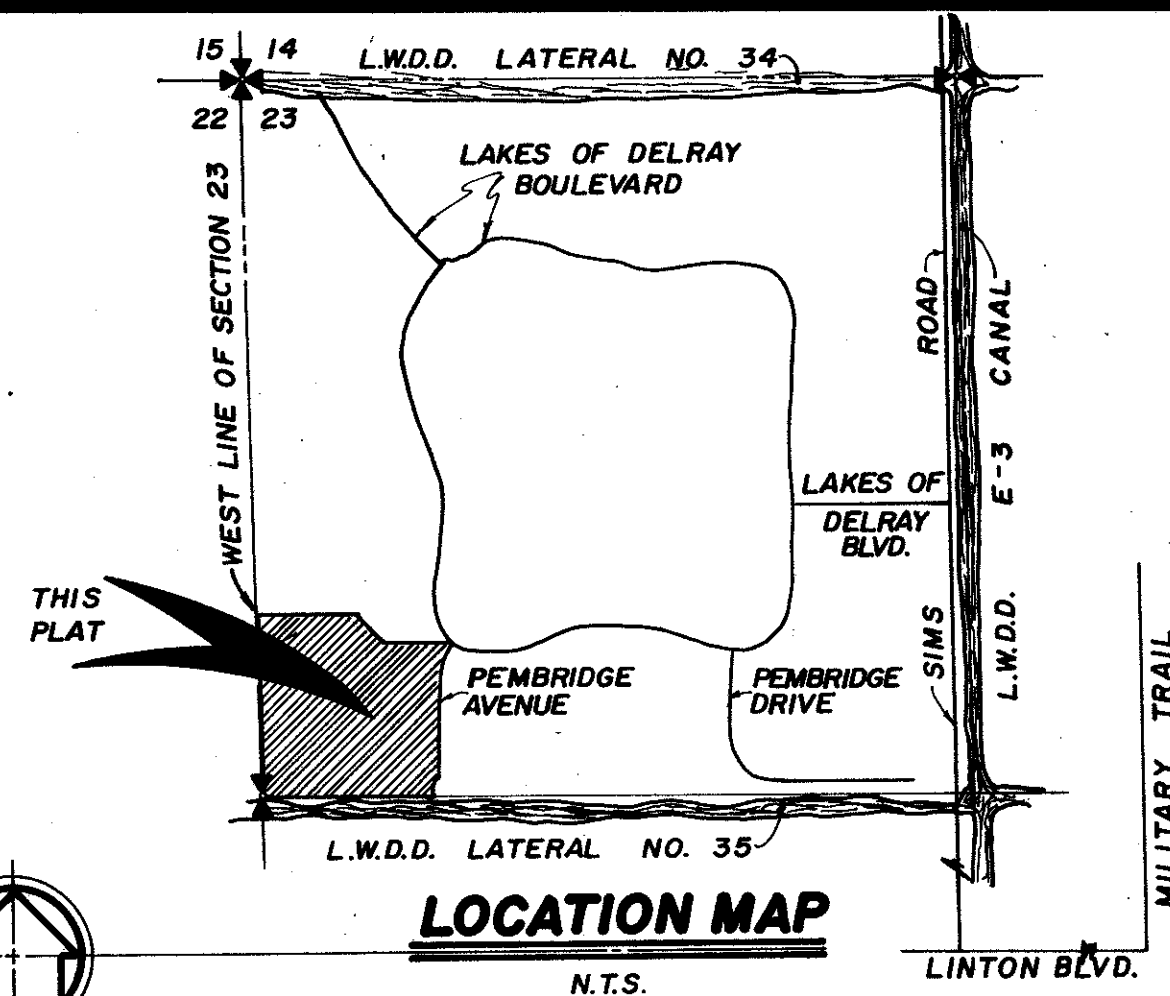


# PLAT NO. 1-A LAKES OF DELRAY

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

THIS INSTRUMENT PREPARED BY  
LARRY BIRMINGHAM OF  
**DANIEL CARNAHAN**  
CONSULTING ENGINEERS, INC.  
6191 W. ATLANTIC BLVD. MARGATE, FLA.  
33063  
JULY 1988 87 0609H S.W.

STATE OF FLORIDA } s.s.  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR  
RECORD AT 10:03A THIS 7  
DAY OF SEP., 1989, A.D.,  
AND DULY RECORDED IN PLAT BOOK  
NO. 63 ON PAGES 142  
AND 143.  
JOHN B. DUNKLE, CLERK  
By Dawn A. Martin, D.C.



### 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 PLAT NO. 1-A LAKES OF DELRAY, being more particularly described as follows:

Commencing at the West Quarter Corner of said section 23, thence North 00°05'05" East along the west line of said Northwest One Quarter of section 23, a distance of 10.01 feet to the POINT OF BEGINNING; thence continue North 00°05'05" East, along the said west line of the Northwest line of the Northwest One Quarter of section 23, a distance of 672.82 feet to the Southwest corner of PLAT NO. 1-LAKES OF DELRAY, as recorded in Plat Book 42, Pages 46 and 47, Public Records of Palm Beach County, Florida, thence South 88°23'20" East along the south line of said PLAT NO. 1-LAKES OF DELRAY, a distance of 376.48 feet, thence South 33°15'09" East, a distance of 151.34 feet, thence South 88°23'20" East, a distance of 214.17 feet to the westerly boundary of PLAT NO. 11-A, LAKES OF DELRAY, as recorded in Plat Book 53 at Pages 30 and 31 of the Public Records of Palm Beach County, Florida, thence South 09°38'20" East, along said westerly boundary, a distance of 31.47 feet to an intersection with a circular curve concave to the south-east having a radius of 149.01 feet, a central angle of 27°45'36" and whose radius point bears South 60°37'44" East from said intersection, thence southerly along the arc of said curve an arc distance of 72.20 feet to the point of tangency, thence South 01°36'40" West, along said westerly boundary and the westerly boundary of PLAT NO. 11-B-LAKES OF DELRAY as recorded in Plat Book 56 at Pages 16 thru 18, Public Records of Palm Beach County, Florida, a distance 321.82 feet to point of curvature of a circular curve concave to the northwest having a radius of 25.00 feet and a central angle of 62°10'55", thence southwesterly along the arc of said curve an arc distance of 27.13 feet to a point of reverse curvature of a circular curve concave to the east having a radius of 50.00 feet and a central angle of 145°17'23", thence southwesterly, southerly and southeasterly along the arc of said curve an arc distance of 126.79 feet to an intersection with a non-radial line bearing South 01°36'40" West, thence South 01°36'40" West along said non-radial line, a distance of 10.35 feet, the last three courses being coincident with the said westerly boundary of PLAT NO. 11-B, thence North 88°23'20" West, a distance of 652.22 feet to the POINT OF BEGINNING

Said lands situate lying and being in Palm Beach County, Florida.

Containing 9.396 acres more or less.

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

- LIMITED ACCESS EASEMENTS** - As shown hereon, are dedicated to The Board of County Commissioners of PALM BEACH COUNTY for the purposes of control and jurisdiction over access rights.
- ACCESS EASEMENT** - As shown hereon are hereby dedicated to the existing condominium associations and the condominium associations to be formed within the residential development known as Lakes of Delray, their successors and assigns, for ingress and egress purposes and is the perpetual maintenance obligation said Association, without recourse to Palm Beach County, and pursuant to the agreement for deed between Lennar Homes Inc. and each association which shall be formed. The agreements for deed will be attached to the declarations of condominiums as an exhibit and will be recorded with same.
- UTILITY EASEMENTS** - As shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television.
- DRAINAGE EASEMENTS** - As shown hereon are hereby dedicated in perpetuity to the existing condominium associations and the condominium associations to be formed within the residential development known as Lakes of Delray, their successors and assigns, for the construction and maintenance of drainage facilities without recourse to Palm Beach County, and pursuant to the agreement for deed between Lennar Homes Inc. and each association which shall be formed. The agreements for deed will be attached to the declarations of condominiums as an exhibit and will be recorded with same.
- BUILDING TRACTS 10 & 11** are hereby reserved to LENNAR HOMES, INC., its successors or assigns for residential housing, recreation and other proper purposes and shall be the perpetual maintenance obligation of the fee simple owner and his designated grantees and assigns without recourse to PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENT FOR DEED BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
- MAINTENANCE EASEMENT** - AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EXISTING CONDOMINIUM ASSOCIATIONS AND THE CONDOMINIUM ASSOC. TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS LAKES OF DELRAY, THEIR SUCCESSORS AND ASSIGNS FOR MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENT FOR DEED BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
- MAINTENANCE ACCESS EASEMENT** - AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EXISTING CONDOMINIUM ASSOCIATIONS AND THE CONDOMINIUM ASSOC. TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS LAKES OF DELRAY, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE ACCESS PURPOSES TO THE WATER MANAGEMENT TRACT, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENT FOR DEED BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.

TO THE DECLARATIONS OF CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.

- WATER MANAGEMENT TRACT -W-3** - as shown hereon is hereby dedicated to the LAKES OF DELRAY their successors and assigns, for water management, drainage and other proper purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to PALM BEACH COUNTY.

And pursuant to the agreement for deed between Lennar Homes Inc. and each association which shall be formed. The agreements for deed will be attached to the declarations of condominiums as an exhibit and will be recorded with same.

- 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 17th day of July 1989.

LENNAR HOMES, INC.  
A FLORIDA CORPORATION

By: *Sherman Kronick*  
SHERMAN KRONICK  
VICE-PRESIDENT

Attest: *Kathleen E. Sierra*  
KATHLEEN E. SIERRA  
ASSISTANT SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA } s.s.  
COUNTY OF DADE }

BEFORE ME personally appeared SHERMAN KRONICK and KATHLEEN E. SIERRA, to me well known, and known 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, 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 official seal this 17th day of July, A.D., 1989.

My Commission Expires 100 16 1992

*[Signature]*  
Notary Public - State of Florida

### COUNTY ENGINEER

This Plat is hereby approved for record this 5th day of SEPTEMBER, A.D., 1989.

By: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, County Engineer

### TITLE CERTIFICATION

STATE OF FLORIDA } s.s.  
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 hereon described Property; That I find the title to the property is vested in 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 J. WATSKY  
Attorney at Law  
State of Florida

July 17, 1989  
Date

### APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5th day of SEPTEMBER, A.D., 1989.

By: *Carol J. Elmquist*  
CAROL J. ELMQUIST, Chairman

Attest: JOHN B. DUNKLE, CLERK

By: *[Signature]*  
Deputy Clerk

### 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

5/30/89  
Date

### TABULAR DATA

ACREAGE 9.396  
TYPE OF UNITS CONDOMINIUM (2-STORY)  
UNITS 80

Plat No. 1-A, Lakes of Delray  
SUBDIVISION \*Lakes of Delray  
BOOK 63 PAGE 142  
FLOOD MAP \*3006  
QUAD # 37 ZONING PM  
# 72470 ZIP CODE 33445  
PUD NAME

PLAT No. 1-A, LAKES OF DELRAY 63/142