

THIS INSTRUMENT WAS PREPARED BY:

LANDON M. CROSS OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 MARCH 1993 8912020 JSH

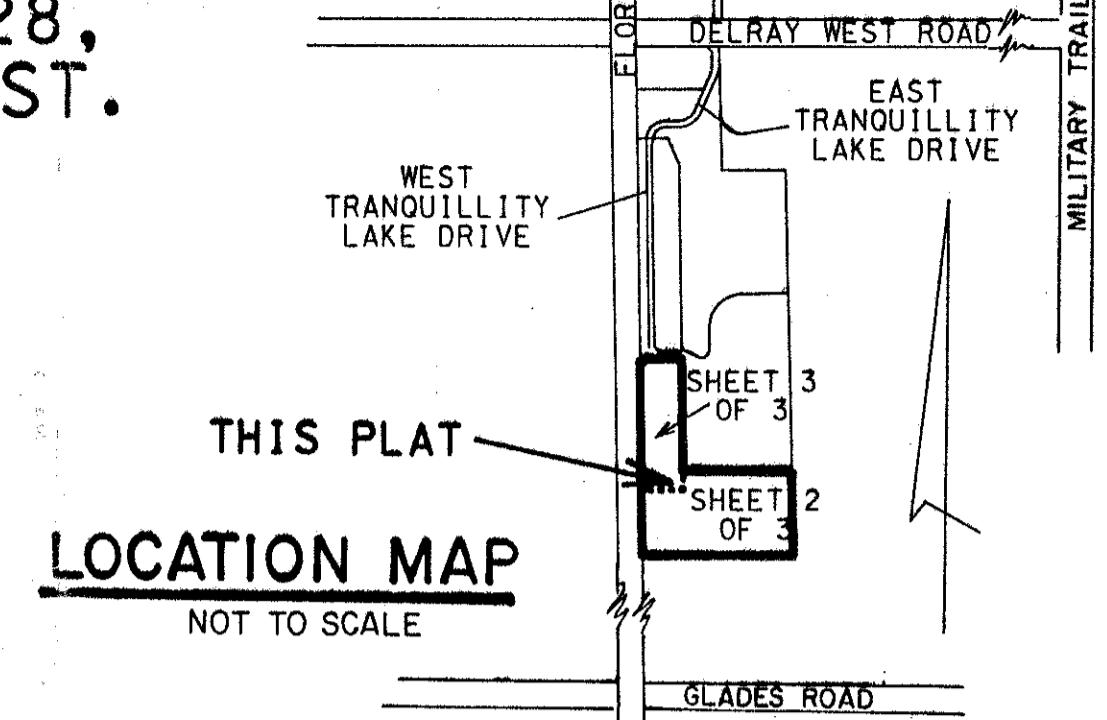
(BABCOCK P.U.D.)

WATERWAYS AT DELRAY - PHASE IV

BEING A REPLAT OF A PORTION OF TRACTS 34, 35, 62, 63, AND 64 OF "PALM BEACH FARMS COMPANY PLAT NO. 1" (PLAT BOOK 2, PAGES 26-28, P.B.C.R.), LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

PALM BEACH COUNTY, FLORIDA

0488006
124
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:41 P.M. THIS 04 DAY OF NOVEMBER A.D., 1993 AND DULY RECORDED IN PLAT BOOK 74 ON PAGES 224 THROUGH 226
 DOROTHY H. WILKEN, CLERK
 BY *Debra A. Standley* DC
 SHEET 1 OF 3 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 A PORTION OF TRACTS 34, 35, 62, 63 AND 64 OF "PALM BEACH FARMS COMPANY PLAT NO. 1" AS RECORDED IN PLAT BOOK 2 AT PAGES 26 THRU 28 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 IV" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "O" OF THE PLAT OF "WATERWAYS AT DELRAY - PHASE III", AS RECORDED IN PLAT BOOK 69 AT PAGES 53 AND 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01° 52' 26" EAST ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 437.41 FEET, THENCE SOUTH 89° 23' 36" WEST, A DISTANCE OF 787.83 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 1011.22 FEET TO THE SOUTHWEST CORNER OF TRACT "I" OF SAID PLAT OF "WATERWAYS AT DELRAY - PHASE III"; THENCE NORTH 88° 35' 51" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 01° 24' 09" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 35' 51" EAST, A DISTANCE OF 187.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 104.00 FEET AND A CENTRAL ANGLE OF 02° 49' 27", A DISTANCE OF 5.13 FEET; THENCE SOUTH 01° 24' 09" EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 586.77 FEET; THENCE NORTH 89° 23' 36" EAST, A DISTANCE OF 566.86 FEET TO THE POINT OF BEGINNING (THE LAST SIX (6) COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID "WATERWAYS AT DELRAY - PHASE III").

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 10.806 ACRES, MORE OR LESS.
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACT "A", THE WATER MANAGEMENT TRACT, IS HEREBY RESERVED FOR THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACTS "C" AND "H" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "D", THE ROADWAY TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "E", THE OPEN SPACE TRACT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "F" OF THE DRAINAGE RIGHT OF WAY AS SHOWN HEREON IS DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DRAINAGE DISTRICT, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "G", THE BUFFER TRACT, IS HEREBY RESERVED FOR 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, FLORIDA. LANDSCAPING WITHIN SAID BUFFER TRACT MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8), AND THE SURVEYOR'S NOTES.
- THE LIMITED ACCESS EASEMENT IS DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. 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 WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR 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 PERTAINING TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE CROSS ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOTS ADJACENT TO AND CONTIGUOUS WITH SAID EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INGRESS AND EGRESS. THE MAINTENANCE OF ANY IMPROVEMENT MADE UPON SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE LOTS ADJACENT TO AND CONTIGUOUS WITH SAID EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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 ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF JUNE, A.D., 1993.

LENNAR HOMES, INC.
 A FLORIDA CORPORATION
 BY: *Carlos Diaz*
 CARLOS DIAZ, P.E.
 VICE PRESIDENT
 ATTESTED: *Kathleen E. Sierra*
 KATHLEEN E. SIERRA
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF DADE SS
 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 8th DAY OF JUNE, 1993.
 MY COMMISSION EXPIRES: NOV-16-1996

Andy Zitman
 ANDY ZITMAN
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. CC-235910

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF DADE SS
 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, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED ON THE PLAT.
 DATE: June 29, 1993 BY: *Morris J. Watsky*
 MORRIS J. WATSKY
 ATTORNEY AT LAW
 STATE OF FLORIDA

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, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 29th DAY OF JUNE, 1993.
Landon M. Cross
 LANDON 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 2 DAY OF Nov, 1993
 BY: *Mary McGarty*
 MARY MCGARTY, CHAIR
 ATTEST: DOROTHY H. WILKEN, CLERK BY *Dorothy H. Wilken*
 DEPUTY CLERK

P.U.D. STATISTICS

PETITION NO.	85-54
ACREAGE	10.806
UNITS	76
DENSITY	7.03 D.U./AC.
TYPE OF UNITS	CATEGORY A & B - (2 UNIT ATTACHED 8 TOWNHOMES)

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

Official Notary Seal: *Mary Lou Janney*, Notary Public - State of Florida, Commission No. CC-134522, My Commission Exp. Sept. 10, 1995.

Official Notary Seal: *George T. Webb*, Notary Public - State of Florida, Commission No. CC-134522, My Commission Exp. Sept. 10, 1995.

Official Notary Seal: *Mary Lou Janney*, Notary Public - State of Florida, Commission No. CC-134522, My Commission Exp. Sept. 10, 1995.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF August, 1993.

WITNESS *Rebecca Hooper*
 (NAME) REBECCA HOOPER
 WITNESS *Karen L. DeWitt*
 (NAME) KAREN L. DEWITT
 WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT
 BY: *Tammy McDonald*
 TAMMY McDONALD, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH) SS
 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 WATERWAYS AT DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 12th DAY OF August, 1993.
 MY COMMISSION EXPIRES:

Mary Lou Janney
 OFFICIAL NOTARY SEAL
 MARY LOU JANNEY
 COMMISSION NUMBER
 CC-134522
 MY COMMISSION EXP.
 SEPT. 10, 1995

Mary Lou Janney
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO. *Mary Lou Janney*

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF Nov, 1993.
 BY: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°36'24" WEST ALONG THE EAST 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 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 CURRENT SUBDIVISION, BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

0488-006
 PHASES 4, 5 & 6
 BABCOCK PUD
 PET. 85-54 B
 PET. 85-54 B
 COUNTY COMMISSION

PET. 85-54
 Alloc.
 #0001

Waterways at Delray Ph 4
 71
 71
 52
 54
 BABCOCK

WATERWAYS AT DELRAY - PHASE IV 7/1/24