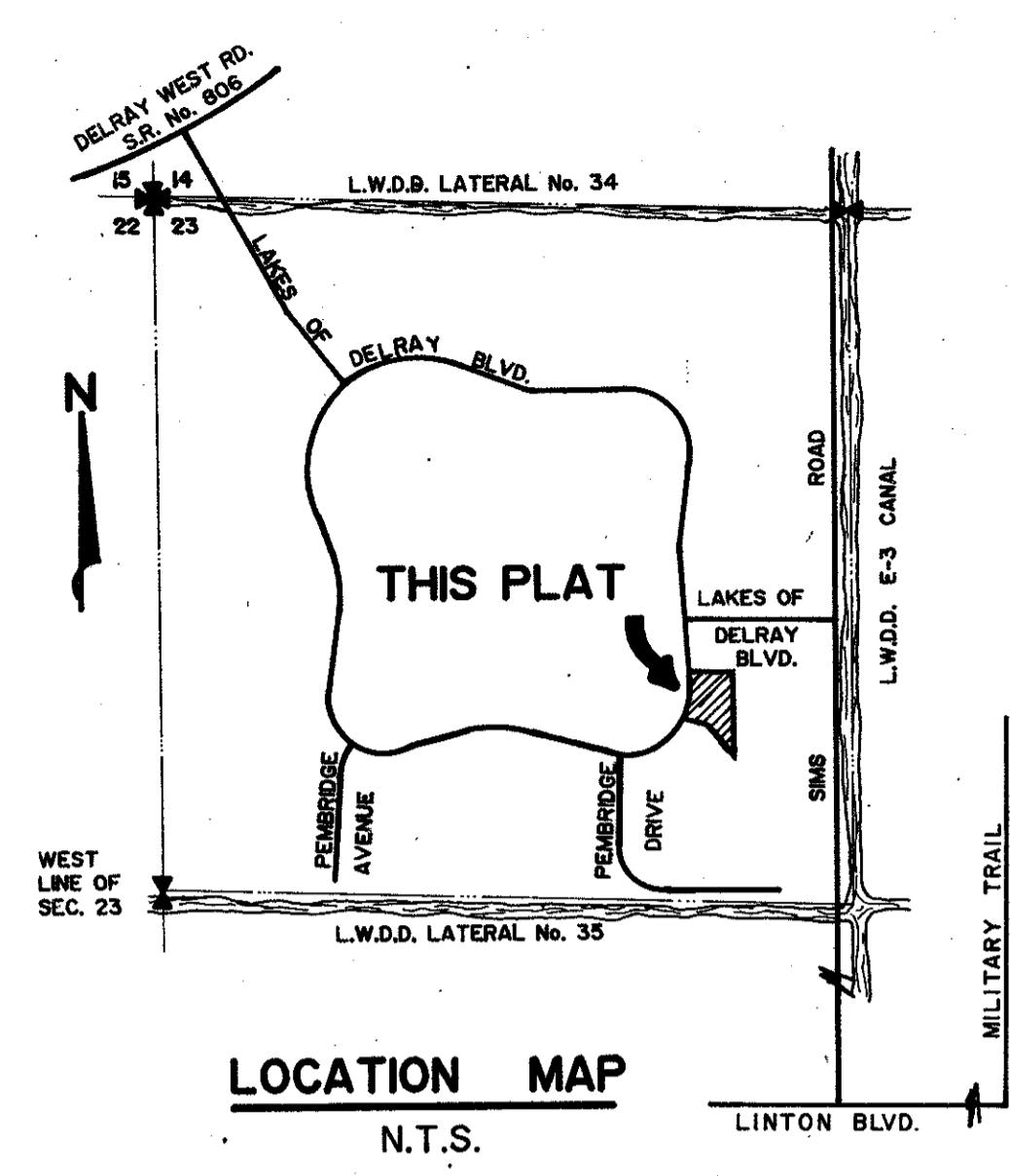


THIS INSTRUMENT PREPARED BY LARRY BIRMINGHAM OF DANIEL CARNAHAN CONSULTING ENGINEERS, INC. 6191 W. ATLANTIC BLVD., MARGATE, FLA. SEPT., 1987 8706009-C

STATE OF FLORIDA COUNTY OF PALM BEACH } s.s. THIS PLAT WAS FILED FOR RECORD AT 11:44 AM THIS 14 DAY OF JULY, 1989, A.D. AND DULY RECORDED IN PLAT BOOK No. 63 ON PAGES 56 AND 57. JOHN B. DUNKLE, CLERK BY Barbara A. Klast, D.C.

RECREATION AREA NO. 3 LAKES OF DELRAY

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



ACKNOWLEDGEMENT

STATE OF FLORIDA } ss COUNTY OF DADE }

BEFORE ME personally appeared SHERMAN KRONICK and LINDA J. McLEOD to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of LENNAR HOMES, INC., a Florida Corporation, 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 regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 16th day of MAY, 1989.

NOVEMBER 16, 1992 MY commission expires

[Signature] Notary Public

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and further that the survey data complies with all the requirements of CHAPTER 177 Florida Statutes, as amended and with the applicable sections of Chapter 21 HH-6, Florida Administrative Code, and ordinances of Palm Beach County Florida.

[Signature] LARRY BIRMINGHAM Registered Land Surveyor No. 4020 State of Florida

2-18-88 Date

TITLE CERTIFICATION

STATE OF FLORIDA } ss COUNTY OF DADE }

I, MORRIS WATSKY, A duly licensed Attorney in the State of Florida, do hereby certify that I have examined the Title to the hereon described Property; That I find the Title to the Property is vested to LENNAR HOMES, INC. A Florida Corporation; that the current taxes have been paid; and that I find that the property is free of encumbrances.

[Signature] MORRIS WATSKY Attorney at Law State of Florida

May 19, 1989 DATE

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

This plat is hereby approved for record this 11th day of JULY, 1989.

[Signature] CAROL J. ELMQUIST, Chairman

ATTEST: JOHN B. DUNKLE, Clerk.

[Signature] Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 11th day of JULY, 1989.

[Signature] HERBERT F. KAHLERT, P.E. County Engineer

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That LENNAR HOMES, INC., a Florida Corporation, owners of the lands shown and described hereon, being a portion of the Northwest One-quarter (1/4) of Section 23, Township 46 South, Range 42 East, in Palm Beach County, Florida; Said Parcel of land shown hereon to be known as RECREATION AREA NO. 3, LAKES OF DELRAY, and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest One-quarter (1/4) of said Section 23; Thence South 00°19'58" West, along the Easterly line of said Northwest One-quarter of Section 23, a distance of 1782.31 feet; Thence North 89°40'02" West, a distance of 466.97 feet to the POINT OF BEGINNING; Thence continue North 89°40'02" West, a distance of 140.01 feet; Thence South 02°26'03" East, a distance of 64.61 feet to the point of curvature of a circular curve to the right; Thence Southeasterly, Southerly and Southwesterly along the arc of said curve having a radius of 300.00 feet and a central angle of 26°36'01", a distance of 139.28 feet (the last two (2) courses being coincident with the Easterly line of an 80.00 foot Road Right of Way known as LAKES OF DELRAY BLVD.); Thence South 65°50'02" East along a radial line a distance of 105.15 feet; Thence South 33°00'00" East, a distance of 120.00 feet; Thence North 00°19'58" East, a distance of 342.99 feet to the POINT OF BEGINNING.

Said Lands situate in Palm Beach County, Florida and containing 0.841 Acres, more or less.

Has caused the same to be Surveyed and Platted as shown hereon, and do hereby Dedicate as follows:

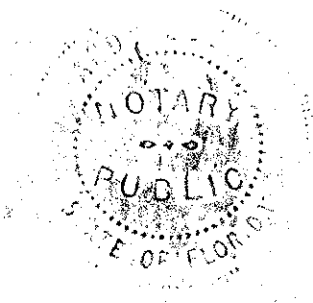
- The Limited Access Easement as shown hereon, is dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
- The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of Utilities including cable television.
- The Recreation Area as shown hereon is hereby dedicated to the ~~ASSOCIATION TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS LAKES OF DELRAY~~ and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. ~~THE AGREEMENT FOR PERPETUAL MAINTENANCE BETWEEN LENNAR HOMES, INC. AND SUCH ASSOCIATION WHICH SHALL BE FORMED, RECORDED WITH BIRTH RECORDS WILL BE FILED TO THE PUBLIC RECORDS AS AN EXHIBIT AND WILL BE RECORDED WITH BIRTH RECORDS.~~
- Palm Beach County shall have the right, but not the obligation, to maintain any portion of the Drainage system encompassed by this plat which is associated with the Drainage of public roads.

IN WITNESS WHEREOF, LENNAR HOMES, INC., a Florida Corporation, has caused these presents to be signed by its Vice-President and Attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of May, A.D. 1989

LENNAR HOMES, INC.

Attest: [Signature] LINDA J. McLEOD Assistant Secretary

By: [Signature] SHERMAN KRONICK Vice - President



RECREATION AREA No. 3, LAKES OF DELRAY 63/56

Recreation Area No. 3 SUBDIVISION * Lakes of Delray BOOK 63 PAGE 56 FLOOD MAP # 2208 ZONING RM QUAD # 37 ZIP CODE 33445 T22470