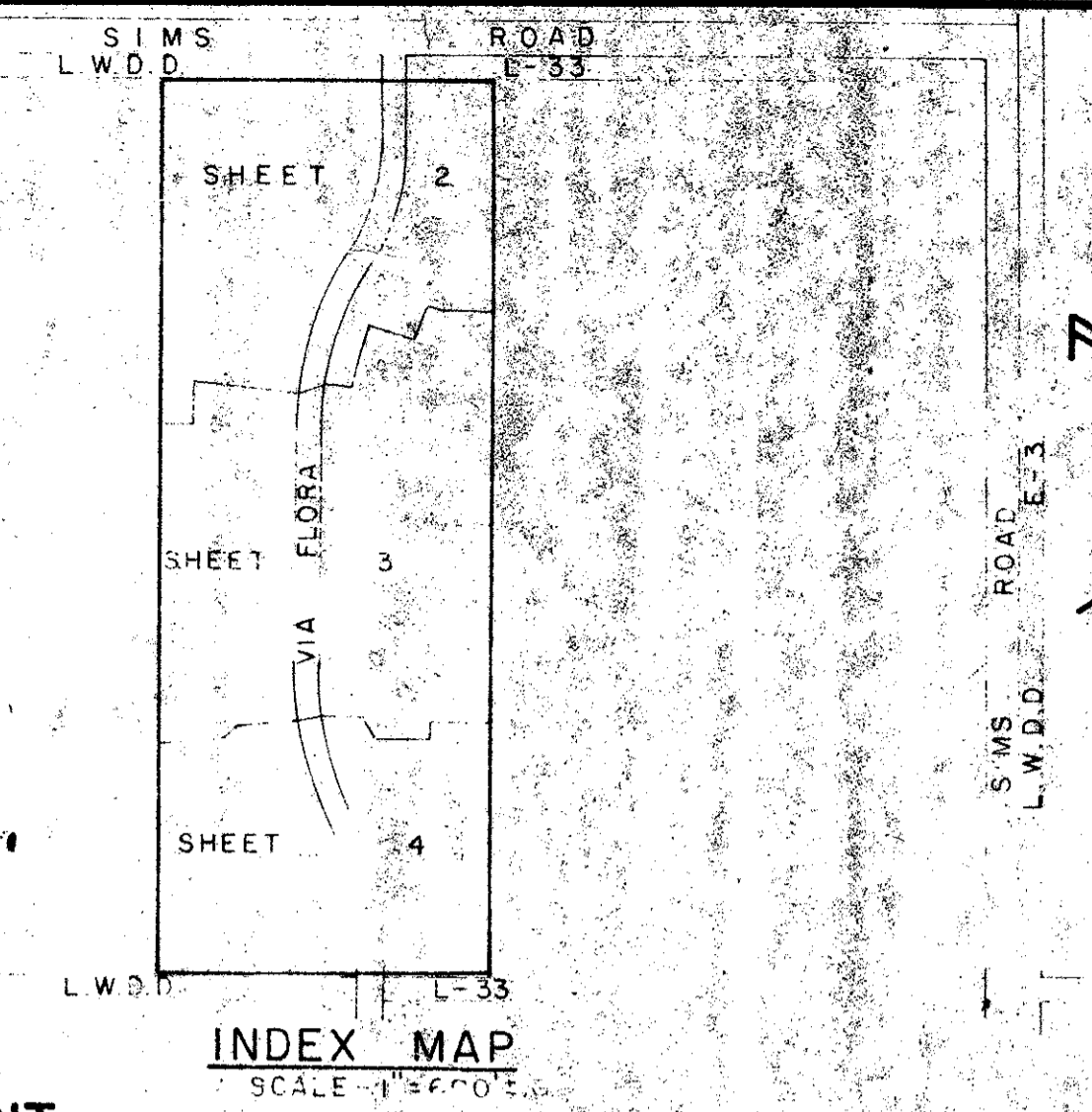


A PLANNED UNIT DEVELOPMENT IN VILLADELRAJ WEST PLAT NO. 1 OF DELRAY VILLAS

BEING A SUBDIVISION OF LAND IN THE WEST THREE QUARTERS (W 3/4)
OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN FOUR SHEETS · SHEET 1 OF 4
JANUARY 1979



DESCRIPTION

A certain 62.8372 acres of land lying in the West Three Quarter (W 3/4) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the point of intersection of a line parallel with and 60 feet southerly from (as measured at right angles to) the North line of said Section 14, said North line of Section 14, being also the South line of PLAT II, VILLADELRAJ, as said plat is recorded in Plat Book 30 at Pages 77, 78 and 79, Public Records of Palm Beach County, Florida, with the East line of the West 25 feet of said Section 14; and from said POINT OF BEGINNING run, by the following numbered courses: (Bearings cited herein are in the meridian of the above described PLAT II VILLADELRAJ)

- 1) North 89°05'56" East, running along the said parallel line, 975.39 feet, more or less, to a point in the East line of the said West Three Quarters (W 3/4) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 14; thence...
- 2) South 01°42'26" West, running along the said East line of the West Three Quarters (W 3/4) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 14, 2776.89 feet, more or less, to a point in the East-West Quarter Section Line of said Section 14; thence...
- 3) South 88°28'51" West, running along the said East-West Quarter Section Line, 993.38 feet, more or less, to a point in the said East line of the West 25 feet of Section 14; thence...
- 4) North 01°04'10" East, running along the said East line of the West 25 feet of Section 14, 2788.11 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 62.8372 acres.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CAMPANELLI, INC., a Florida Corporation, owner of the lands shown hereon as PLAT NO. 1, DELRAY VILLAS and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. STREETS
The streets shown hereon and Tract S-1 are hereby dedicated to the Board of County Commissioners of Palm Beach County for the perpetual use of the public for proper purposes.
Tracts R-1, R-2 and R-3 as shown hereon, are hereby reserved for roadway purposes and are hereby granted to DELRAY VILLAS PLAT 1 HOMEOWNERS ASSOCIATION, INC. for its non-exclusive use, and shall be maintained by said Association
2. DRAINAGE RIGHT-OF-WAY
Tract D-1, as shown hereon is hereby dedicated in fee simple to the Lake Worth Drainage District for proper purposes and is the perpetual maintenance obligation of said Lake Worth Drainage District.
3. EASEMENTS
The utility and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.
The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
4. OTHER PARCELS
Tracts W-1 thru W-6 as shown hereon are hereby reserved for water retention and management purposes and are the perpetual maintenance obligation of DELRAY VILLAS PLAT 1 HOMEOWNERS ASSOCIATION, INC.
Tract "A" as shown hereon is hereby reserved for Civic purposes.
Tract "E" as shown hereon is hereby reserved for recreation facilities and is the perpetual maintenance obligation of DELRAY VILLAS PLAT 1 HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the above named 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 by and with the authority of the Board of Directors, this 11th day of JANUARY, A.D. 1979.

Attest: *John Carter* By: *Constantino Cigione*
CAMPANELLI, INC., a corporation of the MASSACHUSETTS AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared CONSTANTINO CIGIONE and JOHN CARTER to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and ASST. SECRETARY of CAMPANELLI, INC., a corporation, and they severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument 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 11th day of JANUARY, A.D. 1979.
Antoinette L. Sciaroffa
My Commission Expires:

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Dade

The undersigned hereby certify that they are the holders of a mortgage upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agree that their mortgage, which is recorded in Official Record Book 2963 at Page 145 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF we, *E.W. Crowley, Jr.* and *Howard Duckworth* do hereunto set our hands and seal this 16th day of January, A.D. 1979.
WITNESS *Carolea Confor* As to Both *AW Crowley Jr* As to Both
WITNESS *Dianne E. Brown* As to Both *Howard Duckworth* ASSISTANT VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Dade

BEFORE ME PERSONALLY appeared *E.W. Crowley, Jr.* and *Howard Duckworth* to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal, this 16th day of January, A.D. 1979.
Carolea Confor
My Commission Expires:

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 dedication of the land described in said dedication by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 2899 at Page 633 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF I, *Ralph DeChiario* do hereunto set my hand and seal this 16th day of JANUARY, A.D. 1979.
WITNESS: *Ralph DeChiario* GEN. PARTNER
DM Campbell

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared *Ralph DeChiario* to me well known and known to me to be the individual 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 16th day of January, A.D. 1979.
Case Smalley
Notary Public

My Commission Expires:

NOTES

1. Permanent Reference Monuments are designated thus: PRM
2. Permanent Control Points are designated thus: PCP
3. Bearings cited herein are in the meridian of PLAT II VILLADELRAJ (Plat Book 30, Pages 77-79).
4. Building set back lines shall be as required by Palm Beach County Zoning Regulations.
5. There shall be no buildings or other structures placed on utility easements.
6. There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
7. In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utilities shall not interfere with the drainage facilities within these areas of intersection.
8. In instances where 12 foot utility easements and limited access easements are shown together, the limited access easement shall be 5 feet adjacent to the street right-of-way and the utility easement shall be 7 feet adjacent to the limited access easement except where necessary to cross said limited access easement with utilities.

P.U.D. TABULATION

AREAS OF THIS PLAT.....	62.8372 Acres
AREAS OF W 25 FT. OF NW 1/4 SEC. 14 LESS N. 60 FT. THEREOF AND AREAS OF N. 60 FT. OF 3/4 OF W 1/4 OF SEC. 14 ADDITION.....	2,9776 Acres
TOTAL AREA FOR P.U.D.....	65.8148 Acres
NUMBER OF D.U.'S.....	276 D.U.
DENSITY.....	4.224 D.U./ACRES

Field Book No.	Pg.
Design	<i>C. Davis</i>
Drawn	<i>L. Harde</i>
Checked	
File	

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH FLORIDA

PLAT NO. 1
DELRAY VILLAS

0325-001

14/46/42-1/2/79

Approved: *37* IN 4 SHEETS, SHEET 1 OF 4

TITLE CERTIFICATION

I, *Jeffrey R. Mace*, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title of the hereon described property; that I find the title to the property is vested in *Campanelli, Inc. as of 1/16/79*; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.

Date: *1/16/79*
Jeffrey R. Mace
Attorney at Law

SURVEYOR'S CERTIFICATION

I, *Curtis D. Davis*, a land surveyor licensed in the State of Florida, do hereby certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate and that Permanent Reference Monuments (P.R.M.'s) and Permanent Control Points (P.C.P.'s) will be set under the guarantees provided under 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: *1/16/79*
Curtis D. Davis
Curtis D. Davis, P.L.S.
Florida Certificate # 2676

COUNTY APPROVALS

COUNTY ENGINEER
This plat is hereby approved for recording, this 13 day of *MARCH*, A.D. 1979.
Herbert F. Mahler, P.E.
County Engineer

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for recording, this 13 day of *MARCH*, 1979.

By: *Bill Bailey*
Bill Bailey, Chairman
Board of County Commissioners

ATTEST: *John H. Dinkler*, Clerk
Board of County Commissioners
By: *James J. O'Brien*
Deputy Clerk

This instrument was prepared by *Curtis D. Davis, Robert E. Owen & Associates, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida*

PLAT No. 1 OF DELRAY VILLAS

Date	JANUARY, 1979
Scale	N/A
Sheet	1
of 4	
File No.	BF-2279