

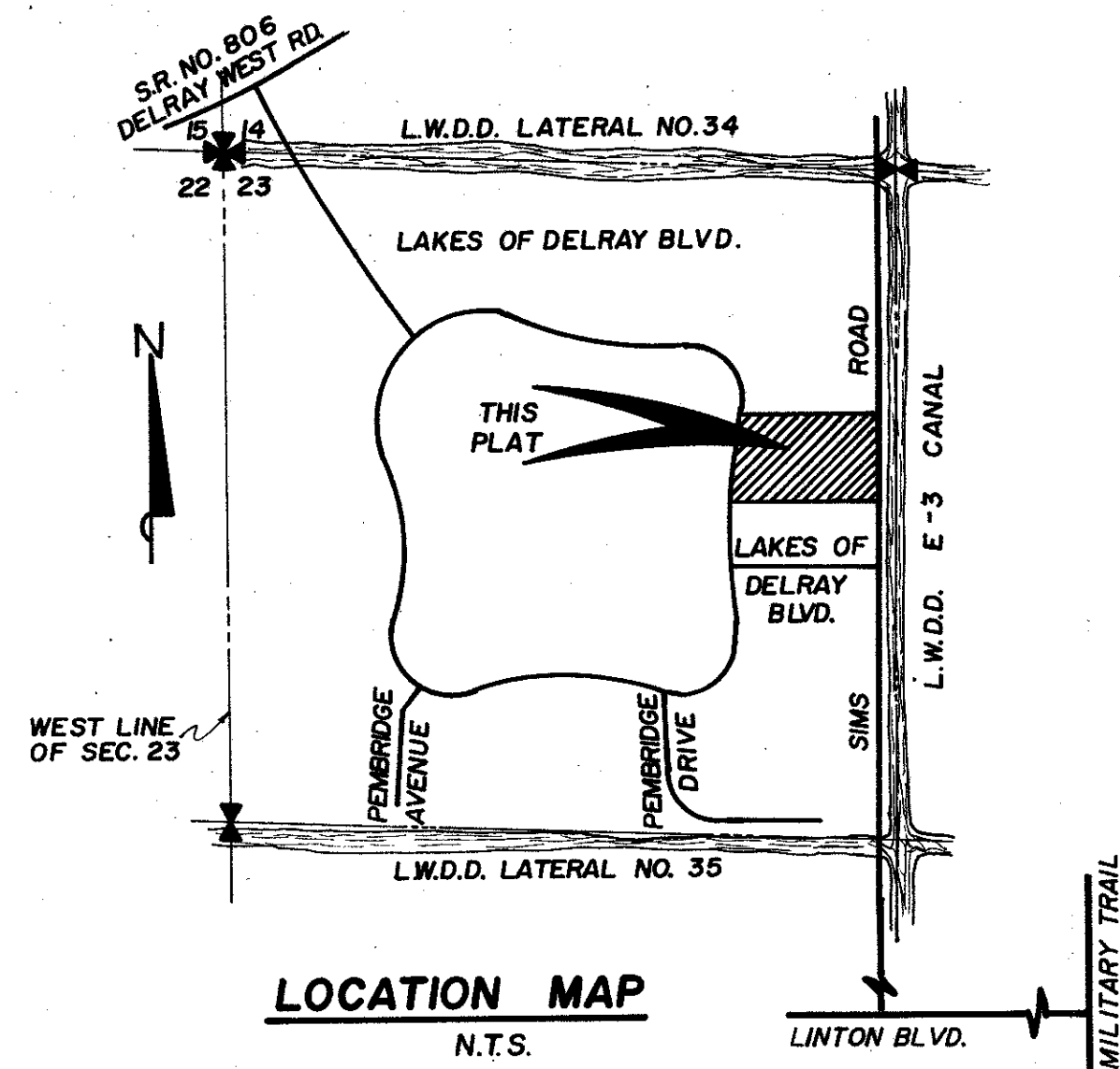
PLAT NO. VIII-A LAKES OF DELRAY

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

THIS INSTRUMENT PREPARED BY
LARRY BIRMINGHAM OF
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
6191 W. ATLANTIC BLVD., MARGATE, FLA.
JUNE, 1988 870609E S.W.



STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS PLAT WAS FILED FOR
RECORD AT 10:35 AM, THIS 27th
DAY OF SEPTEMBER, 1989, A.D.,
AND DULY RECORDED IN PLAT BOOK
No. 63 ON PAGES 197
AND 198
JOHN B. DUNKLE, CLERK
BY *Paulina A. Post*, D.C.



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 PLAT NO. VIII-A, LAKES OF DELRAY, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast One-quarter (1/4) of said Section 23; Thence South 00°19'58" West along the west line of said Northeast one-quarter (1/4), a distance of 899.41 feet; Thence North 89°40'02" West, a distance of 150.00 feet to the POINT OF BEGINNING; Thence South 00°19'58" West, along the west line of an 80.00 foot road Right of Way (known as SIMS ROAD as recorded in Official Record Book 5119 at Page 107 of the Public Records of Palm Beach County, Florida), a distance of 396.34 feet; Thence North 89°40'02" West, a distance of 488.07 feet; Thence North 04°11'15" East, a distance of 350.22 feet to the point of curvature of a circular curve to the left; Thence northwesterly along the arc of said curve having a radius of 270.74 feet and a central angle of 09°56'33", a distance of 46.98 feet (the last two (2) described courses being coincident with the easterly line of an 80.00 foot private road Right of Way known as LAKES OF DELRAY BOULEVARD as recorded in Plat Book 56 at Pages 16 thru 18, inclusive of said Public Records); Thence South 89°40'02" East along a non-radial line, a distance of 465.44 feet (said line also being the southerly line of the Plat entitled PLAT No. VI LAKES OF DELRAY as recorded in Plat Book 55 at Pages 90 and 91 of said Public Records) to the POINT OF BEGINNING.

Containing 4.321 Acres, more or less.

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

- LIMITED ACCESS EASEMENTS - As shown hereon, are dedicated to The Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- ACCESS EASEMENTS - As shown hereon are hereby dedicated to the EXISTING CONDOMINIUM ASSOCIATIONS AND THE CONDOMINIUM ASSOCIATIONS TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS LAKES OF DELRAY, their successors and assigns, for ingress and egress and utility purposes and is the perpetual maintenance obligation said Association, without recourse to PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENT FOR DEED BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
- UTILITY EASEMENTS - As shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television.

- DRAINAGE EASEMENTS - As shown hereon are hereby dedicated in perpetuity to the EXISTING CONDOMINIUM ASSOCIATIONS AND THE CONDOMINIUM ASSOCIATIONS TO BE FORMED WITHIN THE RESIDENTIAL DEVELOPMENT KNOWN AS LAKES OF DELRAY, their successors and assigns, for the construction and maintenance of drainage facilities, without recourse to PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENT FOR DEED BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED. THE AGREEMENTS FOR DEED WILL BE ATTACHED TO THE DECLARATIONS OF CONDOMINIUM AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.
- BUILDING TRACTS A & B Are hereby reserved to Lennar Homes, Inc., their successors and assigns for residential housing, recreation and other proper purposes and shall be the perpetual maintenance obligation of the fee simple owner and his designated grantees and assigns, without recourse to PALM BEACH COUNTY, AND PURSUANT TO THE AGREEMENT FOR DEED BETWEEN LENNAR HOMES, INC. AND EACH ASSOCIATION WHICH SHALL BE FORMED. THE AGREEMENTS FOR DEED 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 17th day of July, A.D. 1989.

LENNAR HOMES, INC.
A FLORIDA CORPORATION

By: *Sherman Kronick*
SHERMAN KRONICK
VICE-PRESIDENT

Attest: *Kathleen E. Sierra*
KATHLEEN E. SIERRA
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

BEFORE ME personally appeared SHERMAN KRONICK and KATHLEEN E. SIERRA, to me well known, and known to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of LENNAR HOMES, INC., a Florida corporation, 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 17th day of July, A.D., 1989.

My Commission Expires Nov. 16 1992

Diana
Notary Public - State of Florida

TABULAR DATA

ACREAGE	4.32
TYPE OF UNITS	CONDOMINIUMS (2 STORY)
UNITS	76

TITLE CERTIFICATION

STATE OF FLORIDA } ss
COUNTY OF DADE }

I, MORRIS J. 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 in 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. J. Watsky
MORRIS J. WATSKY
Attorney at Law
State of Florida

July 17, 1989
Date:

APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 26th day of September, 1989.

By: *Carol Elmqvist*
CAROL J. ELMQUIST, Chairman

Attest: JOHN B. DUNKLE, CLERK

By: *Drilla Stewart*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 26th day of September, 1989.

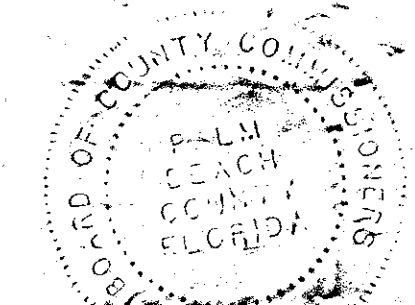
By: *Herbert F. Kahler*
HERBERT F. KAHLERT, County Engineer

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

5/30/89
Date



0525-002
PLAT NO. VIII-A

PLAT No. VIII-A, LAKES OF DELRAY 03/197

Plat No VIII-A
SUBDIVISION * Lakes of Delray
BOOK 63 PAGE 197
FLOOD MAP # 200B
ZONING RM
MAP # 37
742470
ZIP CODE 33445