

THIS INSTRUMENT PREPARED BY
LONDON M CROSS OF
CARNAHAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
ENGINEERS SURVEYORS PLANNERS
6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063
JUNE 1991 891202-C KAT

(BABCOCK P.U.D.)

WATERWAYS AT DELRAY-PHASE III

A REPLAT OF A PORTION OF TRACTS 30, 31, 33, 34, 35, 63 AND 64 OF "PALM BEACH FARMS COMPANY PLAT NO. 1" (PLAT BOOK 2, PAGES 26 THRU 28) AND A PORTION OF "BABCOCK P.U.D. - PARCEL C" (PLAT BOOK 61, PAGES 198 THRU 200, BOTH AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, BEING A REPLAT OF A PORTION OF TRACTS 30, 31, 33, 34, 35, 63 AND 64 OF "PALM BEACH FARMS COMPANY PLAT NO. 1" (PLAT BOOK 2, PAGES 26 THRU 28) AND A PORTION OF "BABCOCK P.U.D. - PARCEL C" (PLAT BOOK 61, PAGES 198 THRU 200, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND SHOWN HEREON TO BE KNOWN AS "WATERWAYS AT DELRAY-PHASE III" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE SOUTH 01°52'26" EAST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1298.55 FEET; THENCE SOUTH 88°07'34" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°52'26" EAST ALONG A LINE 15.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 926.51 FEET; THENCE SOUTH 89°23'36" WEST, A DISTANCE OF 566.86 FEET; THENCE NORTH 01°24'09" WEST, A DISTANCE OF 586.77 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 02°15'18" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 02°49'27", A DISTANCE OF 5.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°35'51" WEST, A DISTANCE OF 187.23 FEET; THENCE SOUTH 01°24'09" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°35'51" WEST, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE NORTH 01°24'09" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 649.27 FEET TO THE SOUTH-WEST CORNER OF "WATERWAYS AT DELRAY - PHASE II" (AS RECORDED IN PLAT BOOK 66, PAGES 85 AND 86 OF SAID PUBLIC RECORDS); THENCE NORTH 88°35'51" EAST, A DISTANCE OF 12.50 FEET; THENCE NORTH 01°24'09" WEST, A DISTANCE OF 12.50 FEET; THENCE NORTH 88°35'51" EAST, A DISTANCE OF 88.83 FEET (THE LAST THREE COURSES BEING COINCIDENT WITH THE SOUTHERN BOUNDARY OF SAID "WATERWAYS AT DELRAY - PHASE II") TO A POINT LYING ON THE WESTERN BOUNDARY OF "WATERWAYS AT DELRAY - PHASE I" (AS RECORDED IN PLAT BOOK 67, PAGES 180 AND 181 OF SAID PUBLIC RECORDS); THENCE SOUTH 01°24'09" EAST, A DISTANCE OF 573.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE OF 75°05'35", A DISTANCE OF 56.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 144.00 FEET AND A CENTRAL ANGLE OF 20°13'41", A DISTANCE OF 50.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE 125°36'19", A DISTANCE OF 94.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°52'26" WEST, A DISTANCE OF 107.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 172.00 FEET AND A CENTRAL ANGLE OF 29°00'00", A DISTANCE OF 270.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°07'34" EAST, A DISTANCE OF 244.00 FEET (THE LAST SEVEN (7) COURSES BEING COINCIDENT WITH THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID "WATERWAYS AT DELRAY-PHASE I") TO THE POINT OF BEGINNING.

CONTAINING 13.962 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", "J" & "K" THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATION TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C" THE ROADWAY TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO A GRANT OF EASEMENT TO RUN WITH THE LAND (AS RECORDED IN O.R.B. 5156, PGS. 1553-1555, P.B.C.R.)
- TRACT "D" THE PARKING AND ACCESS TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PARKING, ACCESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "E", "F", "G" AND "H" THE BUILDING TRACTS AS SHOWN ARE RESERVED FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER AND HIS DESIGNATED GRANTEE AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "I" THE BUFFER TRACT AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID BUFFER TRACT MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE SURVEYORS NOTES.
- TRACT "L" THE RESIDENTIAL ACCESS STREET AS SHOWN IS DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "M" AND "N" THE OPEN SPACE TRACTS AS SHOWN ARE DEDICATED TO WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- TRACT "O" THE DRAINAGE RIGHT-OF-WAY AS SHOWN IS DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DRAINAGE DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED TO THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 13th DAY OF January, 1992.

LENNAR HOMES, INC.
A FLORIDA CORPORATION

BY: Carlos Diaz, P.E.
VICE PRESIDENT

ATTEST: Kathleen E. Sierra
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED CARLOS DIAZ, P.E. AND KATHLEEN E. SIERRA 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 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 HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 13th DAY OF January, 1992.

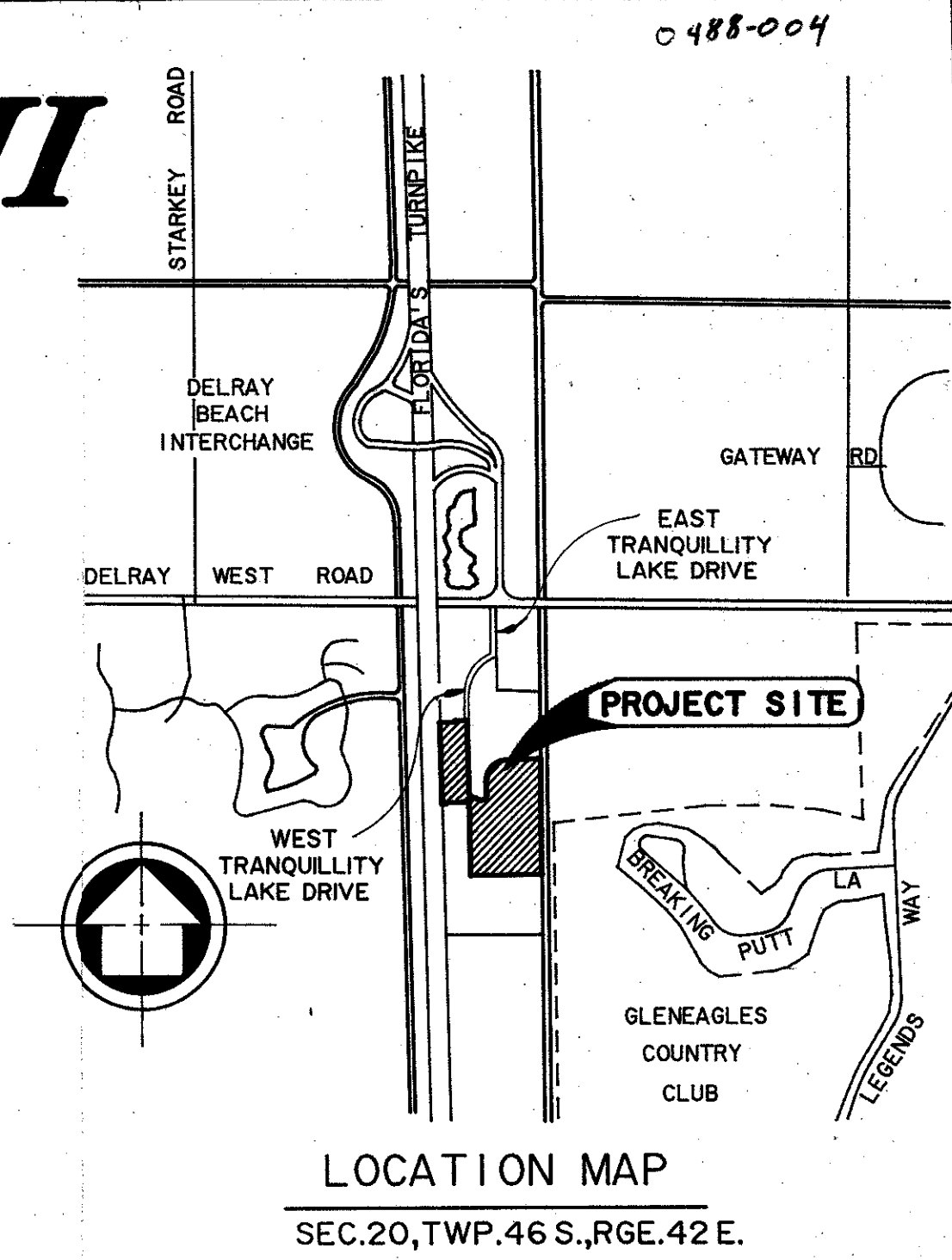
MY COMMISSION EXPIRES: 12/31/94

[Signature]
NOTARY PUBLIC

NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF SOUTH 01°52'26" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT CONTROL POINTS (P.C.P.'s) FALLING ON MANHOLE LOCATIONS WILL BE ESTABLISHED BY THE USE OF STRADLERS TO IDENTIFY THE POINT.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCE OF PALM BEACH COUNTY.

PET. 85-54B
COLLECT



LOCATION MAP
SEC. 20, TWP. 46 S., RGE. 42 E.

53
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:09 A.M. THIS 22 DAY OF June A.D., 1992 AND DULY RECORDED IN PLAT BOOK 67 ON PAGES 53 AND 54
MILTON T. BAUER
By [Signature] D.C.
SHEET 1 OF 2 SHEETS

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF DADE
I, MORRIS J. WATSKY, ATTORNEY AT LAW DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, AND THAT I FIND THE TITLE TO SAID 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 MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.
DATE: Jan 13, 1992
BY: [Signature]
MORRIS J. WATSKY
ATTORNEY AT LAW
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY COMPLIES WITH CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
THIS 9th DAY OF January, 1992
LONDON M. CROSS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3348

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY
THIS PLAT IS APPROVED FOR RECORD THIS 23 DAY OF June, 1992.
[Signature]
KAREN MARCUS, CHAIR
ATTEST: MILTON T. BAUER, CLERK
BY: [Signature]
DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF June, 1992.
BY: [Signature]
GEORGE T. WEBB, P.E., ACTING COUNTY ENGINEER

P.U.D. STATISTICS

ZONING PETITION NO.	85-54
ACREAGE	13.97
UNITS	74
DENSITY	5.30 UNITS/ACRE
TYPE OF UNITS	CATEGORY A & B (2 UNIT ATTACHED & UNIT CONDO)
OPEN SPACE	6.64 ACRES

LENNAR HOMES, INC. A FLORIDA CORPORATION
NOTARY PUBLIC
PROFESSIONAL LAND SURVEYOR
COUNTY ENGINEER

0488-004
69/53
WATERWAYS AT DELRAY-PHASE III

SUBDIVISION * WATERWAYS AT DELRAY / PH. III / PAGE 53 / FLOOD MAP # 215A / ZONING RS / SE 85-54 / ZIP CODE 33446 / P.U.D. NAME BABCOCK P.U.D.

TAZ-468