

THIS INSTRUMENT PREPARED BY:
 LONDON M. CROSS OF
CARNAHAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 ENGINEERS SURVEYORS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 SEPT. 1992 891202B JSH

(BABCOCK P.U.D.)

WATERWAYS AT DELRAY - PHASE II & III REPLAT

BEING A REPLAT OF TRACTS B,D,E,F AND G OF "WATERWAYS AT DELRAY-PHASE II" (AS RECORDED IN PLAT BOOK 68, PAGES 86 AND 87) TOGETHER WITH TRACTS D,E,F,G AND H OF "WATERWAYS AT DELRAY-PHASE III" (AS RECORDED IN PLAT BOOK 69, PAGES 53 AND 54) ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

100

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:27 P.M. THIS 12 DAY OF FEBRUARY A.D., 1993 AND DULY RECORDED IN PLAT BOOK 70 ON PAGES 100 AND 101
 DOROTHY H. WILKEN, CLERK
 BY: Barbara A. Platt DC

SHEET 1 OF 2 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

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 TRACTS B,D,E,F AND G OF "WATERWAYS AT DELRAY-PHASE II" (AS RECORDED IN PLAT BOOK 68, PAGES 86 AND 87) TOGETHER WITH TRACTS D,E,F,G AND H OF "WATERWAYS AT DELRAY-PHASE III" (AS RECORDED IN PLAT BOOK 69, PAGES 53 AND 54) ALL 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 II & III REPLAT", AND CONTAINS 3.450 ACRES, MORE OR LESS.

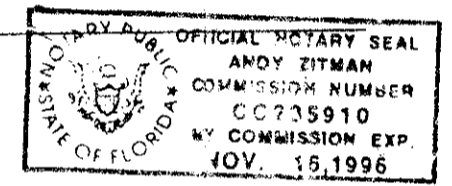
ACKNOWLEDGEMENT

STATE OF FLORIDA SS
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED CARLOS DIAZ, P.E. AND KATHLEEN E. SIERRA, WHO ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH 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, 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 12th DAY OF February, 1993.

MY COMMISSION EXPIRES:



ANDY ZITMAN
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC235910

TITLE CERTIFICATION

STATE OF FLORIDA SS
 COUNTY OF BROWARD

I, GERALD L. KNIGHT, 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: FEB. 25, 1993

BY: Gerald L. Knight
 GERALD L. KNIGHT
 ATTORNEY AT LAW
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

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 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; AND THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE 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 12th DAY OF February, 1993.

LONDON M. CROSS
 LONDON M. CROSS
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3348

APPROVALS - BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

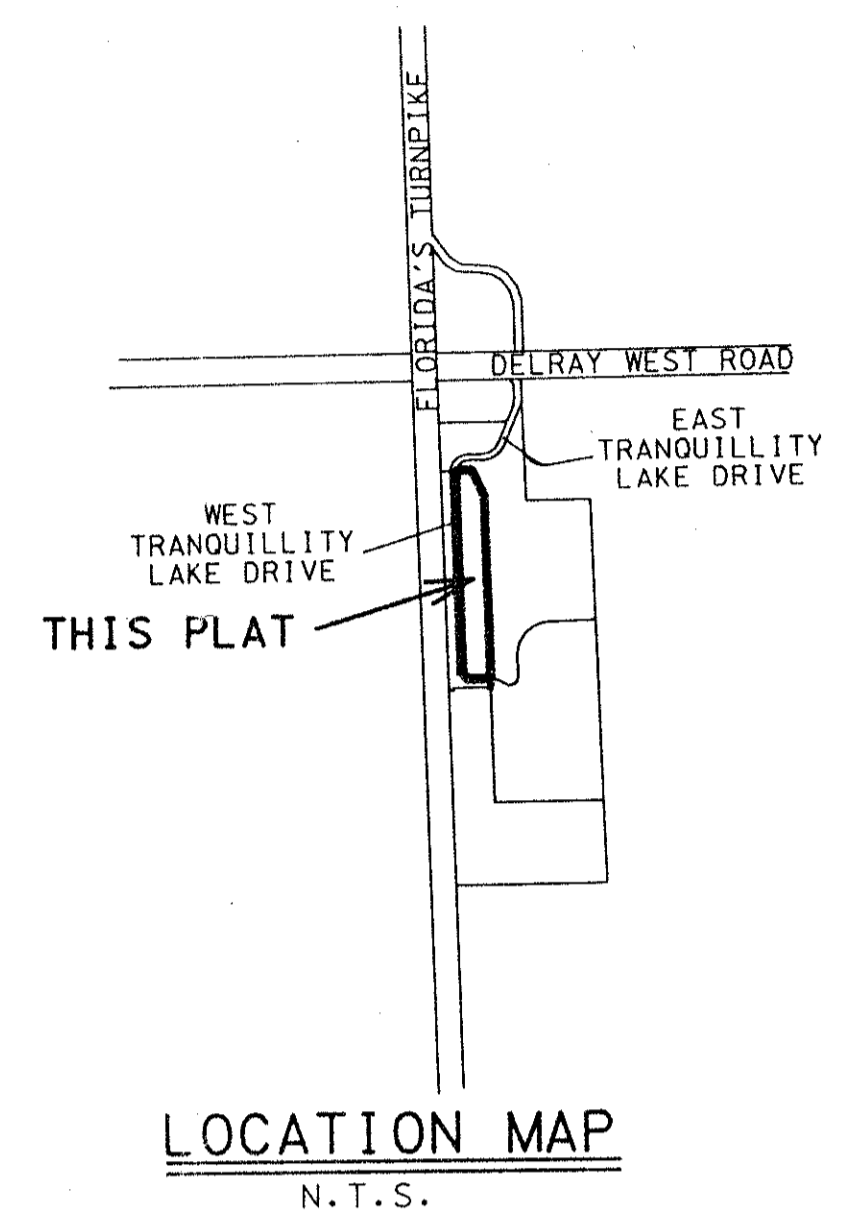
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF April, 1993.

BY: Mary McCarty
 MARY MCCARTY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK

BY: Dorothy H. Wilken
 DOROTHY H. WILKEN
 DEPUTY CLERK



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF April, 1993

BY: George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°18'07" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR ON UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER USE.
- BUILDING SETBACK 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.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES 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 NON-RADIAL UNLESS OTHERWISE INDICATED.
- 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 EASEMENT MUST BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE PALM BEACH COUNTY LAND DEVELOPMENT CODE, ORDINANCE 92-20. PRIOR APPROVAL FROM THE COUNTY ENGINEER SHALL ALSO BE REQUIRED.

P.U.D. STATISTICS

PETITION NO. 85-54
 ACREAGE 3.450
 UNITS 35
 DENSITY 10.14 D.U./AC.
 TYPE OF UNITS CATEGORY B-TOWNHOMES

PET. 85-54
 ALLOC. #0001
 70/100

LENNAR HOMES, INC. NOTARY SURVEYOR COUNTY ENGINEER COUNTY COMMISSIONER

0488-005

WATERWAYS AT DELRAY - PHASE II & III

WATERWAYS AT DELRAY PH. II & III
 SUBDIVISION #
 BOOK 70
 FLOOD ZONE B
 QUAD # 52
 SE 85-54
 PUD NAME BABCOCK PUD.
 PAGE 100
 FLOOD MAP # 215A
 ZONING RS
 ZIP CODE 33446

TAZ = 400