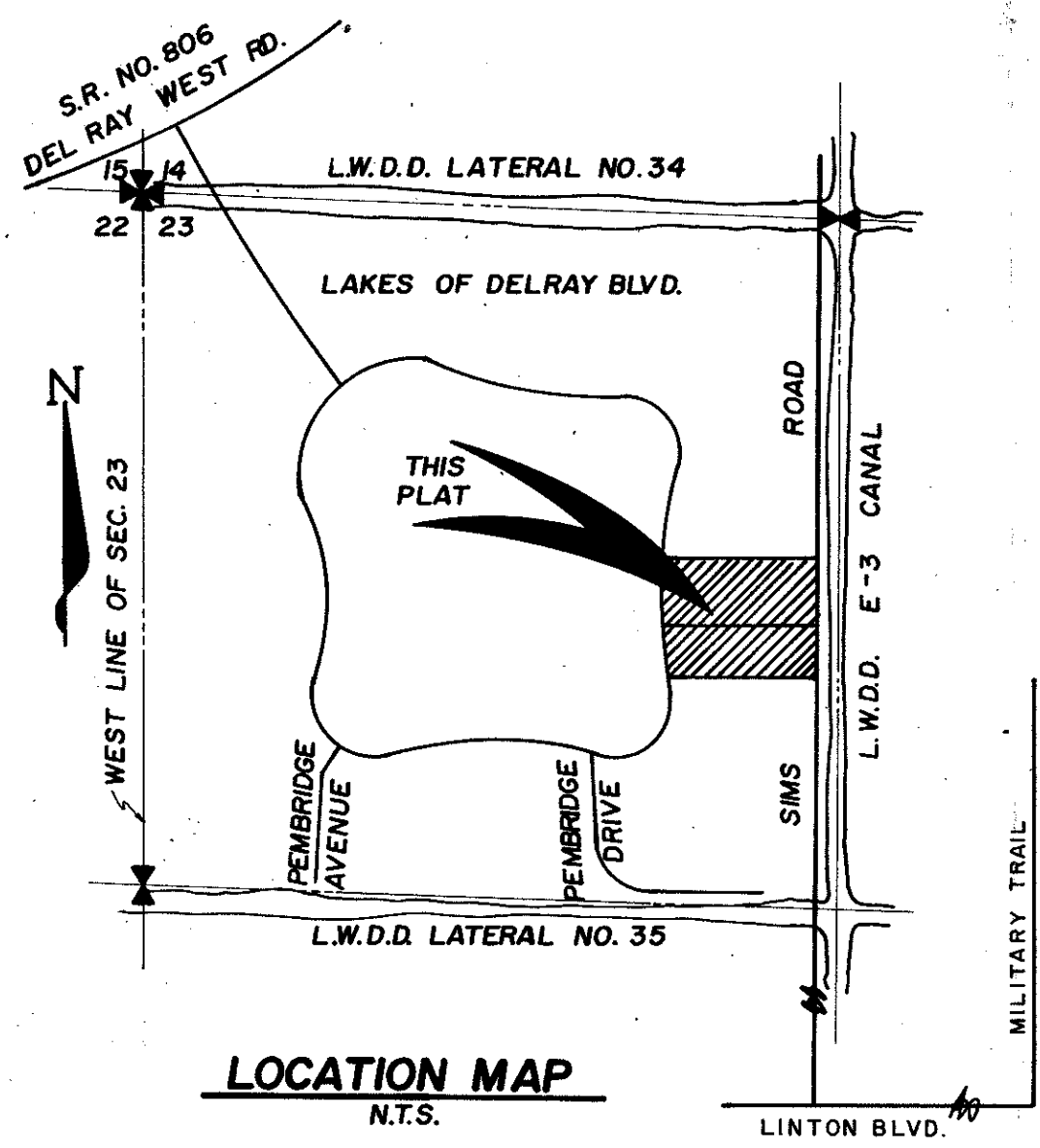
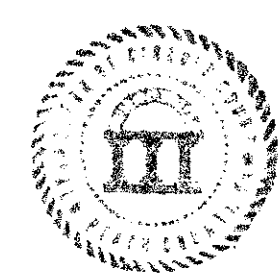


# PLAT NO. VIII-B LAKES OF DELRAY

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 870 609F

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS PLAT WAS FILED FOR  
RECORD AT 3:11 P.M. THIS 28  
DAY OF FEB, 1990 A.D.,  
AND DULY RECORDED IN PLAT BOOK  
No. 65 ON PAGES 56  
AND 57  
JOHN B. DUNKLE, CLERK  
By: *Laura A. Platt*, 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-B, 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 1295.75 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 178.17 feet to a point to be known hereinafter as Reference Point "A"; Thence South 45°18'55" West, a distance of 35.35 feet; Thence North 89°40'02" West, a distance of 433.34 feet; Thence North 46°03'02" West, a distance of 34.49 feet; Thence North 02°26'03" West, a distance of 118.15 feet to the point of curvature of a circular curve to the right; Thence northerly along the arc of said curve having a radius of 480.00 feet and a central angle of 06°37'18", a distance of 55.47 feet to the point of tangency; Thence North 04°11'15" East, a distance of 5.94 feet (the last six (6) described courses being coincident with the northerly and easterly lines 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 the Public Records of Palm Beach County, Florida.); Thence South 89°40'02" East, a distance of 488.07 feet to the POINT OF BEGINNING.

Also together with that portion lying South of said 80.00 foot private road Right of Way known as LAKES OF DELRAY BOULEVARD, being more particularly described as follows:

Commencing at the aforesaid Reference Point "A"; Thence South 00°19'58" West along aforesaid west line of an 80.00 foot road Right of Way known as SIMS ROAD, a distance of 130.00 feet to the POINT OF BEGINNING; Thence continue South 00°19'58" West along said west line, a distance of 178.17 feet; Thence North 89°40'02" West along the northerly line of the plat entitled PLAT No. II-C LAKES OF DELRAY (as recorded in Plat Book 56 at Pages 145 and 146 -

of the Public Records of Palm Beach County, Florida.), a distance of 468.46 feet; Thence North 02°26'03" West, a distance of 177.17 feet; Thence North 43°56'57" East, a distance of 36.20 feet; Thence South 89°40'02" East, a distance of 427.05 feet; Thence South 44°38'59" East, a distance of 35.35 feet (the last four (4) described courses being coincident with the easterly and southerly lines of aforesaid 80.00 foot private road Right of Way, known as LAKES OF DELRAY BOULEVARD.) to the POINT OF BEGINNING.

Containing 4.449 Acres, more or less.

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

1. LIMITED ACCESS EASEMENTS - As shown hereon, are dedicated to The Board of County Commissioners of PALM BEACH COUNTY, FLORIDA, for the purpose of control and jurisdiction over access right.

2. 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 purposes 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 CONDOMINIUMS AS AN EXHIBIT AND WILL BE RECORDED WITH SAME.

3. UTILITY EASEMENTS - As shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television.

4. 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. 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.

5. 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 }  
COUNTY OF DADE } ss  
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 November 6, 1992  
Notary Public - State of Florida

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF DADE } ss  
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.

*Morris J. Watsky*  
MORRIS J. WATSKY  
Attorney at Law  
State of Florida

Date: July 17, 1989  
UPDATE: Jan. 10, 1990

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

This Plat is hereby approved for record this 27th day of February A.D., 1990.

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

Attest: JOHN B. DUNKLE, CLERK

By: *John Oswald*  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record this 27th day of February A.D., 1990.

By: *Herbert F. Kahlert*  
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

Date: 5/30/89

### TABULAR DATA

ACREAGE 4.449  
TYPE OF UNITS CONDOMINIUM

0267-013

PLAT No. VIII-B, LAKES OF DELRAY 05/90

PLAT NO. VIII-B, LAKES OF DELRAY  
SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
DATE: 05/30/89  
BY: LARRY BIRMINGHAM  
REGISTERED LAND SURVEYOR NO. 4020  
STATE OF FLORIDA