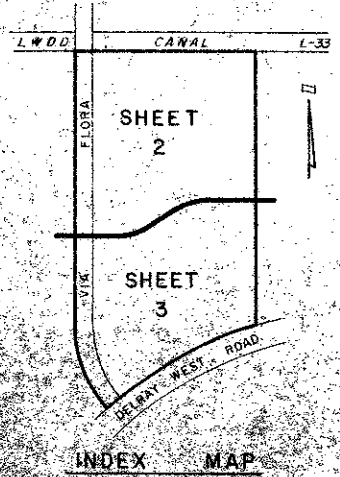
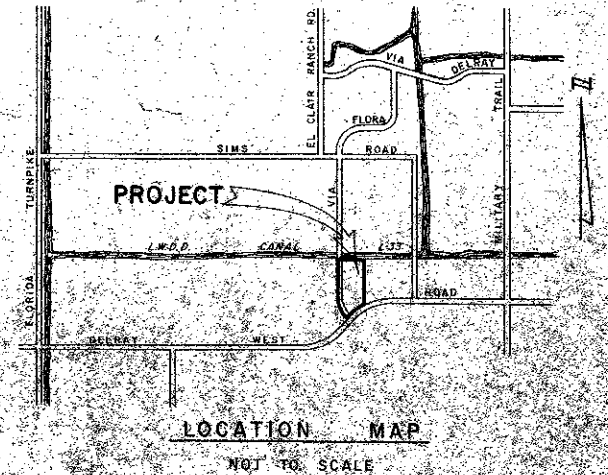


DRAWING NUMBER  
39-198



# A PLANNED UNIT DEVELOPMENT IN VILADELWAY WEST PLAT NO. 3 OF "B" DELRAY VILLAS

BEING A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER  
(SW 1/4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN THREE SHEETS SHEET 1 OF 3  
JULY, 1979



198  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
PLAT NO. 3 OF "B"  
DELRAY VILLAS  
JULY 1979

**DESCRIPTION**  
A parcel of land lying in the Southwest Quarter (SW 1/4) of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:  
Commencing at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, as shown and recorded in Plat Book 37, at Pages 5 through 7, inclusive, Public Records of Palm Beach County, Florida, South 0°41'42" East, along the West line of said Section 14, a distance of 80.01 feet to the South right-of-way line of the North drainage ditch, Canal L-33, the just mentioned South right-of-way line of Canal L-33, being parallel with, and 80 feet from, as measured perpendicularly to, the North line of the above mentioned Southwest Quarter (SW 1/4) of Section 14, thence North 88°28'51" East, along said South right-of-way line, a distance of 678.65 feet to the POINT OF BEGINNING of the herein described parcel and from said point, run by the following numbered courses:  
1. Continue North 88°28'51" East, along the South right-of-way line of Canal L-33, a distance of 855.70 feet, thence...  
2. South 0°17'43" East, a distance of 1250.03 feet to a point on the Northern right-of-way line of Delray West Road (S.R. 806) as same is recorded in Road Plat Book 3, at Pages 24 through 30, inclusive, Public Records of Palm Beach County, Florida, said point being also on a 187.73 foot radius curve, bearing southeasterly, whose local tangent, passing through said point, bears South 71°21'41" West, thence...  
3. Southwesterly, along the arc of the just described curve, subtending a central angle of 24°58'01" and confirming along the previously mentioned North right-of-way line of Delray West Road, a distance of 815.62 feet, thence...  
4. North 2°22'35" East, a distance of 34.74 feet, thence...  
5. North 41°38'28" West, a distance of 10.37 feet to the beginning of a 590 foot radius curve, concave easterly, having a central angle of 35°41'03", thence...  
6. Northwesterly, along the arc of the just described curve, a distance of 369.17 feet, thence...  
7. South 88°05'30" West, a distance of 6.51 feet, thence...  
8. North 9°24'39" West, a distance of 1270.39 feet to the POINT OF BEGINNING.

**DEDICATION**  
WHICH ALL MEN BY THESE PRESENTS THE CAMPANELLI INDUSTRIES, INC., A DELAWARE CORPORATION, successor by merger to CAMPANELLI, INC., A MASSACHUSETTS CORPORATION, owner of the lands shown and described herein and shown hereon as Plat No. 3 of Delray Villas, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:  
**EASEMENTS**  
The streets shown hereon as parcel B and also parcel A are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.  
The tracts for pleasure purposes, shown hereon as tracts A-1 and A-2, are hereby dedicated to the Delray Villas Plat No. 3 Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association.

**EASEMENTS**  
The utility easements shown hereon are hereby dedicated in perpetuity for the transmission and maintenance of utility lines.  
The drainage easements and utility easements shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.  
The utility easements shown hereon are hereby dedicated in perpetuity for the transmission and maintenance of utility lines.  
The drainage easements and utility easements shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.  
**OTHER TRACTS & PARCELS**  
Tracts A-1 and A-2 as shown hereon are hereby reserved for water retention and management purposes and are the perpetual maintenance obligation of DELRAY VILLAS PLAT NO. 3 HOMEOWNERS ASSOCIATION, INC.  
Parcel "B" as shown hereon is hereby reserved for landscape purposes and is the perpetual maintenance obligation of DELRAY VILLAS PLAT NO. 3 HOMEOWNERS ASSOCIATION, INC.  
Lots 1 through 4, Block 4, are reserved for recreation purposes, and are the maintenance obligation of DELRAY VILLAS PLAT NO. 3 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 its Board of Directors, this 17th day of May, A.D. 1980.

Attest: Russell Campelli by John R. Carver  
CAMPANELLI INDUSTRIES, INC., A DELAWARE CORPORATION, successor by merger to CAMPANELLI, INC., A MASSACHUSETTS CORPORATION.  
**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared JOHN R. CARVER and RUSSELL CAMPANELLI, 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 CAMPANELLI INDUSTRIES, INC., A DELAWARE CORPORATION, successor by merger to CAMPANELLI, INC., A MASSACHUSETTS CORPORATION, and they personally 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 17th day of May, A.D. 1980.

**NOTES**  
Permanent Reference Monuments (P.R.M.'s) are designated thus: —P.R.M.—  
Permanent Control Points (P.C.P.'s) are designated thus: —P.C.P.—  
Bearings cited herein are in the meridian of Plat No. 1 of Delray Villas (Plat Book 37, Pages 5-7).  
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.

This instrument was prepared by Lawrence Malhes, Robert E. Owen & Associates, Inc., Engineers and Planners, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

**P.V.D. TABULATION**  
Area of this Plat: 27.46 Acres  
Number of D.U.'s: 194 D.U.'s  
Density: 6.94 D.U./Acres

**CERTIFICATE**  
GENT. OF FLORIDA  
COUNTY OF PALM BEACH  
I, S. LEE CROUCH, duly licensed Surveyor in the State of Florida, do hereby certify that I have examined the plat of the herein described property, that I find the same to conform to the order as stated in CAMPANELLI INDUSTRIES, INC. and the subdivision as shown on the plat, and that the current taxes have been paid.  
Witness my hand and seal of office, this 17th day of May, 1980.

**SURVEYOR'S CERTIFICATION**  
I hereby certify that the plat shown hereon is a true and correct representation of the survey made under my responsible direction and supervision, and that said survey is in conformity with the best of my knowledge and belief, and 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 direction of the COUNTY OF PALM BEACH, Florida, and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the COUNTY OF PALM BEACH, Florida.  
Date: May 17, 1980

**COUNTY APPROVALS**  
COUNTY ENGINEER  
The plat is hereby approved for record this 17th day of May, 1980.  
By: [Signature]  
County Engineer  
Palm Beach County, Florida

**BOARD OF COUNTY COMMISSIONERS**  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 17th day of May, 1980.  
By: [Signature]  
Board of County Commissioners

**ATTEST:**  
John B. Donkle, CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: [Signature]  
Clerk

Field Book No. 198 Pg. 1  
Design: J.C. Yagge  
Drawn: J.C. Yagge  
Checked: [Signature]  
ROBERT E. OWEN & ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
WEST PALM BEACH, FLORIDA  
PLAT NO. 3  
DELRAY VILLAS  
IN 3 SHEETS, SHEET 1 OF 3