

PLAT NO. 11-B LAKES OF DELRAY

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

JUNE, 1986
SHEET 1 OF 3 SHEETS

27/4/87
Lakes of Delray
SC PAGE 10
LAKES OF DELRAY B FLOOR 2200
37 ZONE
SUBJ LAKES OF DELRAY
PLAT 11-B

16

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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16TH DAY OF DECEMBER A.D., 1986.

LENNAR HOMES, INC.
ATTEST: Kathleen E. Sierra BY: Carlos A. Diaz
ITS: KATHLEEN E. SIERRA, ASST. SEC. ITS: CARLOS A. DIAZ, VICE-PRESIDENT

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:45 AM on the 26 day of February 1987 and duly recorded in Plat Book No. 56 on page 16, 17 & 18
John B. Dunkle, Clerk Circuit Court
Barbara A. Platt

ACKNOWLEDGEMENT

STATE OF FLORIDA } I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF DADE } BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS Carlos A. Diaz AND KATHLEEN E. SIERRA SENIOR VICE-PRESIDENT AND ASST. SECRETARY, RESPECTIVELY OF LENNAR HOMES, 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, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THE 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 16TH DAY OF DECEMBER A.D., 1986.

2-10-86
MY COMMISSION EXPIRES Carol J. English
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA } I, ROBERT M. HABER, A DULY LICENSED ATTORNEY IN THE STATE COUNTY OF DADE } 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.

Robert M. Haber
DATE February 16, 1987
ROBERT M. HABER

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF Feb A.D., 1987

BY: Carol A. Robert
CAROL A. ROBERTS
CHAIR
BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF Feb A.D., 1987

BY: H. F. Kahlert
HERBERT F. KAHLERT, P.E.

SURVEYOR'S CERTIFICATION

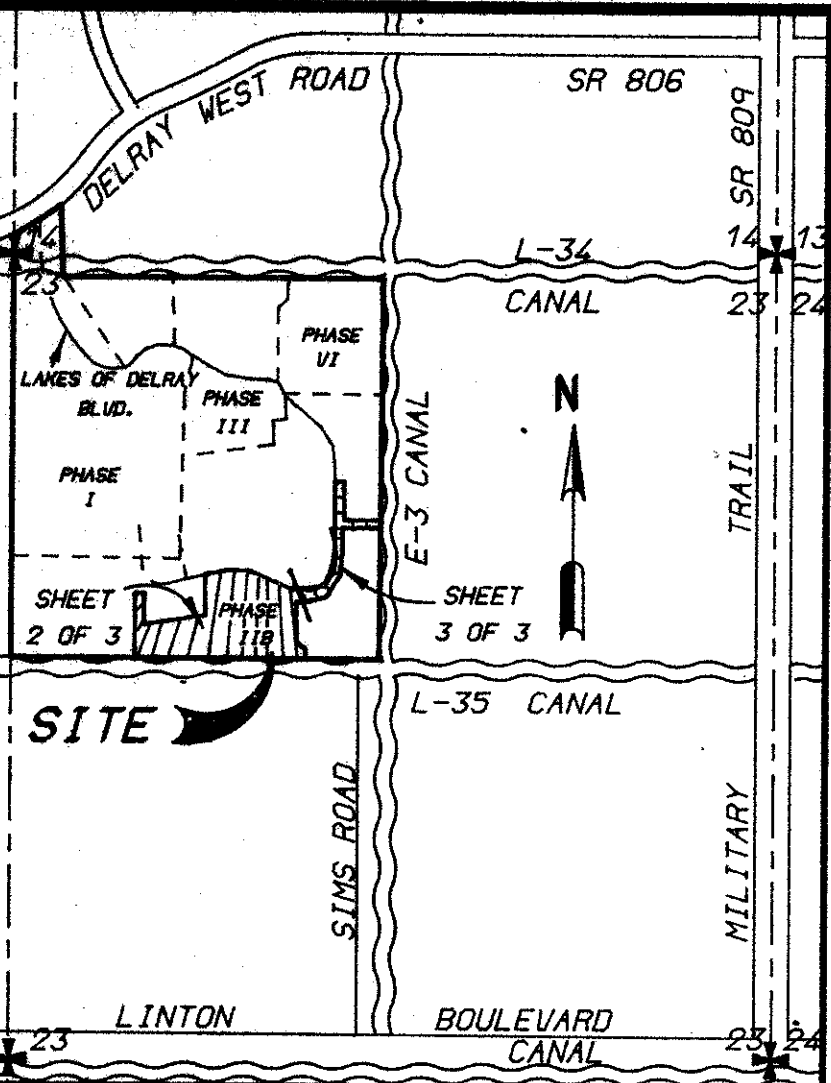
STATE OF FLORIDA } THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE COUNTY OF PALM BEACH } AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS 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 IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

2-2-87
DATE
Leo E. Noble
LEO E. NOBLE
PROFESSIONAL LAND SURVEYOR NO. 3143
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
LEO E. NOBLE P.L.S. 3143 STATE OF FLORIDA

LAWSON, NOBLE & ASSOCIATES, INC.

ENGINEERING - PLANNING - TESTING - SURVEYING
BOYNTON BEACH, FLORIDA
PLAT No. 11-B LAKES OF DELRAY 56/16



SITE PLAN DATA
SITE AREA 15.0049 ACRES
MULTI-FAMILY DWELLING UNITS ... 120 UNITS
GROSS DENSITY 8.00 D.U./ACRES
RETENTION 2.769 ACRES

LOCATION MAP

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 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. 11-B, LAKES OF DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 00°05'05" EAST ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 10.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 35 CANAL (BEING A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 23); THENCE SOUTH 88°23'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 652.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°36'40" EAST, A DISTANCE OF 10.35 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 145°17'23" AND WHOSE RADIUS POINT BEARS NORTH 08°30'12" EAST FROM SAID INTERSECTION, THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.79 FEET TO THE POINT OF REVERSE 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 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°36'40" EAST, A DISTANCE OF 198.71 FEET; THENCE SOUTH 88°23'20" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°36'40" WEST, A DISTANCE OF 102.40 FEET; THENCE NORTH 84°45'18" EAST, A DISTANCE OF 542.32 FEET; THENCE NORTH 07°01'28" WEST, A DISTANCE OF 380.58 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE, (THE LAST FOUR ABOVE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF PLAT NO. 11-A, LAKES OF DELRAY, AS RECORDED IN PLAT BOOK 53 PAGES 30 AND 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 22°53'25"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 169.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74°08'03" EAST, A DISTANCE OF 331.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 108°18'00"; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 415.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°26'03" WEST, A DISTANCE OF 490.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 06°37'18"; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°11'15" EAST, A DISTANCE OF 356.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 190.74 FEET AND A CENTRAL ANGLE OF 09°56'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.10 FEET TO A POINT OF RADIAL INTERSECTION, WHOSE RADIUS POINT BEARS SOUTH 84°14'42" WEST FROM SAID INTERSECTION; THENCE NORTH 84°14'42" EAST ALONG THE PROLONGATION OF SAID RADIAL LINE, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE, (THE LAST TWO ABOVE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF PLAT NO. 111, LAKES OF DELRAY, AS RECORDED IN PLAT BOOK 47 PAGES 150 AND 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); CONCAVE TO THE WEST, HAVING A RADIUS OF 270.74 FEET AND A CENTRAL ANGLE OF 09°56'33"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°11'15" WEST, A DISTANCE OF 356.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 06°37'18"; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN-ARC DISTANCE OF 55.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°26'03" EAST, A DISTANCE OF 118.15 FEET; THENCE SOUTH 46°03'03" EAST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 89°40'02" EAST, A DISTANCE OF 433.33 FEET; THENCE NORTH 45°19'58" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°19'58" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 44°40'02" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 89°40'02" WEST, A DISTANCE OF 427.05 FEET; THENCE SOUTH 43°56'58" WEST, A DISTANCE OF 36.20 FEET; THENCE SOUTH 02°26'03" EAST, A DISTANCE OF 241.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 83°31'11"; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 437.31 FEET TO A POINT OF NON-RADIAL INTERSECTION, WHOSE

