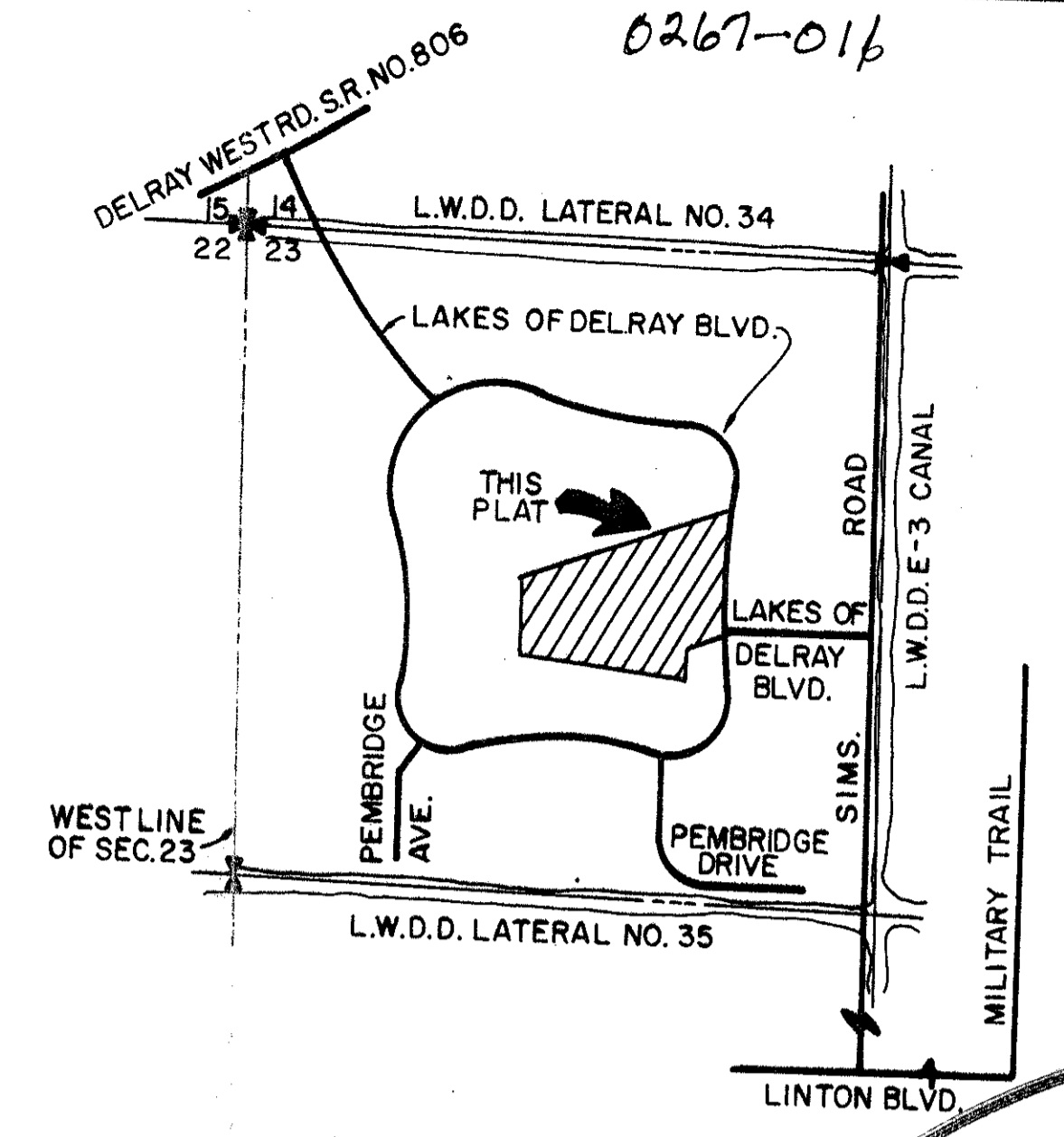


PLAT NO. VII-B LAKES OF DELRAY

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



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:48 P.M.
THIS 19 DAY OF AUGUST
A.D., 1993 AND DULY RECORDED
IN PLAT BOOK 71 ON PAGE
80 AND 81
DOROTHY H. WILKEN, CLERK
By Luigi A. Standa DC

SHEET 1 OF 2 SHEETS

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 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. VII-B, LAKES OF DELRAY" AND 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 1047.20 FEET; THENCE NORTH 89°40'02" WEST, A DISTANCE OF 701.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°11'15" WEST, A DISTANCE OF 249.67 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 06°37'18", A DISTANCE OF 64.72 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°26'03" EAST, A DISTANCE OF 205.08 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY 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 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 77°01'36" WEST, A DISTANCE OF 247.65 FEET; THENCE SOUTH 06°20'40" WEST, A DISTANCE OF 135.78 FEET; THENCE NORTH 71°12'15" WEST, A DISTANCE OF 613.27 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF THE PLAT ENTITLED "PLAT NO. VII-A, LAKES OF DELRAY" AS RECORDED IN PLAT BOOK 60 AT PAGES 95 & 96 OF SAID PUBLIC RECORDS); THENCE NORTH 00°05'05" EAST, ALONG THE EASTERLY LINE OF THE PLAT ENTITLED "PLAT NO. 1, LAKES OF DELRAY" AS RECORDED IN PLAT BOOK 42 AT PAGES 46 AND 47 OF SAID PUBLIC RECORDS, A DISTANCE OF 283.03 FEET; THENCE NORTH 74°54'09" EAST, ALONG THE SOUTHERLY LINE OF THE PLAT ENTITLED "PLAT NO. 111, LAKES OF DELRAY" AS RECORDED IN PLAT BOOK 47 AT PAGES 150 AND 151 OF SAID PUBLIC RECORDS, A DISTANCE OF 877.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 9.131 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERSEDGE AT THE LAKES OF DELRAY IV PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATERSEDGE AT THE LAKES OF DELRAY IV PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT W-6 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EXISTING CONDOMINIUM ASSOCIATIONS AND THE CONDOMINIUM ASSOCIATIONS TO BE FORMED WITHIN THE RESIDENTIAL PURPOSES AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE WATERSEDGE AT THE LAKES OF DELRAY IV PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUILDING TRACTS A & B ARE HEREBY RESERVED TO LENNAR HOMES, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RESIDENTIAL HOUSING, RECREATION AND OTHER PROPER PURPOSES.
- 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 STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, LENNAR HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23RD DAY OF MARCH, A.D., 1993.

LENNAR HOMES, INC.
A FLORIDA CORPORATION
BY: Stuart Miller
VICE PRESIDENT

WITNESS Andy Zitman
(NAME) ANDY ZITMAN

WITNESS Ruben M. Gell
(NAME) RUBEN M. GELL

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED STUART MILLER, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 23RD DAY OF MARCH, 1993.
MY COMMISSION EXPIRES: NOV-16-1996

Andy Zitman
ANDY ZITMAN
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. CC 238910

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 CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: June 22, 1993

BY: Gerald L. Knight
GERALD L. KNIGHT
ATTORNEY AT LAW

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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 28TH DAY OF June, 1993.

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

DEVELOPMENT KNOWN AS LAKES OF DELRAY INCLUDING WATERSEDGE AT THE LAKES OF DELRAY IV PROPERTY OWNERS ASSOCIATION, INC.

TABULAR DATA

EXHIBIT	QUAD 37
ACREAGE	9.131
TYPE OF UNITS	CONDOMINIUM ? <u>How many</u>
PETITION	92 - 45

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 17 DAY OF August, 1993

BY: Mary McArthur
MARY McARTHUR, CHAIR

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

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF August, 1993

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

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
LAKES OF DELRAY IV PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE WATERSEDGE AT THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17TH DAY OF July, 1992.

WITNESS Christina Holt
CHRISTINA J. HOLT

A FLORIDA CORPORATION NOT FOR PROFIT
BY: Tammy McDonald
TAMMY McDONALD, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Tammy McDonald, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WATERSEDGE AT THE LAKES OF DELRAY IV PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 13TH DAY OF July, 1993.
MY COMMISSION EXPIRES:

Mary Lou Jensen
MARY LOU JANSEN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. CC 13122

IMP. FEES
PET. 267-001
ALLOC. # 0002

SUBDIVISION # PLAT VII-B PAGE 80
 BOOK 71 FLOOD ZONE # 220B
 CHG # 37 LDRG RM
 EC 92-45 20 0001 33434
 PLOT NAME LAKES OF DELRAY
 TAZ 470

0267-016

HOMEOWNERS' ASSOCIATION	NOTARY	LENNAR HOMES, INC.	NOTARY	SURVEYOR	COUNTY ENGINEER

PLAT NO. VII-B LAKES OF DELRAY