

Heritage Park Of West Delray

43

State of Florida)
County of Palm Beach)

This Map was filed for record at 8:51 AM this 16th day of October, A.D. 1987, and duly recorded in Plat Book 58 on Pages 23 and 44

John B. Dunkle,
Clerk of the Circuit Court
By Robert C. Robert
D.C.

Dedication:

State of Florida)
County of Palm Beach)

Know all men by these presents, that Heritage Park Of West Delray Ltd., a Florida Limited Partnership, owner of the land shown hereon as Heritage Park Of West Delray, said lands lying in Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 14; Thence, North 01°05'13" West, along the West line of said Section 14, and along the East line of Coco Wood Lakes Section 3, according to the Plat thereof, as recorded in Plat Book 39, Pages 143 and 144, Public Records, Palm Beach County, Florida, a distance of 1343.06 feet to the Northwest corner of Plat No. 6, Delray Villas, according to the Plat thereof, as recorded in Plat Book 47, Pages 24 and 25, Public Records, Palm Beach County, Florida for a point of beginning (P.O.B.)

Thence, continue North 01°05'13" West, along the West line of said Section 14, and along the East line of said Coco Wood Lakes Section 3, a distance of 1343.06 feet more or less to the West One-Quarter Corner of said Section 14; Thence, North 88°06'12" East, departing the West line of said Section 14, along the South line of Plat No. 1 Of Delray Villas, according to the Plat thereof, as recorded in Plat Book 37, Pages 4 through 7, inclusive, Public Records, Palm Beach County, Florida, a distance of 679.07 feet more or less to the Intersection thereof with the West Boundary of Plat No. 3 Of Delray Villas, according to the Plat thereof, as recorded in Plat Book 39, Pages 196 through 200, inclusive, Public Records, Palm Beach County, Florida, Thence, South 00°53'06" East, along the West line of said Plat No. 3 Of Delray Villas, a distance of 912.22 feet more or less; Thence, South 88°31'00" West, departing the West line of said Plat No. 3 Of Delray Villas, a distance of 187.90 feet more or less; Thence, South 00°59'09" East, a distance of 411.95 feet more or less; Thence, North 68°39'20" East, a distance of 187.17 feet more or less to the Intersection thereof with the West line of said Plat No. 3 Of Delray Villas; Thence, South 00°53'06" East, along the West line of said Plat No. 3 Of Delray Villas, a distance of 25.00 feet more or less to the Intersection thereof with the North line of said Plat No. 6 Of Delray Villas; Thence, South 88°39'20" West, along the North line of said Plat No. 6 Of Delray Villas, a distance of 674.25 feet more or less to the point of beginning (P.O.B.)

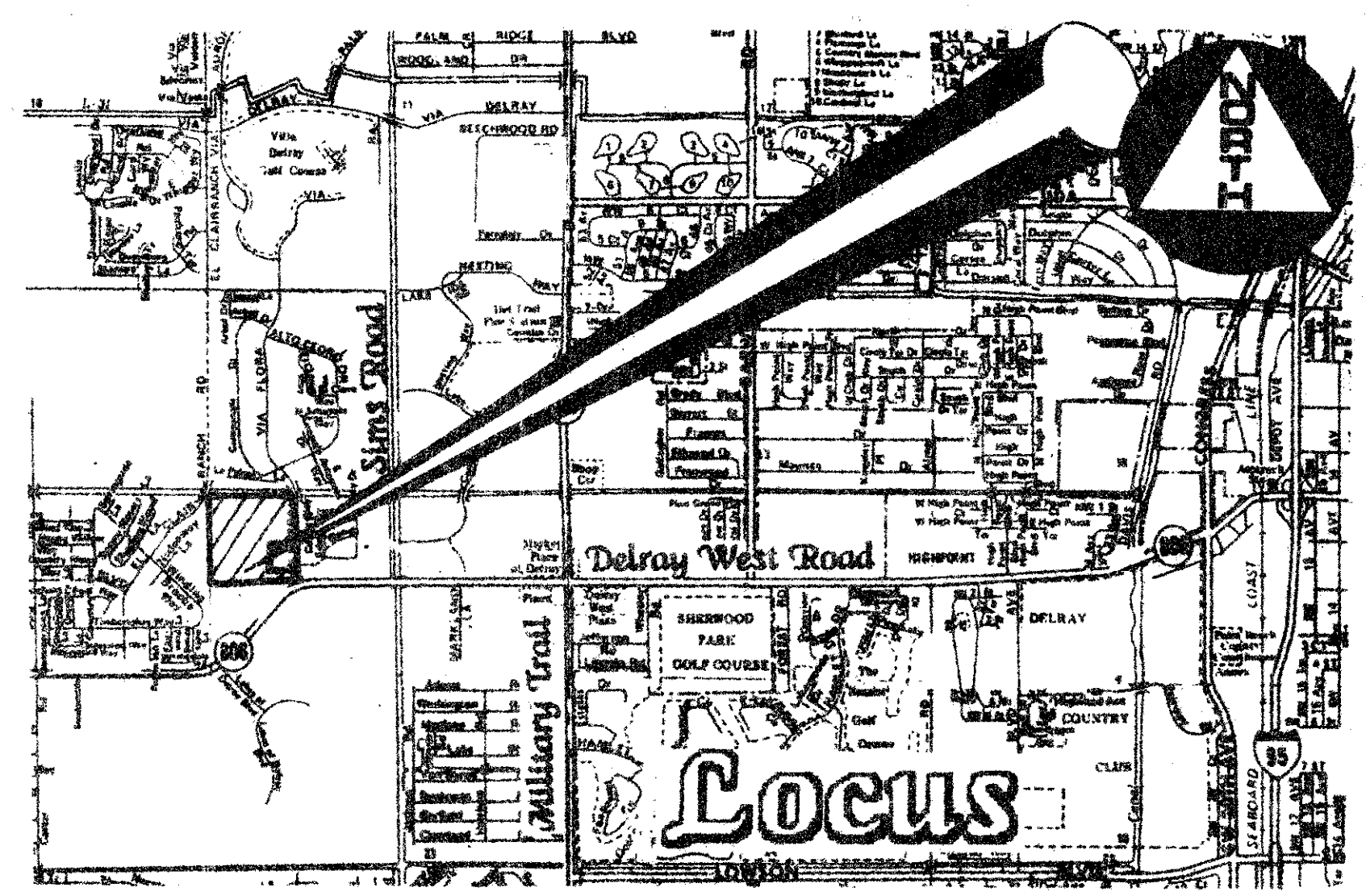
Less and Excepting Therefrom, The Right of Way for El Clair Ranch Road, As recorded in Official Record Book 3159, Page 821, Public Records of Palm Beach County, Florida

Containing 18.89 Acres, more or less.

Has Caused The Same, to be surveyed and platted, and does hereby make the following dedications and reservations:

1. Parcels "One" & "Two", as shown hereon, are hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, for proper purposes, and are the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
2. Parcel "Three", as shown hereon, is hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, for recreational and other proper purposes, and is the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
3. Tract "A", as shown hereon, is hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, for private Road and other proper purposes, and is the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
4. Tract "B". (The additional right-of-way for El Clair Ranch Road), as shown hereon, is hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for use of the public for proper purposes.
5. Tracts "L", as shown hereon, are hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, for water management purposes, and are the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
6. The 20' Lake Maintenance Easements, as shown hereon, are hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, for proper purposes, and are the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
7. The 20' Buffer Easements, and the 5' Landscaping Easement, as shown hereon, are hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, for proper purposes, and are the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
8. The drainage easements, as shown hereon, are hereby reserved by Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, and are the perpetual maintenance obligation of said Heritage Park Of West Delray, Ltd., its successors and assigns, without recourse to Palm Beach County.
9. The utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities and appurtenances.
10. The 5' limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

Lying In Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida.
January, A.D., Nineteen Hundred Eighty Seven - A Planned Unit Development - Sheet One Of Two



- Location Map -
Not To Scale

In Witness Whereof, Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, has caused these presents to be signed by its general partners on behalf of the partnership, this 15th day of September, A.D. 1987.

Heritage Park Of West Delray, Ltd.

Witness as to both Burt Richard Oliver
Burt Richard Oliver
By Robert G. Schemel
Robert G. Schemel, as general partner
Witness as to both Daniel Brede
Daniel Brede
By Gerard G. Janero
Gerard G. Janero, as general partner

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Robert G. Schemel, as general partner and Gerard G. Janero, as general partner, of Heritage Park Of West Delray, Ltd., a Florida Limited Partnership to me well known, and known to me to be the individuals described in and who executed the foregoing instrument on behalf of the Limited Partnership

Witness My Hand and official seal, this 15th day of Sept. A.D., 1987.

My Commission Expires Dec 1, 1991
Daniel Brede
Notary Public

Mortgagee's Consent:

State of Florida)
County of Palm Beach)

The Undersigned, hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 5407 at Page 824 et. seq. of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Ensign Bank, F.S.B.

In Witness Whereof, the said Ensign Bank, F.S.B., has caused these presents to be signed by its Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors this 15th day of September, A.D., 1987.

Witness Burt Richard Oliver
Burt Richard Oliver
Witness Daniel Brede
Daniel Brede
By Bruce Gosman
Bruce Gosman, Vice President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me personally appeared Bruce Gosman, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of Ensign Bank, F.S.B., and severally acknowledged to and before me that he executed such instrument as such officer of said Bank, and that the seal affixed hereto is the seal of said Bank, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Bank.

Witness my hand and official seal this 15th day of Sept. A.D., 1987.

My commission expires Jan 1, 1991
Daniel Brede
Notary Public.

P.U.D. Tabulations

Tract "A"	=	0.58 Acres
Tract "B"	=	0.12 Acres
Parcel "One"	=	9.82 Acres
Parcel "Two"	=	3.18 Acres
Parcel "Three"	=	1.49 Acres
Tracts "L"	=	3.70 Acres
Total Boundary	=	18.89 Acres

Dwelling Units = 229
Density = 12 Dwelling Units / Acre

Surveyor's Notes:

1. Bearings shown hereon are based on a bearing of North 01°05'13" West, along the West line of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, State Plane Grid Azimuths, Florida East Zone.
2. Denotes a Permanent Reference Monument (P.R.M.)
3. Denotes a Permanent Control Point (P.C.P.)

General/Easement Notes & Restrictive Covenants:

(As required by Palm Beach County)

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or other structures, placed on utility easements.
3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. Palm Beach County has the right, but not the obligation to maintain these portions of the drainage system which drain county maintained roads.
7. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

Title Certification:

State of Florida)
County of Palm Beach)

I, John Raymond, Esquire, of the Law Firm of Raymond, Wienberg & Brede, a duly licensed attorney in the State Of Florida, do hereby certify, that I have examined the title to the herein described property, that I find the title to the property is vested to Heritage Park Of West Delray, Ltd., a Florida Limited Partnership, that the current taxes have been paid, that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown and are true and correct.

Raymond, Wienberg & Brede

Dated this 15th day of Sept. A.D., 1987

By John Raymond
John Raymond, Esquire
For The Firm

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I hereby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control points will be set under the guarantees posted with Palm Beach County for the equid improvements, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County, Florida, and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 214H-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 15th day of July A.D., 1987

By Wm. R. Van Campen
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 13th day of OCTOBER, A.D., 1987.

By Carol A. Roberts
Carol A. Roberts, Chair
Board of County Commissioners
Palm Beach County, Florida

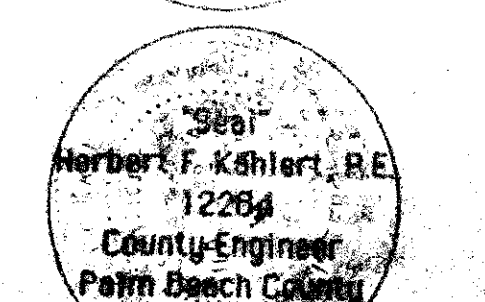
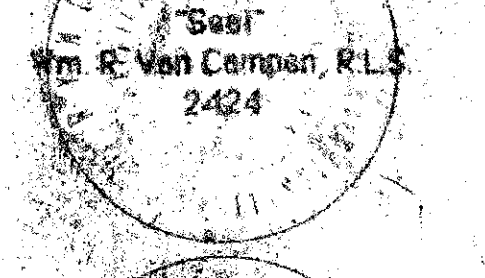
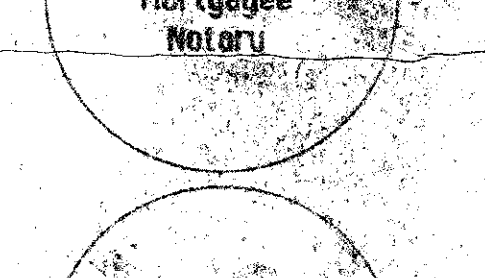
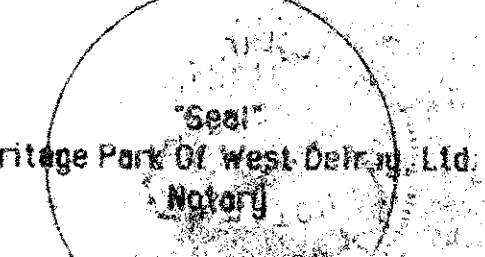
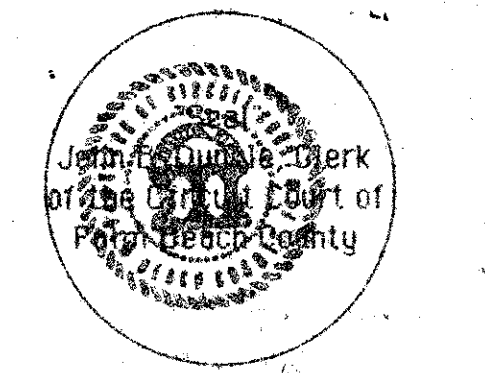
Attest:

John B. Dunkle, Clerk
By Herbert F. Kahert
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 13th day of OCTOBER, A.D., 1987.

By Herbert F. Kahert
Herbert F. Kahert, P.E.
Certificate No. 12284
County Engineer - Palm Beach County, Florida



0521-001
BENCH MARK
Land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

Record Plat
Heritage Park Of West Delray

OWN P.B. N.P.C. DATE JAN 87 VOL NO. 86-924
SCALE N/A SIZE 24" x 36" PB # # SHEET 1 OF 2

58/43

SUBDIVISION - Heritage Park Of West Delray
BOOK 58 PAGE 13
FLOOD ZONE 0 FLOOD MAP #205B
QUAD # 36 ZONING RM.
SE. PUD ZIP CODE 33445
PUD NAME
TAZ 465

RECORDED BY NUMBER 07247