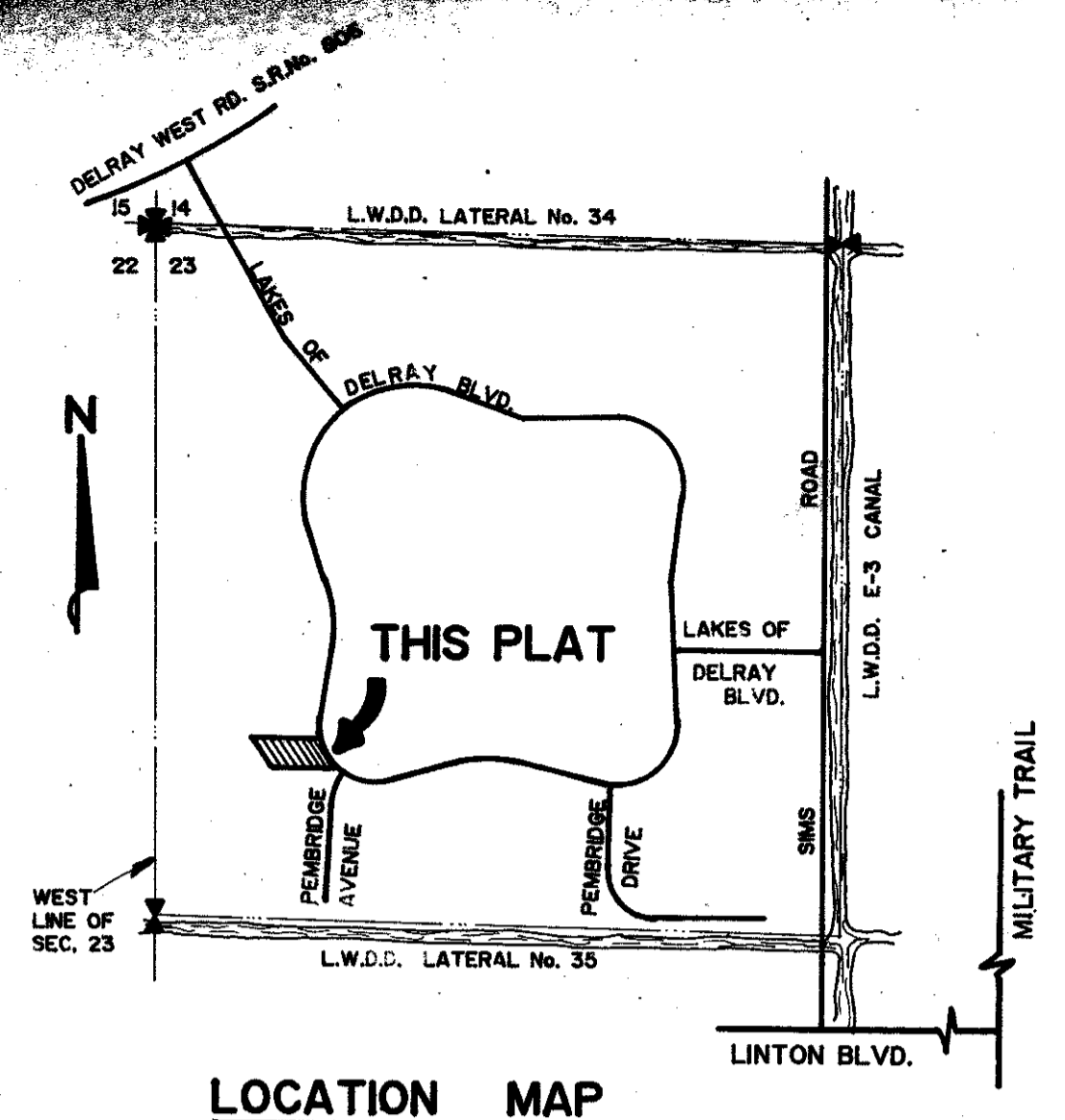


RECREATION AREA NO. 2 A LAKES OF DELRAY

THIS INSTRUMENT PREPARED BY
LARRY BIRMINGHAM OF
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
6191 W. ATLANTIC BLVD., MARGATE, FLA.
SEPT., 1987 8706009-B S.W.

STATE OF FLORIDA } s.s.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 11:38 A.M. THIS 14
DAY OF July, 1989, A.D.,
AND DULY RECORDED IN PLAT BOOK
No. 63 ON PAGES 44
AND 55
JOHN B. DUNKLE, CLERK
BY *John B. Dunkle*, D.C.



LOCATION MAP
N.T.S.

BEING A PORTION OF THE NORTHWEST ONE - QUARTER
OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

BEFORE ME personally appeared SHERMAN KRONICK and LINDA J. M. LEOD, 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 the LENNAR HOMES, INC., a Florida corporation, and 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 regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 16th day of MAY, 1989.

NOVEMBER 16 1992
MY commission expires

L. Putman
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA } ss
COUNTY OF DADE }

I, MORRIS WATSKY, 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 to LENNAR HOMES, INC., a Florida Corporation; that the current taxes have been paid; and that I find that the property is free of encumbrances.

M. Watsky
MORRIS WATSKY
ATTORNEY AT LAW
STATE OF FLORIDA

May 22, 1989
Date

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That LENNAR HOMES, INC., a Florida Corporation, owners of the lands shown and described hereon, being a portion of the Northwest One-quarter (1/4) of Section 23, Township 46 South, Range 42 East, in Palm Beach County, Florida; Said Parcel of land shown hereon to be known as RECREATION AREA NO. 2A, LAKES OF DELRAY, and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest One-quarter (1/4) of said Section 23, Thence North 00°05'05" East, along said westerly line of Section 23, a distance of 682.83 feet to the Southwest corner of the Plat entitled PLAT NO. 1, LAKES OF DELRAY, as recorded in Plat Book 42 at Page 47 of the Public Records of Palm Beach County, Florida; Thence South 88°23'20" East, along the southerly line of said Plat, a distance of 376.48 feet to the POINT OF BEGINNING; Thence continue South 88°23'20" East, along said southerly line a distance of 221.83 feet to a point lying on the arc of a circular curve to the left at which the radius bears North 77°02'24" East; said curve also being the westerly line of an 80.00 foot Road Right of Way (also known as LAKES OF DELRAY BLVD.); Thence southeasterly along the arc of said curve having a radius of 240.00 feet and a central angle of 35°41'18", a distance of 149.49 feet; Thence North 88°23'20" West, a distance of 214.17 feet, Thence North 33°15'09" West, a distance of 151.34 feet to the POINT OF BEGINNING.

Said Lands situate in Palm Beach County, Florida and contain 00.595 Acres, more or less.

Has caused the same to be Surveyed and Platted as shown hereon, and do hereby Dedicate as follows:

1. The Limited Access Easement as shown hereon, is dedicated to the Board of County Commissioners of Palm Beach County for the control and jurisdiction over access rights.
2. The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of Utilities including cable television.
3. The Drainage Easements shown hereon are hereby dedicated in perpetuity to the EXISTING CONDOMINIUM ASSOCIATIONS AND THE CONDOMINIUM ASSOCIATION TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS 'LAKES OF DELRAY', its successors and assigns, for the construction and maintenance of Drainage facilities, without recourse to Palm Beach County.
4. The Maintenance Access Easement as shown hereon is hereby dedicated to and shall be the perpetual Maintenance obligation of the EXISTING CONDOMINIUM ASSOCIATION AND THE CONDOMINIUM ASSOCIATION TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS 'LAKES OF DELRAY', its successors and assigns, for Maintenance Access purposes to the water management tract, without recourse to Palm Beach County. THE AGREEMENTS FOR DEED, WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
5. The Recreation Tract-2A as shown hereon is hereby dedicated to the EXISTING CONDOMINIUM ASSOCIATION AND THE CONDOMINIUM ASSOCIATION TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS 'LAKES OF DELRAY', and is the perpetual maintenance obligation of said Association, without recourse to Palm Beach County. THE AGREEMENTS FOR DEED, BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED, WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
6. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the Drainage system encompassed by this plat which is associated with the Drainage of public roads.

IN WITNESS WHEREOF, LENNAR HOMES, INC., a Florida Corporation, has caused these presents to be signed by its Vice-President and Attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of MAY, A.D. 1989.

LENNAR HOMES, INC.

Attest: *Linda J. McLeod*
LINDA J. McLEOD
Assistant Secretary

By: *Sherman Kronick*
SHERMAN KRONICK
Vice - President

SURVEYOR'S CERTIFICATE

This is to 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 further that the survey data complies with all the requirements of CHAPTER 177 Florida Statutes, as amended and with the applicable sections of Chapter 21 HH-6, Florida Administrative Code, and ordinances of Palm Beach County, Florida.

Larry Birmingham
LARRY BIRMINGHAM
Registered Land Surveyor No. 4020
State of Florida

2-18-88
Date

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 11th day of JULY, 1989.

By: *Carol Elmquist*
CAROL J. ELMQUIST
Chairman

ATTEST: JOHN B. DUNKLE, Clerk.

By: *Debra Rowatt*
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 11th day of JULY, 1989.

By: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
County Engineer

Recreation Area No. 2A
Subdivision Lakes of Delray
BOOK 43 PAGE 54
FLOOD ZONE B FLOOD MAP # 220B
OWNER # ZONING RM
05/17/89 ZIP CODE 33403
SERIAL # TAZ-470

0267-008



RECREATION AREA No. 2A, LAKES OF DELRAY 03/54