Monuments
- Indicate Permanent Control Points.
- Driveways & Parking areas and all other common areas shall be described in the condominium documentation and master association documentation for High Point of Delray West.

BEARING NOTE:
The North line of Section 14, T46S, R42E, is assumed to be S 89° 05' 56" W, and all other bearings are relative thereto.

SURVEYOR'S CERTIFICATE:
This is to 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 (R.M.S.) Permanent Reference Monuments have been placed as required by law and further I.C.P.S., permanent control points will be placed as required by law and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Robert A. Turso
ROBERT A. TURSO, P.L.S., #2360

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Palm Beach

We, American Flatiron Mortgage Company, a title insurance company, duly licensed in the State of Florida, hereby certify that we have examined the title to the herein described property, and we have found the title to the property is vested to HIGH POINT OF DELRAY BUILDERS, INC.; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that all other mortgages are shown and are true and correct. This 24th day of August 1979.

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon, and does hereby join in and consent to the dedication of the land described in said Dedication by the owner thereof, and agrees that its mortgage, which is recorded in O.R.B. # 2792, at Page 1076 of the Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President, and attested to by its Secretary, and its corporate seal affixed hereon by and with the authority of its Board of Directors. This 24th day of August 1979.

American Flatiron Mortgage Company
corporation of the State of Florida
By: James C. Moulton
Vice President

WITNESS: Heaven M. Korman
Robert A. Turso

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME personally appeared Lawrence A. Miller to me well known, and known to me to be the individual described in and who executed the foregoing instrument as vice president of American Flatiron Mortgage Company, 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 seal this 24th day of August 1979.
My commission expires: Jan 1, 1980
John H. Hines
Notary Public

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This Plat is hereby approved for record this 6th day of Nov 1979.

COUNTY ENGINEER
This Plat is hereby approved for record this 6th day of Nov 1979.

ATTEST: John B. Dumble, clerk
Board of County Commissioners
By: John B. Dumble
Deputy Clerk

0254-000

High Point of Delray West

ROBERT A. TURSO
LAND SURVEYOR

ENVIROCIIVIL ENGINEERING CORP
CONSULTING AND ENVIRONMENTAL ENGINEERS
95 HERRING WAY CORAL GABLES



This instrument prepared by Robert A. Turso in the office of Robert A. Turso, 223 North "J" Street, Lake Worth, Florida 33460, Phone (305) 585-1695

