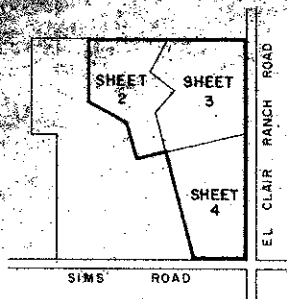


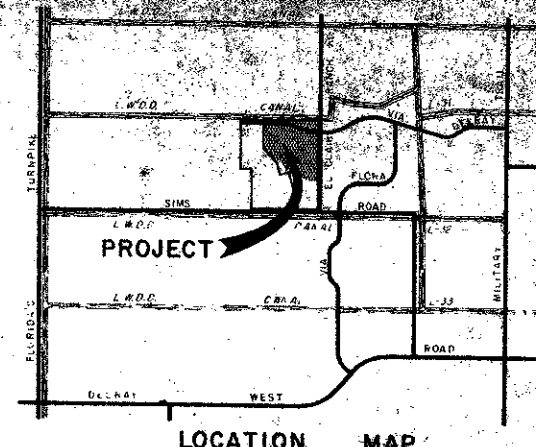
40-27



INDEX MAP

NOT TO SCALE

A PLANNED UNIT DEVELOPMENT IN VILADELWAY WEST  
**PLAT NO. 4 OF DELRAY VILLAS**  
BEING A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER  
(SE 1/4) OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN FOUR SHEETS - SHEET 1 OF 4  
NOVEMBER 1979



LOCATION MAP

NOT TO SCALE

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on July 19, 1980 at 10:30 AM and duly recorded in Plat Book 33, Page 161 & 162.  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *[Signature]*

DESCRIPTION

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 10, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the aforesaid Section 10, Township 46 South, Range 42 East, run (bearings cited herein are in the meridian of PLAT NO. 2 OF DELRAY VILLAS, as same is recorded in Plat Book 33, at Pages 161 and 162, Public Records of Palm Beach County, Florida) North 0°32'32" West, along the East line of said Section 10, being also the centerline of El Clair Ranch Road, as same is recorded in Official Record Book 2749, at Pages 1875 through 1878, a distance of 106.11 feet; thence South 89°27'28" West, a distance of 53.00 feet to a point in the westerly right-of-way line of the aforementioned El Clair Ranch Road and the POINT OF BEGINNING of the herein described parcel of land; thence run by the following numbered courses:

1. North 0°32'32" West, along the westerly right-of-way line of the previously mentioned El Clair Ranch Road, a distance of 2534.96 feet to a point on the southerly right-of-way line of Lake Worth Drainage District Canal L-31; thence...
2. South 89°35'39" West, along said South right-of-way line of Canal L-31, a distance of 1534.82 feet; thence...
3. South 0°24'21" East, a distance of 482.00 feet to the beginning of a 995 foot radius curve, concave westerly, having a central angle of 14°05'50"; thence...
4. Southerly, along the arc of the just described curve, a distance of 244.81 feet; thence...
5. South 76°18'11" East, along a line radial to Course 4, a distance of 90 feet; thence...
6. North 66°58'14" East, a distance of 37.18 feet; thence...
7. South 77°27'10" East, along a line radial to Course 4, as above described, a distance of 90 feet to a point on a 1205 foot radius curve, concentric to said Course 4, having a central angle of 3°05'00"; thence...
8. Southwesterly, along the arc of the just described curve, a distance of 64.85 feet; thence...
9. South 51°00'05" East, a distance of 95.40 feet to a point on a 140 foot radius curve, concave northeasterly, having a central angle of 134°35'36", and whose local tangent, passing through said point bears South 3°51'38" East; thence...
10. Southeasterly, along the arc of the just described curve, a distance of 328.87 feet; thence...
11. South 16°49'12" East, a distance of 806.58 feet to a point on a 140 foot radius curve, concave northeasterly, having a central angle of 85°50'48", and whose local tangent, passing through said point, bears South 17°03'43" West; thence...
12. Southeasterly, along the arc of the just described curve, a distance of 160.89 feet to a point of intersection with a 465 foot radius curve, concave northeasterly, having a central angle of 305°08", and whose local tangent passing through said point, bears South 13°27'26" East; thence...
13. Southeasterly, along the arc of the just described curve, a distance of 251.07 feet to a point of intersection with a 60 foot radius curve, concave northeasterly, having a central angle of 1°48'30", and whose local tangent passing through said point bears South 75°43'48" West; thence...
14. Westerly, along the arc of the just described curve, a distance of 14.46 feet; thence...
15. South 18°49'11" East, a distance of 91.85 feet to a point on a 150.00 foot radius curve, concave northeasterly, having a central angle of 11°06'00", and whose local tangent, passing through said point bears South 78°26'18" West; thence...
16. Westerly, along the arc of the just described curve, a distance of 29.06 feet; thence...
17. South 89°32'18" West, a distance of 15.00 feet; thence...

18. South 00°27'42" East, a distance of 150.00 feet; thence...
19. North 89°32'18" East, a distance of 15.00 feet to the beginning of a 300 foot radius curve, concentric to Course 16, having a central angle of 7°45'28"; thence...
20. Easterly, along the arc of a just described curve, a distance of 40.62 feet; thence...
21. South 8°13'10" East, a distance of 90 feet to a point on a 390 foot radius curve, concentric to Course 19, having a central angle of 2°50'29"; thence...
22. Easterly, along the arc of the just described curve, a distance of 19.34 feet; thence...
23. South 11°03'39" East, a distance of 139.03 feet to a point on a line parallel with, and 81 feet northerly from, as measured perpendicularly to the South line of the previously mentioned Section 10 (said parallel line being the westerly extension of the northerly right-of-way line of Sims Road, as same is shown on Plat II Villadelway, and recorded in Plat Book 30, at Pages 77 through 79, inclusive, Public Records of Palm Beach County, Florida); thence...
24. North 89°32'18" East, along the just mentioned westerly extension of the northerly right-of-way line of Sims Road, a distance of 564.85 feet; thence...
25. North 44°29'53" East, a distance of 35.38 feet to the POINT OF BEGINNING.

CONTAINING 63.217 Acres.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that CAMPANELLI INDUSTRIES, INC., A DELAWARE CORPORATION, successor by merger to CAMPANELLI, INC., A MASSACHUSETTS CORPORATION, owner of the lands shown and described hereon and shown hereon as Plat No. 4 of Delray Villas, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

STREETS

The streets, shown hereon as Via Delray, LaSalle Road & Busenbury Road are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.

The tracts for private road purposes, shown hereon as Tracts S-1 through S-7, are hereby dedicated to the Delray Villas Plats No. 4-5, Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association.

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

OTHER TRACTS & PARCELS

Tracts J, L-1, L-2, as shown hereon are hereby reserved for water retention and management purposes and are the perpetual maintenance obligation of DELRAY VILLAS PLAT NO. 4-5 HOMEOWNERS ASSOCIATION, INC.

Tract C, as shown hereon, is hereby dedicated to the Lake Worth Drainage District for proper purposes, and is the perpetual maintenance obligation of said Drainage District.

Tract R, as shown hereon is hereby reserved for recreational purposes, for use by VILADELWAY WEST PLANNED UNIT DEVELOPMENT and is the perpetual maintenance obligation of DELRAY VILLAS PLATS NO. 4-5 HOMEOWNERS ASSOCIATION, INC., Florida Corporation.

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 27th day of May, A.D. 1980.

CAMPANELLI INDUSTRIES, INC., A DELAWARE CORPORATION, successor by merger to CAMPANELLI, INC., A MASSACHUSETTS CORPORATION.  
Attest: *[Signature]* *[Signature]*  
VICE PRESIDENT ASSISTANT SECRETARY

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, *[Signature]*, Notary Public, do hereby certify that the foregoing instrument was duly acknowledged before me by the above named corporation and its Vice President and Assistant Secretary, and that the seal of said corporation and the seal of said Notary Public were at that time duly presented to me and were in full force and effect at the time the same were so presented.

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 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 28th day of May, A.D. 1980.

By: *[Signature]*  
Notary Public

By Commission Expires: \_\_\_\_\_

NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus: —
- Permanent Control Points (P.C.P.'s) are designated thus: —
- Bearings cited herein are in the meridian of PLAT NO. 2 OF DELRAY VILLAS (PLAT BOOK 33, PAGES 161 & 162).
- 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 A. MATTHEWS, PLS  
Robert E. Owen & Associates, Inc., Engineers and Planners, 1675 Palm Beach Lakes Blvd. and West Palm Beach, Florida.

FILED BOOK NO.	PL
DATE	5/28/80
DESIGNER	J.C. YESTE
DRAWN	
CHECKED	
BY	
DATE	
BY	
DATE	

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
LAWYERS TITLE INSURANCE CORPORATION, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described CAMPANELLI INDUSTRIES, INC., A MASSACHUSETTS CORPORATION, and we find that the title to the property is vested in CAMPANELLI INDUSTRIES, INC., A MASSACHUSETTS CORPORATION, successor by merger to CAMPANELLI, INC., A MASSACHUSETTS CORPORATION; that the current taxes have been paid; and that we find that the property is free of encumbrances.

Date: July 20, 1980  
By: *[Signature]*  
VANCE PERCY

COUNTY APPROVALS  
ASS. COUNTY ENGINEER  
This plat is hereby approved for record this 20th day of July, 1980.  
*[Signature]*  
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 20th day of July, 1980.  
*[Signature]*  
DENNIS P. KOEHLER, Chairman  
Board of County Commissioners  
ATTEST: *[Signature]* CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: *[Signature]* Deputy Clerk

SURVEYOR'S CERTIFICATION  
I 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 in the best of my knowledge and belief, and that (P.C.P.'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 auspices of the Palm Beach County Survey Department. I further certify that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the Palm Beach County Board of County Commissioners.  
Date: 11/20/80  
*[Signature]*  
Florida Cert. No. 21288

0325-304

40/27

PLAT NO. 4  
DELRAY VILLAS

78-1220  
SECT. 1378

IN 4 SHEETS, SHEET 1 OF 4