

THIS INSTRUMENT PREPARED BY
LONDON M. CROSS OF
CARNAHAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 ENGINEERS SURVEYORS PLANNERS
 6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063
 AUGUST 1990 891202 B.M.

(BABCOCK P.U.D.)

WATERWAYS AT DELRAY-PHASE I

BEING A REPLAT OF A PORTION OF TRACTS 2,3,30,31 AND 34 OF PALM BEACH FARMS COMPANY PLAT NO. 1 (PLAT BOOK 2, PAGES 26 THRU 28) AND A PORTION OF BABCOCK P.U.D. - PARCEL C (PLAT BOOK 61, PAGES 198 THRU 200, BOTH AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, BEING A REPLAT OF A PORTION OF TRACTS 2, 3, 30, 31 AND 34 OF PALM BEACH FARMS COMPANY, PLAT NO. 1 (PLAT BOOK 2, PAGES 26 THRU 28) AND A PORTION OF BABCOCK P.U.D. - PARCEL C (PLAT BOOK 61, PAGES 198 THRU 200) BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA; SAID PARCELS OF LAND SHOWN HEREON TO BE KNOWN AS WATERWAYS AT DELRAY-PHASE I AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 89°18'07" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 346.24 FEET; THENCE SOUTH 00°41'53" EAST, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°52'47" EAST, A DISTANCE OF 637.08 FEET; THENCE NORTH 89°20'44" EAST, A DISTANCE OF 331.94 FEET; THENCE SOUTH 01°52'26" EAST ALONG A LINE 15.00 FEET WEST OF SAID SECTION 20, A DISTANCE OF 624.52 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID BABCOCK P.U.D. - PARCEL C); THENCE SOUTH 88°07'34" WEST, A DISTANCE OF 244.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 172.00 FEET AND A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 270.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°52'26" EAST, A DISTANCE OF 107.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE OF 125°36'19", A DISTANCE OF 94.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 144.00 FEET AND A CENTRAL ANGLE OF 20°13'41", A DISTANCE OF 50.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE OF 75°05'39", A DISTANCE OF 56.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°24'09" WEST, A DISTANCE OF 912.44 FEET; THENCE NORTH 24°19'20" WEST, A DISTANCE OF 150.68 FEET; THENCE SOUTH 88°35'51" WEST, A DISTANCE OF 158.65 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA TURNPIKE; THENCE NORTH 01°24'09" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 256.26 FEET; THENCE NORTH 89°22'39" EAST, A DISTANCE OF 353.72 FEET; THENCE NORTH 23°13'42" EAST, A DISTANCE OF 77.42 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 25°06'22" A DISTANCE OF 43.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°52'47" WEST, A DISTANCE OF 80.82 FEET; THENCE NORTH 45°42'15" WEST, A DISTANCE OF 35.36 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 806; THENCE NORTH 89°18'07" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 64.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.940 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" THE WATER MANAGEMENT TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" THE DRAINAGE RIGHTS-OF-WAY AS SHOWN IS DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DRAINAGE DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C" THE ROADWAY TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO A GRANT OF EASEMENT TO RUN WITH THE LAND (AS RECORDED IN O.R.B. 5156, PGS. 1553-1555, P.B.C.R.)
- TRACT "D" THE RESIDENTIAL ACCESS STREET AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" THE RECREATION TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "F" & "G" THE BUFFER TRACTS AS SHOWN ARE DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID BUFFER TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE SURVEYORS NOTES.
- TRACT "H" THE BUILDING TRACT AS SHOWN IS RESERVED FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEEES AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENT AND THE MAINTENANCE ACCESS EASEMENT AS SHOWN ARE DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE AND MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "I" AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACTS "J", "K", "L", "M" & "N" THE OPEN SPACE TRACTS AS SHOWN ARE DEDICATED TO WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. FLORIDA DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO USE AND THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM AND WATER MANAGEMENT TRACT ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF DELRAY WEST ROAD (S.R. 806).

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 22ND DAY OF April, 1991.

LENNAR HOMES, INC.
 A FLORIDA CORPORATION

BY: Carlos Diaz, P.E.
 VICE PRESIDENT

ATTEST: Kathleen E. Sierra
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED CARLOS DIAZ, P.E. AND KATHLEEN E. SIERRA TO ME WELL KNOWN AND KNOWN TO ME 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, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 22ND DAY OF April, 1991.

MY COMMISSION EXPIRES: NOVEMBER 16, 1992
 NOTARY PUBLIC

NOTES

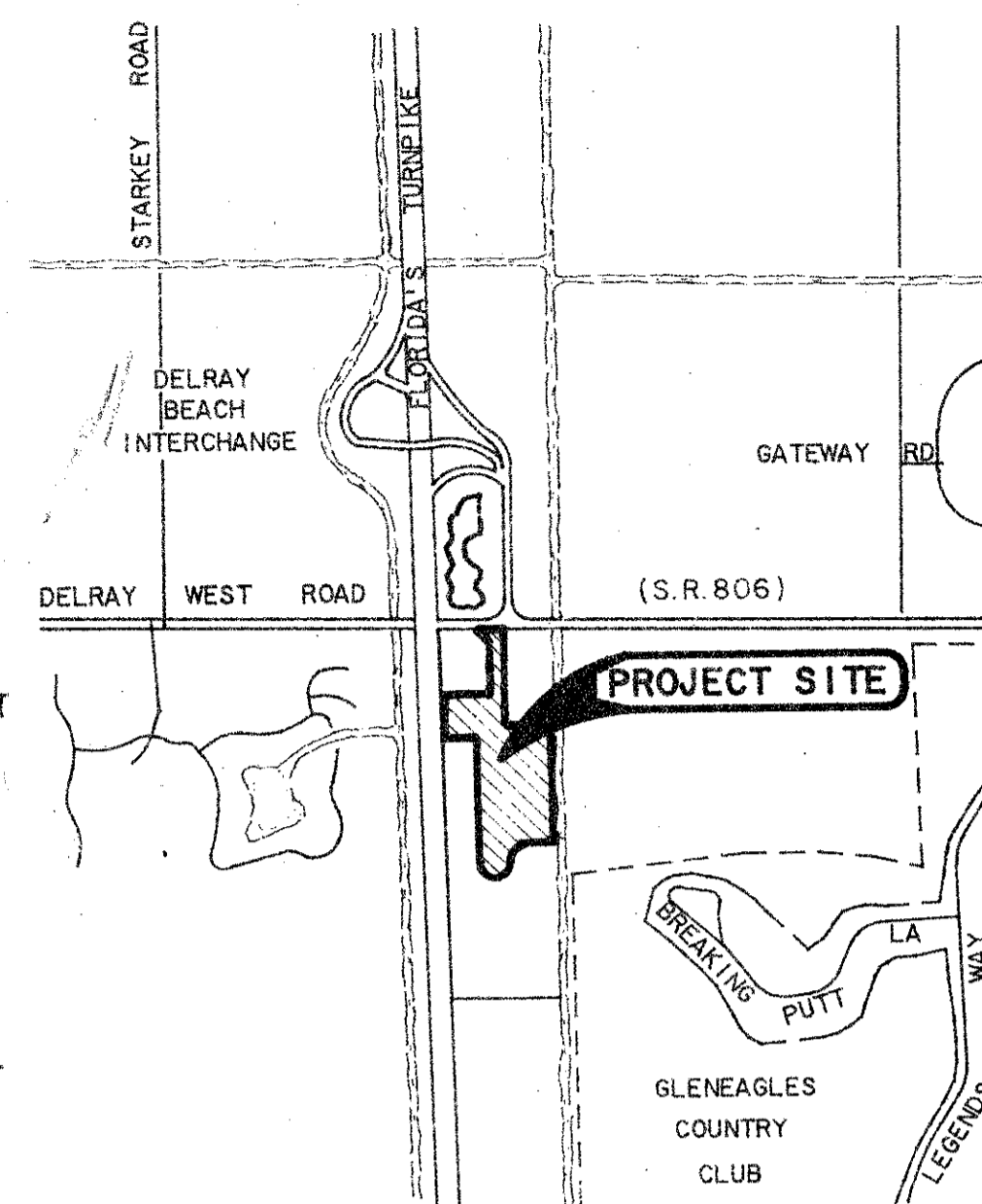
- ALL BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF SOUTH 89°18'07" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT CONTROL POINTS (P.C.P.) FALLING ON MANHOLE LOCATIONS WILL BE ESTABLISHED BY THE USE OF STRADLERS TO IDENTIFY THE POINT.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- 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.
- CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCE OF PALM BEACH COUNTY.

SEAL SEAL SEAL SEAL

LENNAR HOMES, INC. NOTARY PUBLIC PROFESSIONAL LAND SURVEYOR

LEGEND

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
- P.B. DENOTES PLAT BOOK
- P.U.D. DENOTES PLANNED UNIT DEVELOPMENT
- R/W DENOTES RIGHT-OF-WAY
- R.B. DENOTES ROAD BOOK
- D.E. DENOTES DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- FP&L DENOTES FLORIDA POWER & LIGHT
- L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT
- DENOTES CENTER LINE
- DENOTES PERMANENT REFERENCE MONUMENT P.L.S. NO. 3348
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- DENOTES RESIDENTIAL ACCESS STREET (R.A.S.)
- DENOTES LIMITED ACCESS EASEMENT



LOCATION MAP

SEC. 20, TWP 46 S., RGE. 42 E.

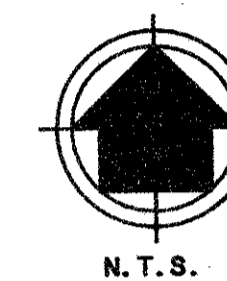
180

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 4:45 p.m. THIS 22 DAY OF April, 1991 AND DULY RECORDED IN PLAT BOOK 67 ON PAGES 180 AND 181

JOHN B. DUNKLE,
 BY: Debra J. ... DC

SHEET 1 OF 2 SHEETS



TITLE CERTIFICATION

STATE OF FLORIDA ss
 COUNTY OF DADE

I, MORRIS J. WATSKY, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND THAT I FIND THE TITLE TO SAID PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, INC. THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: March 18, 1991
 UPDATED: March 18, 1991

BY: MORRIS J. WATSKY
 ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY COMPLIES WITH CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 9TH DAY OF October, 1990.

LONDON M. CROSS
 LONDON M. CROSS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3348

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF April, 1991.

BY: Karen Marcus
 KAREN MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Debra J. ...
 DEPUTY CLERK

COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF April, 1991.

BY: George T. Webb
 GEORGE T. WEBB, PEAKING COUNTY ENGINEER

0488-002
Ret. 85-54

P.U.D. STATISTICS

ZONING PETITION NO.	85-54
ACREAGE	12.94
UNITS	36
DENSITY	4.32 UNITS/ACRE
TYPE OF UNITS	CATEGORY A & B (2 UNIT ATTACHED & 8 UNIT CONDO)
TOTAL ACRES	12.94

WATERWAYS AT DELRAY-PHASE I

67/180

TAZ 443
 BOOK 57 PAGE 180
 FLOOD MAP #215A
 ZONING RS
 SE 85-54
 ZIP CODE 33446
 PUD NAME BABCOCK P.U.D.