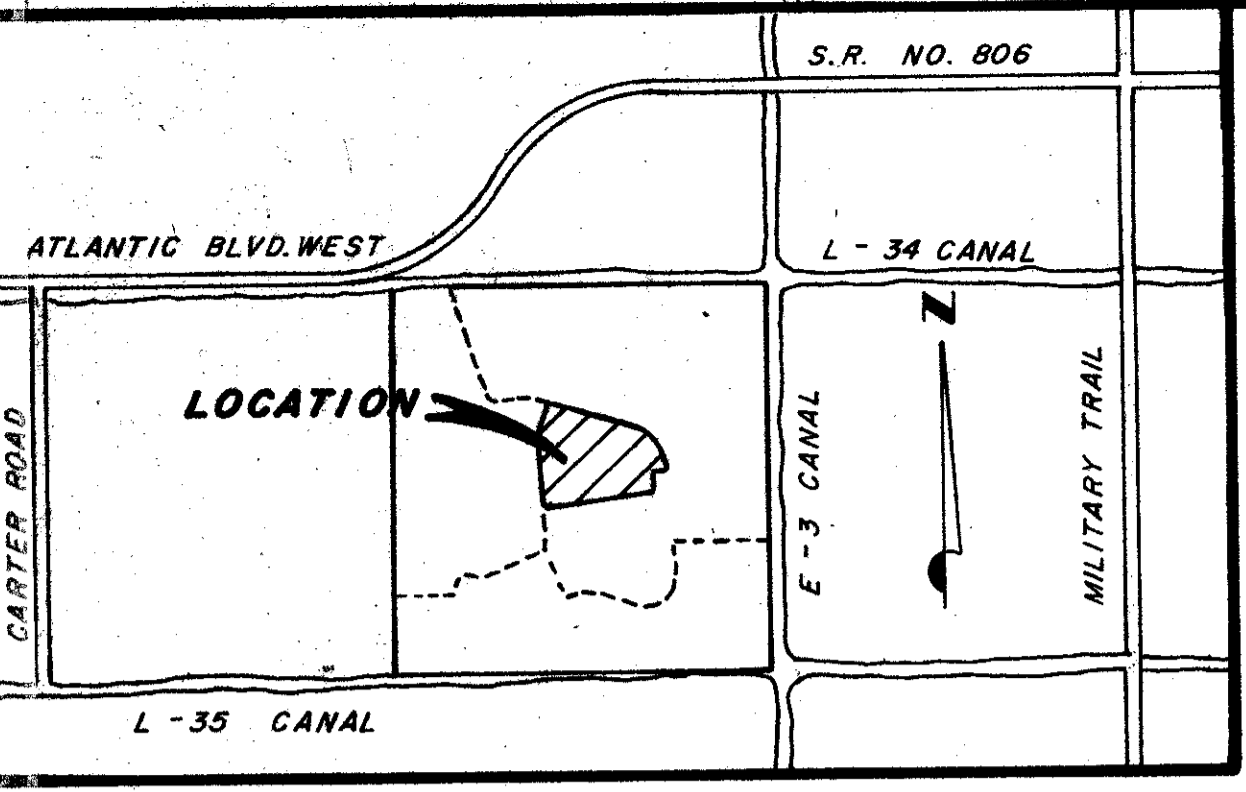


47/150



PLAT NO. THREE

# LAKES OF DELRAY

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

NOVEMBER, 1983

SHEET 1 OF 2 SHEETS

### DEDICATION:

Know all men by these presents, that LENNAR HOMES, INC., a Florida Corporation, owners of the land shown hereon, being a portion of the Northwest One - Quarter (N.W. 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. THREE - LAKES OF DELRAY," being more particularly described as follows:

BEGINNING at the Northeast Corner of Plat No. One - Lakes of Delray as recorded in Plat Book 42, Pages 46 and 47 of the Public Records of Palm Beach County, Florida; thence S. 68°00'00"E, a distance of 173.50 feet to the point-of-curvature of a circular curve concave to the Northeast; thence Easterly along the arc of said curve having a radius of 460.00 feet, a central angle of 24°10'51", an arc distance of 194.14 feet, to the point-of-tangency; thence N. 87°49'09"E, a distance of 237.78 feet to the point-of-curvature of a circular curve concave to the Southwest; thence Easterly and Southerly along the arc of said curve having a radius of 270.74 feet, a central angle of 86°25'33", an arc distance of 408.39 feet to the point-of-tangency; thence S. 84°14'42"W, a distance of 80.00 feet to a point on the arc of a circular curve concave to the West and whose radius point bears S. 84°14'42"W from the last described course, thence Southerly along the arc of said curve having a radius of 190.74 feet, a central angle of 09°56'33", an arc distance of 33.10 feet to the point-of-tangency thence S. 04°11'15"E, a distance of 106.59 feet; thence S. 74°54'09"W, a distance of 877.27 feet; thence N. 00°05'05"E, a distance of 547.10 feet; thence N. 22°00'00"E, a distance of 173.86 feet (the last two described courses being coincident with the East line of said Plat No. One - Lakes of Delray) to the POINT OF BEGINNING.

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

Containing 10.2014 acres more or less.

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

- 1) LIMITED ACCESS EASEMENTS - as shown hereon, are dedicated to the Board of County Commissioners for the control and jurisdiction over access rights.
- 2) 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, its successors and assigns, without recourse to Palm Beach County, and pursuant to the agreements for deed between LENNAR HOMES, INC. and each association which may be formed. The agreement for deed will be attached to the Declarations of Condominium as an exhibit and will be recorded with same.
- 3) DRAINAGE and UTILITY EASEMENTS - as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage and utilities.
- 4) WATER MANAGEMENT TRACT W-6 and 20 MAINTENANCE ESM'T - shown hereon is 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, its successors and assigns, without recourse to Palm Beach County, and pursuant to the agreements for deed between LENNAR HOMES, 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) RECREATION TRACT NO ONE - shown hereon is hereby dedicated for recreational purposes and shall be the perpetual maintenance obligation of any and all condominium associations which may be formed with the LAKES OF DELRAY, its successors and assigns, without recourse to Palm Beach County, and pursuant to the agreements for deed between LENNAR HOMES, 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.
- 6) BUILDING TRACTS - 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, its successors and assigns, without recourse to Palm Beach County, maintaining and operating that condominium in that building tract.
- 7) TRACT "A" and INGRESS-EGRESS ESM'TS - shown hereon shall also be drainage and utility easements, and hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

In witness whereof, LENNAR HOMES, INC., a Florida corporation, has caused these presents to be signed by its Vice - President and attested to by its Asst. Secy. and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12 day of JANUARY A.D. 1984.

LENNAR HOMES, INC.

Attest: Morris J. Watsky  
Its: Asst. Secretary

By: M. E. Salgado  
Its: Vice President

### ACKNOWLEDGMENT

State of Florida } I hereby certify that on this day personally  
County of Dade } appeared before me, an officer duly authorized  
to administer oaths and take acknowledgments, M. E. SALGADA  
and Morris J. Watsky, Vice - President and Assistant Secretary respectively of LENNAR HOMES, INC., a Florida Corp., 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, to and with the authority of its Board of Directors, for the purposes therein expressed and that their act and deed is the act and deed of said corporation.

Witness my hand and official seal in the county of Dade, and the State of Florida, this 12 day of JANUARY A.D. 1984.

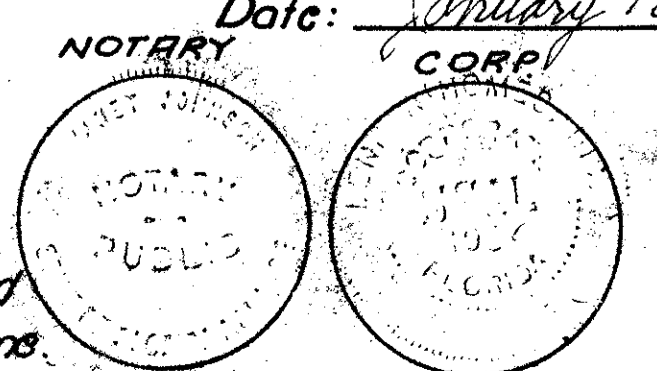
My commission expires: 8-10-84  
Janet Johnson  
Notary Public

### TITLE CERTIFICATION:

State of Florida } I, Robert M. Haber, a duly licensed attorney in  
County of Dade } the State of Florida, do hereby certify that I  
have examined the title to the property described hereon, 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.

Date: January 12, 1984

Robert M. Haber  
Robert M. Haber, Esq.  
Attorney-at-Law



### SURVEYOR'S CERTIFICATION

State of Florida } This is to certify that the plat shown  
County of Palm Beach } 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 complies with  
all of the requirements of chapter 177, Florida Statutes, as  
amended, and ordinances of Palm Beach County, Florida.

Date: 3-12-84  
Leo E. Noble  
Leo E. Noble  
Professional Land Surveyor No. 3143  
State of Florida

### APPROVAL - PALM BEACH COUNTY, FLORIDA

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 27  
day of March, 1984.

By: Ken Spittles  
Chairman

### COUNTY ENGINEER

This plat is hereby approved for record this 27  
day of March, 1984.

By: Herbert F. Kahlert  
Herbert F. Kahlert, P.E.

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

By: Elizabeth Richards  
Deputy Clerk

0267-004

BD. OF COUNTY COMMISSIONERS  
COUNTY ENGINEER  
SURVEYOR

THIS INSTRUMENT PREPARED BY:  
LEO E. NOBLE R.L.S. 3143 STATE OF FLORIDA  
LAWSON & NOBLE, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
LAKE WORTH, FLORIDA

# LAKES OF DELRAY 47/150