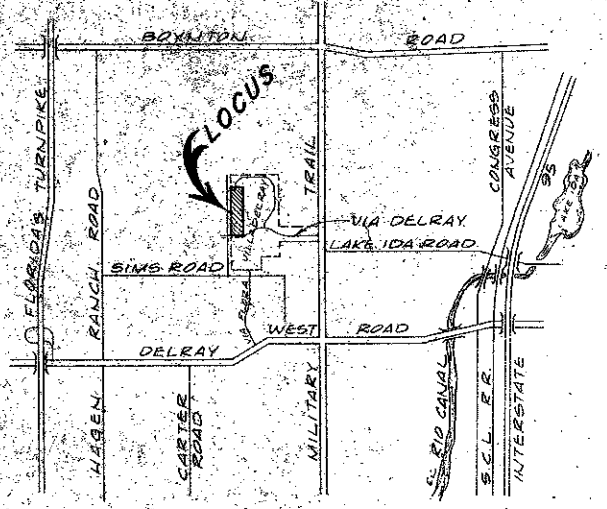
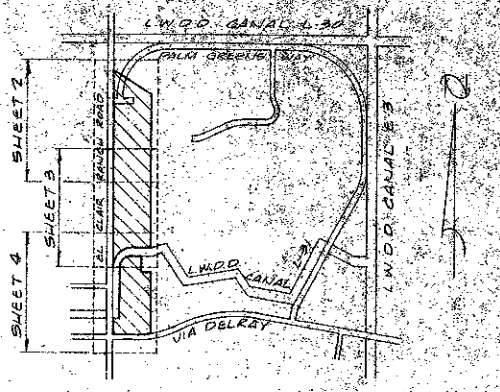


41-609



A PLANNED UNIT DEVELOPMENT
VILADELRAY
SECTION 15, 16, 17 AND 18
A PARCEL OF LAND LYING IN THE WEST HALF (W 1/2) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS - SHEET NO. 1



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 13th day of December 1980...

P.U.D. DATA
Total Area = 15.352 Acres
Dwelling Unit = 143
Density = 9.31 D.U./Ac.

LOCATION MAP NOT TO SCALE

DESCRIPTION SECTION 15, 16 AND 17

A parcel of land lying in the West Half (W 1/2) of Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida; being more particularly described as follows:

Commencing at the Northwest corner of Villadelray sections 10 and 11, as same is recorded in Plat Book 36, at Pages 19 through 22, inclusive, Public Records of Palm Beach County, Florida, run (bearings cited herein are in the meridian of said Villadelray Sections 10 and 11) South 0°28'16" East, along the West boundary line of the just mentioned Villadelray Sections 10 and 11, and along the easterly right-of-way line of El Clair Ranch Road (as proposed); said easterly right-of-way line being parallel with, and 53 feet easterly from, as measured at right angles to, the West line of said Section 11, a distance of 314.46 feet to the POINT OF BEGINNING of the herein described parcel, and from said point run by the following numbered courses:

- 1. South 70°44'19" East, along the Southwest boundary line of the above mentioned Villadelray Sections 10 and 11, a distance of 330.32 feet to a point on a 25.00 foot radius curve, concave southeasterly, having a central angle of 24°19'7", and whose local tangent, passing through said point, bears South 19°19'41" West; thence...
2. Southeasterly, along the arc of the just described curve, a distance of 10.62 feet to a Point of Reverse Curvature and the beginning of a 1311.74 foot radius curve, concave westerly, having a central angle of 7°07'48"; thence...
3. Southeasterly, along the arc of the just described curve, a distance of 161.24 feet to a Point of Reverse Curvature and the beginning of a 1210.81 foot radius curve, concave easterly, having a central angle of 8°00'00"; thence...
4. Southeasterly, along the arc of the just described curve, a distance of 168.93 feet; thence...
5. South 5°56'18" East, a distance of 141.14 feet to the beginning of a 1125.33 foot radius curve, concave westerly, having a central angle of 11°00'00"; thence...
6. Southeasterly, along the arc of the just described curve, a distance of 214.36 feet to a Point of Reverse Curvature, and the beginning of a 2056.88 foot radius curve, concave easterly, having a central angle of 5°30'00"; thence...
7. Southeasterly, along the arc of the just described curve, a distance of 197.45 feet; thence...
8. South 0°28'16" East, a distance of 238.00 feet to the beginning of a 778.80 foot radius curve, concave easterly, having a central angle of 12°37'03"; thence...
9. Southeasterly, along the arc of the just described curve, a distance of 169.37 feet to a Point of Reverse Curvature and the beginning of a 595.00 foot radius curve, concave westerly, having a central angle of 24°28'58"; thence...
10. Southeasterly, along the arc of the just described curve, a distance of 233.90 feet to its intersection with the northerly right-of-way line of Lake Worth Drainage District Canal L-31, as same is recorded in Official Record Book 2218 at Page 1145, Public Records of Palm Beach County, Florida; thence...
11. South 68°31'44" West, along the already mentioned North right-of-way line, a distance of 28.93 feet to the beginning of a 240.00 foot radius curve, concave northerly, having a central angle of 20°00'00"; thence...
12. Westerly, along the arc of the just described curve and continuing along said northerly right-of-way, a distance of 97.74 feet; thence...
13. South 89°31'44" West, still along said North right-of-way, a distance of 82.53 feet to the beginning of a 135.00 foot radius curve, concave southeasterly, having a central angle of 20°00'00"; thence...
14. Southeasterly, along the arc of the just described curve, and along the already mentioned northerly right-of-way line, a distance of 212.06 feet to a point of cusp; being also a point along the above mentioned easterly right-of-way of El Clair Ranch Road; thence...
15. North 0°28'16" West, along the just mentioned easterly right-of-way of El Clair Ranch Road and along the southerly extension of the previously referred to West boundary line of Villadelray Sections 10 and 11, a distance of 1825.26 feet to the POINT OF BEGINNING.

DESCRIPTION SECTION 18

A parcel of land lying in the West Half (W 1/2) of Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida; being more particularly described as follows:

Commencing at the Northwest corner of Villadelray Sections 10 and 11, as same is recorded in Plat Book 36, at Pages 19 through 22, inclusive, Public Records of Palm Beach County, Florida, run (bearings cited herein are in the meridian of said Villadelray Sections 10 and 11) South 0°28'16" East, along the West boundary line, and the southerly extension thereof, of the just mentioned Villadelray Sections 10 and 11, and along the easterly right-of-way line of El Clair Ranch Road (as proposed); said easterly right-of-way line being parallel with, and 53 feet easterly from, as measured at right angles to, the West line of said Section 11, a distance of 2159.72 feet to its coincidence with the westerly right-of-way line of Lake Worth Drainage District Canal L-31, as same is recorded in Official Record Book 2218, at Page 1145, Public Records of Palm Beach County, Florida; thence continue South 0°28'16" East, along the just mentioned westerly right-of-way of Canal L-31, a distance of 448.61 feet to its intersection with the South line of the Northwest Quarter of said Section 11, Township 46 South, Range 42 East; thence South 0°32'32" East, continuing along said westerly right-of-way of Canal L-31, a distance of 85.00 feet to the POINT OF BEGINNING of the herein described parcel, and from said point run by the following numbered courses:

- (Courses 1 through 5, inclusive, as hereinafter described, run along the southerly and easterly right-of-way line of the above referred to Lake Worth Drainage District Canal L-31.)
1. North 89°20'58" East, a distance of 85.00 feet; thence...
2. North 0°32'32" West, a distance of 85.00 feet to the intersection with the aforesaid South line of the Northwest Quarter of Section 11, Township 46 South, Range 42 East; thence...
3. North 0°28'16" West, a distance of 448.35 feet to the beginning of a 50 foot radius curve, concave southeasterly, having a central angle of 90°00'00"; thence...
4. Northeasterly, along the arc of the just described curve, a distance of 78.54 feet; thence...
5. North 89°31'44" East, a distance of 72.12 feet; thence...
6. South 0°28'16" East, a distance of 134.28 feet; thence...
7. North 88°17'22" East, a distance of 59.03 feet to a point on a 535.00 foot radius curve, concave easterly, having a central angle of 7°50'04" and whose local tangent, passing through said point, bears South 6°07'26" West; thence...
8. Southerly, along the arc of the just described curve, a distance of 73.16 feet; thence...
9. South 1°42'38" East, a distance of 459.40 feet to the beginning of a 25.00 foot radius curve, concave northeasterly, having a central angle of 102°07'00"; thence...
10. Southeasterly, along the arc of the just described curve, a distance of 44.56 feet to a point on the northerly right-of-way of Via Delray as shown in Plat II Villadelray, as recorded in Plat Book 30, at Pages 77, 78 and 79, Public Records of Palm Beach County, Florida; said point being also on a 1212.00 foot radius curve, concave northerly, having a central angle of 13°16'10" and whose local tangent, passing through said point, bears South 76°10'22" West; thence...
11. Westerly, along the arc of the just described curve and along the just mentioned North right-of-way line of Via Delray, a distance of 280.70 feet; thence...
12. North 45°33'00" West, continuing along said northerly right-of-way of Via Delray, a distance of 35.36 feet to the aforesaid easterly right-of-way line of El Clair Ranch Road; thence...
13. North 0°32'32" West, along the just mentioned easterly right-of-way of El Clair Ranch Road, a distance of 113.29 feet to the POINT OF BEGINNING.

Containing 3.04709 Acres.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PALM GREENS LIMITED, a Florida limited partnership, owners of the land shown hereon, being in Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as VILADELRAY Section 15, 16, 17 and 18, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

STREETS: The street shown hereon as PALM GREENS WAY is hereby dedicated to the PALM GREENS CONDOMINIUM ASSOCIATION NO. 15, 16, 17 and 18 for the perpetual use of the Association for proper purposes, 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 facilities.

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.

IN WITNESS WHEREOF, I, Lawrence Sadick, do hereunto set my hand and seal this 13th day of December, A.D. 1980.

PALM GREENS LIMITED, a Florida Limited Partnership, by Palm Greens Investors Company, a New York Limited Partnership by Enterprise Philadelphia Corporation, a Delaware Corporation as general partner by Lawrence Sadick, Vice President.

WITNESS: My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA, MY COMMISSION EXPIRES MAY 28, 1983

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared Lawrence Sadick to me well known, and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 13th day of December, A.D., 1980.

By: Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA, MY COMMISSION EXPIRES MAY 28, 1983

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 to 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 guarantees posted with PALM BEACH COUNTY 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 the COUNTY OF PALM BEACH.

Date: OCTOBER 7, 1980 By: Peter T. Krisk P.L.S. Florida Cert. No. 3748

Table with 2 columns: Field Book No., Pg. and Design. Includes signature of Peter T. Krisk and address: Robert E. Owen & Associates, Inc., Engineers - Planners - Surveyors, West Palm Beach, Florida.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH We, Chicago Title Insurance Company, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find the title to the property is vested in Palm Greens Limited Partnership, and that the current taxes have been paid and that we find the property is free of encumbrances.

Date: September 17, 1980 By: [Signature]

COUNTY APPROVALS

COUNTY ENGINEER This plat is hereby approved for record this 25th day of December 1980. [Signature]

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record this 15th day of December 1980. [Signature]

Attest: John B. Dunkle, Clerk BOARD OF COUNTY COMMISSIONERS By: [Signature]

NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus: [Symbol]
Permanent Control Points (P.C.P.'s) are designated thus: [Symbol]
Bearings cited herein are in the meridian of VILADELRAY SECTION 10 AND 11 Plat Book 36, Page 19-22
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 area within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within areas of intersection.

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Table with 4 columns: Field Book No., Pg., Design, and Checked. Includes title block for Robert E. Owen & Associates, Inc., West Palm Beach, Florida, and sheet information: Section 15, 16, 17 and 18, Palm Beach County, Florida, Sheet 1 of 4.