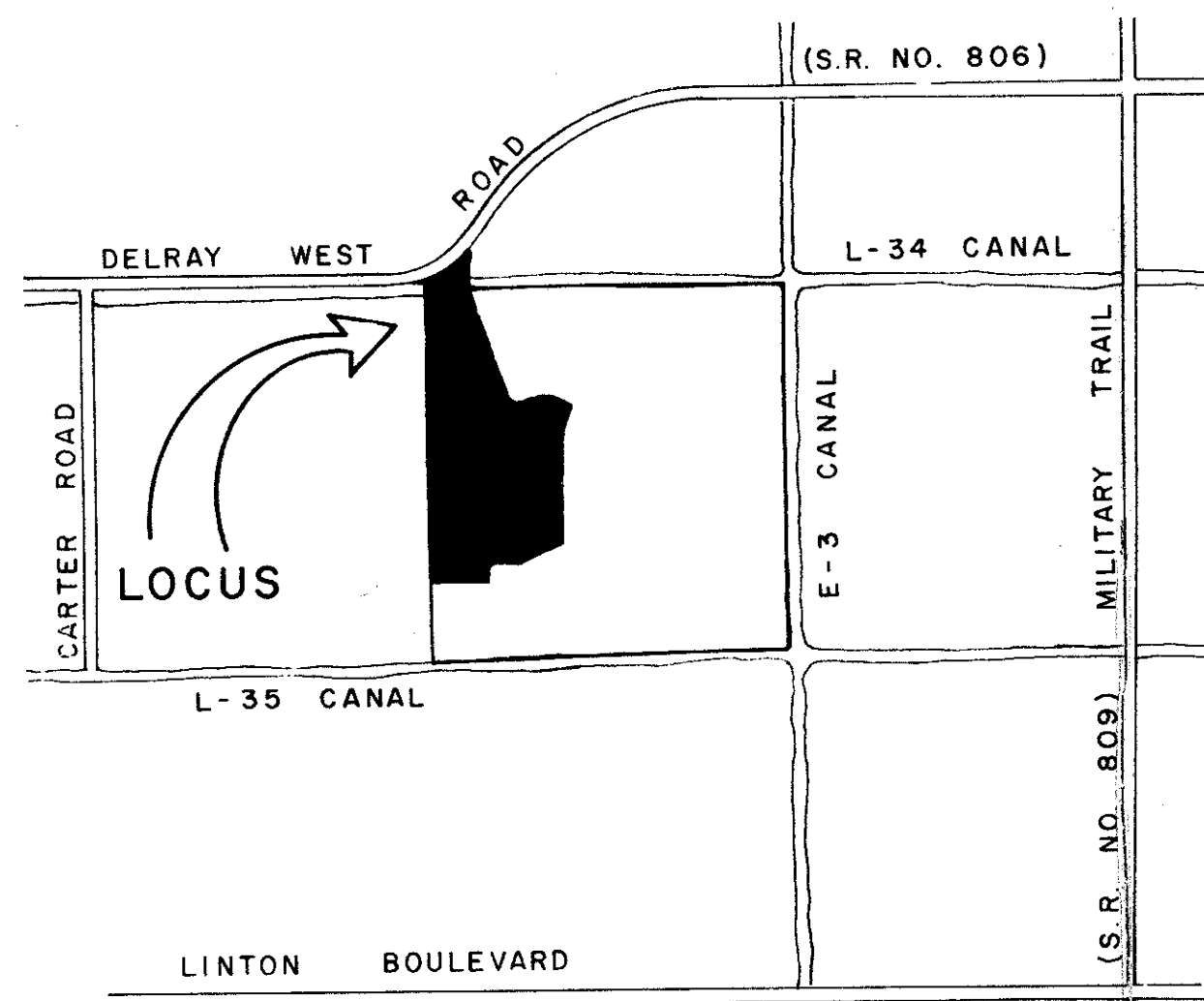


44/12/46



LOCATION MAP NOT TO SCALE

PLAT NO. ONE

LAKES OF DELRAY

BEING A PORTION OF THE SOUTHWEST ONE - QUARTER OF SECTION 14 AND A PORTION OF THE NORTHWEST ONE - QUARTER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

NOVEMBER, 1980

SHEET 1 OF 2 SHEETS

46

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

This Plat was filed for record at 10:15 A.M., this 2 day of April, 1981, and duly recorded in Plat Book No. 42 on Page No. 46+47.

JOHN B. DUNKLE, Clerk of the Circuit Court
BY: *Dyle Shreffels* D.C.

DEDICATION (Continued)

- 6. That the utility and drainage easements as shown, are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- 7. All landscape tracts as shown shall be the perpetual maintenance obligation of any and all condominium associations, which may be formed within the LAKES OF DELRAY, pursuant to the Agreements for Deed between F & R Builders, Inc., and each association which may be formed. Provided however, that any landscape tract which is a part of property submitted to the condominium ownership as common elements of any condominium, shall be the maintenance obligations of the condominium associations maintaining and operating that condominium.
- 8. That all common elements within each building tract, exclusive of the dwelling units within each building tract, shall be the perpetual maintenance obligation of the condominium association maintaining and operating that condominium in that building tract.

GENERAL NOTES

- 1. ALL P.R.M.'s BEAR THE REGISTRATION NUMBER "2427" SHOWN THUS P.R.M.
- 2. PERMANENT CONTROL POINTS SHOWN THUS P.C.P.
- 3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 23 BEING N. 00°-05'-05" E., ACCORDING TO THE SAME MERIDIAN AS SHOWN ON PLAT NO. 2, KINGS POINT, AS RECORDED IN P.B. 29, PAGE 139, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4. D.E. DENOTES DRAINAGE EASEMENT; U.E. DENOTES UTILITY EASEMENT.
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 6. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS, EXCEPTING CONDITIONS PERMISSIBLE WITHIN THE TRACTS WHICH HAVE BEEN DEDICATED FOR PURPOSES AS NOTED, AND FOR PUBLIC AND PRIVATE DRAINAGE PURPOSES. THE LANDSCAPE TRACT SHALL HAVE A 6' HIGH FENCE AND HEDGE ALONG THE WEST 6' THEREOF ONLY, FOR SCREENING PURPOSES.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF DADE)

I, MORRIS J. WATSKY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO F & R BUILDERS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT THE MORTGAGE IS TRUE AND CORRECT.

DATE: March 16, 1981

BY: *Morris J. Watsky*
MORRIS J. WATSKY, ESQ.
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: FEBRUARY 27, 1981

BY: *Herbert F. Kahler*
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 2427

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF March
A.D. 1981.

BY: *Frank Foster*
FRANK FOSTER
CHAIRMAN

COUNTY ENGINEER 0267-001

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF March
A.D. 1981.

BY: *Herbert F. Kahler*
HERBERT F. KAHLER, P.E.

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

BY: *John Tuley*
JOHN TULEY
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that F & R BUILDERS, INC., a Florida Corporation, owner of the land shown hereon, being a portion of the Southwest 1/4 of Section 14, and a portion of the Northwest 1/4 of Section 23, Township 46 South, Range 42 East, in Palm Beach County, Florida; said parcel of land shown hereon as "PLAT NO. ONE, LAKES OF DELRAY", being more particularly described as follows:

BEGINNING at the Northwest corner of Section 23, said corner being also the Southwest corner of Section 14; thence run N. 01°-05'-48" E., along the West line of said Section 14, a distance of 127.92 feet to a point on the South right-of-way line of Delray West Road (West Atlantic Avenue, S.R. 806), said point being on a curve concave to the Northwest, having a radius of 1,832.28 feet and a central angle of 12°-30'-29"; thence run Northeastly along the arc of said curve a distance of 4000 feet to a point; thence run S. 01°-05'-48" W., parallel with the West line of said Section 14, a distance of 396.40 feet to a point; thence run S. 31°-36'-15" E., a distance of 477.98 feet to the point of curvature of a curve concave to the Northeast, having a radius of 960.00 feet and a central angle of 07°-49'-14"; thence run Southeastly along the arc of said curve a distance of 131.04 feet to the point of tangency of said curve; thence run S. 39°-25'-29" E., a distance of 97.75 feet to a point; thence run S. 80°-39'-45" E., a distance of 32.96 feet to a point on a curve concave to the South, having a radius of 41,356 feet and a central angle of 53°-54'-00"; thence run Northeastly, East-erly and Southeastly along the arc of said curve a distance of 443.42 feet to the point of tangency of said curve; thence run S. 22°-00'-00" W., a distance of 173.86 feet to a point; thence run S. 00°-05'-05" W., parallel with the West line of said Section 23, a distance of 1,040.11 feet to a point; thence run S. 76°-58'-09" W., a distance of 426.82 feet to a point; thence run N. 79°-27'-52" W., a distance of 11495 feet to the point of tangency of a curve concave to the East, having a radius of 240.00 feet and a central angle of 23°-21'-51"; thence run Southerly along the arc of said curve a distance of 98.43 feet to a point on said curve; thence run N. 88°-23'-20" W., a distance of 598.30 feet to a point on the West line of said Section 23; thence run N. 00°-05'-05" E. along the West line of Section 23, a distance of 1,985.98 feet to the POINT OF BEGINNING, LESS the South 20 feet of the Southwest 1/4 of Section 14, and the North 60 feet of the Northwest 1/4 of Section 14, and the North 60 feet of the Northwest 1/4 of Section 23, Township 46 South, Range 42 East, for the right-of-way of the L.W.D.D. Lateral L-34 Canal

CONTAINING 42.4339 acres of land, more or less.

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

- 1. The areas indicated as limited access strips as shown hereon, is dedicated to the Board of County Commissioners for the control and jurisdiction over access rights.
- 2. That Tract "A", as shown hereon is hereby dedicated for private road purposes and shall be the perpetual maintenance obligation of any and all condominium associations which may be formed within the LAKES OF DELRAY, and pursuant to the Agreements for Deed between F & R Builders, Inc., and each association which may be formed. The Agreements for Deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- 3. That Tract "A", as shown hereon, shall also be an drainage and utility easement, and hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- 4. That Water Management Tracts W-1, W-2 and W-6, as shown hereon are hereby dedicated for recreation and water management purposes and shall be the perpetual maintenance obligation of any and all condominium associations which may be formed within the LAKES OF DELRAY, and pursuant to the Agreements for Deed between F & R Builders, Inc., and each association which may be formed. The Agreements for Deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- 5. That Recreation Tracts No. 1 and No. 2, as shown hereon, are hereby dedicated for recreational purposes and shall be the perpetual maintenance obligation of any and all condominium associations which may be formed within the LAKES OF DELRAY, and pursuant to the Agreements for Deed between F & R Builders, Inc., and each association which may be formed. The Agreements for deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.

IN WITNESS WHEREOF, THE F & R BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3 DAY OF March, A.D. 1981.

F & R BUILDERS, INC.

ATTEST: *Kathleen P. Sierra* BY: *Jimmy Pedlow*
ASSISTANT SECRETARY SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, IRVING BOLATIN AND KATHLEEN P. SIERRA, SENIOR VICE PRES. AND ASSISTANT SECRETARY RESPECTIVELY OF F & R BUILDERS, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME 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 THE BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF DADE, AND THE STATE OF FLORIDA, THIS 3 DAY OF March, A.D. 1981.

MY COMMISSION EXPIRES 6-20-81 BY: *Karima D. Ungell*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE 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, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3023, PAGE 546, AND SUBSEQUENTLY ASSIGNED BY ASSIGNMENT IN OFFICIAL RECORD BOOK 3347, PAGE 922, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FIRST NEWPORT CORPORATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF MARCH, A.D. 1981.

ATTEST: *James A. Mercer, Jr.* BY: *Arthur J. Hill*
JAMES A. MERCER, JR. ARTHUR J. HILL
SECRETARY EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ARTHUR J. HILL AND JAMES A. MERCER, JR., AS EXECUTIVE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF FIRST NEWPORT CORPORATION, A CALIFORNIA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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 IN THE COUNTY OF ORANGE, AND THE STATE OF CALIFORNIA, THIS 11th DAY OF MARCH, A.D. 1981.

MY COMMISSION EXPIRES 7-19-82 BY: *Judith Leach*
NOTARY PUBLIC

