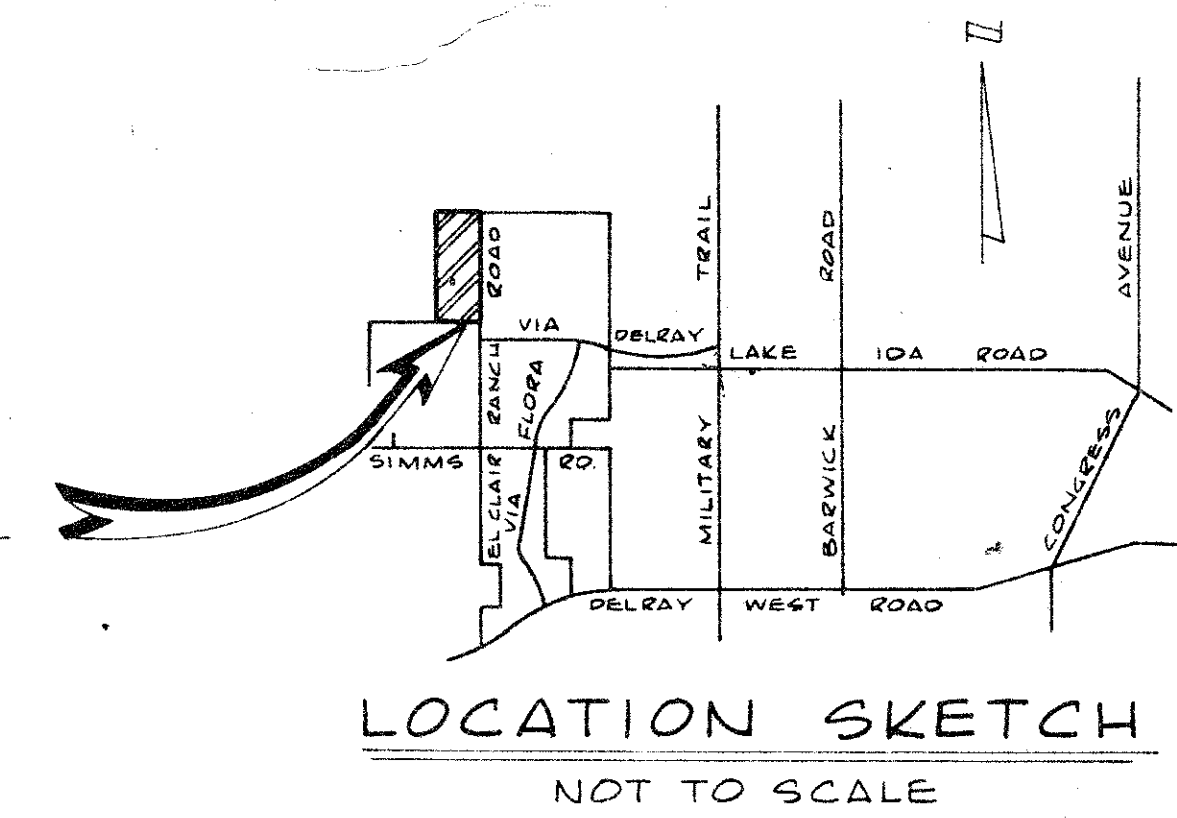


**A PLANNED UNIT DEVELOPMENT
IN VILADELWAY WEST
PLAT NO. 2 OF DELRAY VILLAS
IN THE EAST QUARTER (E 1/4) OF THE NORTHEAST QUARTER
(NE 1/4 OF SECTION 10, TOWNSHIP 46 S., RANGE 42 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET 1 OF 2
JANUARY 31, 1977**



161

PALM BEACH COUNTY, FLORIDA
As filed for recording on **9:35 A.M.**
day of **November**
17
and date of recording is **161+162**
Doris Shuffler

**DEDICATION
AND
DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS that VILADELWAY INVESTORS, LTD., a Florida limited partnership, owner of the lands shown hereon, being in Section 10, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT NO. 2 OF DELRAY VILLAS, said lands being more particularly described as follows:

The East Quarter (E 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 46 South, Range 42 East, Palm Beach County, Florida; LESS AND EXCEPTING THEREFROM the North 160 feet thereof and the East 53 feet thereof.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

- Streets:**
The streets as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.
- Easements:**
 - The utility easements and the drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utility facilities and drainage facilities respectively.
 - 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.
 - The ingress-egress easement as shown hereon is hereby dedicated in perpetuity for access for the construction, operation and maintenance of drainage facilities in the drainage easement across all of TRACT L-2 and is hereby dedicated to Delray West Townhouses Homeowners Association Inc for access to and from TRACT L-2 for maintenance purposes.
- Water Management Tracts:**
The water management tracts, shown hereon as Tracts L-1 and L-2, are hereby dedicated to Delray West Townhouses Homeowners Association Inc. for proper purposes and are the perpetual maintenance obligation of said Corporation.
- Recreation Areas:**
Tracts L-1 and L-2, as shown hereon and as mentioned in Item No. 3 above, are hereby reserved for the use of the residents of PLAT NO. 2 OF DELRAY VILLAS as recreation areas.

IN WITNESS WHEREOF, I Ralph DeChiaro, do hereunto set my hand and seal this 19th day of October, A.D. 1977.
Witness: James B. Capella Ralph DeChiaro
Ralph DeChiaro, General Partner
Witness: John P. ...

ACKNOWLEDGEMENT

STATE OF Maryland
COUNTY OF Baltimore
BEFORE ME personally appeared Ralph DeChiaro, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed said instrument for the purposes therein expressed.
WITNESS my hand and official seal this 19th day of October, A.D. 1977
Earl H. Basley
Notary Public
My Commission Expires: June 30, 1978

This instrument was prepared by David ... in the offices of Robert E. ... Inc., 165 Palm Beach ... West Palm Beach, Florida 3340...

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that he is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedications and reservations of the lands described in said dedications and reservations by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 2502 at Page 1483, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedications and reservations as shown hereon.

IN WITNESS WHEREOF I, Conrad J. DeSantis, Trustee, do hereunto set my hand and seal this 1st day of Nov., A.D. 1977.

Witness: William J. ... Conrad J. DeSantis Trustee
Conrad J. DeSantis, Trustee
Witness: Robert Farrell

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Conrad J. DeSantis, Trustee, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 1st day of November, A.D. 1977.
Robert A. Locone
Notary Public

My Commission expires: 6-9-80

P.U.D. TABULATION

AREA OF THIS PLAT.....	36.166 AC.
AREA OF EAST 53 FEET THEREOF.....	3.101 AC.
TOTAL AREA FOR P. U. D.....	39.267 AC.
MAXIMUM DENSITY ALLOWED.....	4.6 DU./AC.
OPEN SPACE.....	24 AC.
MAXIMUM DESIGN NUMBER OF DWELLING UNITS.....	180 DU.
DENSITY.....	4.584 DU./AC.

See Back

NOTES

- Permanent Reference Monuments (PRM's) are designated thus: —○—
- Permanent Control Points (PCP's) are designated thus: —○—
- Bearings cited herein are in the meridian of PLAT II VILADELWAY (Plat Book 30, Pages 77 - 79).
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
- In instances where drainage and utility easements 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.

COUNTY APPROVALS

COUNTY ENGINEER
This plat is hereby approved for recording this 15 day of Nov., A.D. 1977
By: Herbert F. Kahlert, P.E.
County Engineer

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for recording this 16th day of November, A.D. 1977
By: Lake Lytal, Chairman
Board of County Commissioners

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: Margaret A. ... Date: November 16, 1977
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ...
I, Paul B. Anton, 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 in VILADELWAY INVESTORS, LTD.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon and that I find all mortgages shown and are true and correct.
Date: 10-31-77
Paul B. Anton, Attorney at Law

SURVEYOR'S CERTIFICATION

I, David M. White, a land surveyor licensed in the State of Florida, do hereby certify that the plat shown hereon is a true and correct representation of what said survey is accurate and direct supervision and that Permanent Reference Monuments (PRM's) have been placed as required by Law and that Permanent Control Points (PCP's) will be set under the guarantees posted with Palm Beach County, Florida, for the required 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.
Date: October 25, 1977
By: David M. White
David M. White, P.L.S.
Florida License No. 2201.

Field Book No. <u>V-21</u> Pg. <u>50</u>	ROBERT E. ... ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH, FLORIDA	Date	JANUARY 77
Design <u>DM WHITE</u>		Scale	NONE
Drawn <u>GL COSS</u>		Sheet	1
Checked		of 2	File No. <u>BF-2252-B</u>

**PLAT NO. 2
16 OF
DELRAY VILLAS**

DELRAY VILLAS