VILLAS D'ESTE

BEING A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Patricia M. Jones, an individual, the Owner of the land as shown on this plat, being in Section 14, Township 46 South, Range 42 East, City of Delray Beach, Palm Beach County, described as follows:

That part of the West quarter (W 1/4) of the Northeast quarter (NE 1/4) of the Southeast guarter (SE 1/4) and the East guarter (E 1/4) of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4), all in Section 13, Township 46 South, Range 42 East, Palm Beach County, Florida, lying North of State Road No. S-806 (West Delray Road), as recorded in Road Plat Book 3, Page 27, Public Records of Palm Beach County, Florida. Less right-ofway for Lake Worth Drainage District.

That part of the West quarter (W 1/4) of the Northeast quarter (NE 1/4) of the Southeast guarter (SE 1/4) and the East guarter (E 1/4) of Section 13, Township 46 South, Range 42 East, Palm Beach County, Florida, lying North of the North right-of-way line of State Road No. 806, as shown on the plat thereof, recorded in Road Plat Book 3, Page 27, Public Records of Palm Beach County, Florida, described as follows:

BEGINNING at the point of intersection of the said North right of-way line of State Road No. 806 and the West line of the said East quarter (E 1/4) of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 13; thence N 00° 41' 22" W along said West line, a distance of 400.00 feet to a line 400.00 feet North of and parallel with said North right-of-way line; thence N 89° 22′ 08″ E along said parallel line, a distance of 69.00 feet; thence S 00° 41' 22" E, a distance of 237.19 feet; thence N 89° 12′ 25″ E, a distance of 133.29 feet; thence S 40° 33′ 35″ E, a distance of 100.31 feet; thence N 85° 51' 08" E, a distance of 110.55 feet; thence S 00° 38' 25" E, a distance of 93.05 feet to the said North right-of-way line of State Road No. 806; thence S 89° 22' 08" W along said North right-of-way line, a distance of 377.00 feet to the said POINT OF BEGINNING.

Said land situate in Palm Beach County, Florida. Containing 788,545.65 Square Feet / 18.1025 Acres, more or less.

Has caused said lands to be surveyed and platted as shown hereon as the "VILLAS D' ESTE" plat and further dedicates as follows:

Public Right Of Way:

Tract "C" is hereby dedicated to the the County of Palm Beach as public right—of—way for street and utility purposes.

2. Tract "A"

Tract "A" is platted for private purposes as allowed pursuant to zoning as designated by the City of Delray Beach zoning map.

3. Recreation Easements:

Recreation easements, as shown hereon, are hereby dedicated to Patricia M. Jones, her successors and assigns, for recreational purposes and is the perpetual maintenance obligation of Patricia M. Jones, her successors and assigns, without recourse to the City of Delray Beach.

4. Lake Management Tracts:

Tracts "W" and "W-1" are hereby dedicated to Patricia M. Jones, her successors and assigns, as Lake Management Tracts to be maintained by Patricia M. Jones, her successors and assigns with a dedicated right-of-access to the South Florida Water Management District for lake management purposes.

5. Drainage and Lake Maintenance Easements:

The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of Patricia M. Jones, her successors and assigns, without recourse to the City of Delray Beach.

The lake maintenance easements, as shown hereon, are hereby dedicated to Patricia M. Jones, her successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of Patricia M. Jones, her successors and assigns, without recourse to the City of Delray Beach.

ALONG WITH THE FOLLOWING EASEMENTS

All water easements shown hereon are dedicated exclusively to the City of Delray Beach for the purposes of access, construction, maintenance and

The access, drainage and utility easements shown hereon are hereby dedicated to the owner as an access, drainage and utility easement and is to be owned and maintained by said owner, with the right of the City of Delray Beach to access, maintain and or repair water and sewer mains that lie within this easement.

Utility easements are made to any public or private utility, such as but not limited to, storm drainage, sanitary sewer, electric power, water service, gas service, telephone lines. Access Easements are granted to the owner, its successors and or assigns.

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this ________ day of ________, 1997

CITY APPROVALS:

This plat of the "VILLA D'ESTE" was approved on the ______, A.D. 1997 by the City Commission of the City of Delray Beach, Florida.

LATERAL #33 AVENUE NORTH VILLAS D'ESTE SITE LOCATION MAP



102

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILES FOR RECORD AT 7. O A.M.,
THIS 1 DAY OF AP(1)

A.D. 1997 AND DULY RECORDED IN PLAT BOOK 79 ON PAGES 10 2 AND 103

DOROTHY H. WILKEN CLERK CIRCUIT COURT



SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY

OF CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 OCTOBER- 1996

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF COLLIER)

I, Stephen E. Thompson, 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 Patricia M. Jones; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: March 26, 1997

Licensed in Florida

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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) 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 the ordinances of the City of Delray Beach, Palm Beach County, Florida.

Reg. Land Surveyor #5005 State of Florida





