

# VIA PALMA DELRAY I

## VILLA DELRAY P.U.D.

### A RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)

#### A PARCEL OF LAND IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

APRIL, 2003

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VIA PALMA DELRAY, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VIA PALMA DELRAY I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### DESCRIPTION:

PARCEL A:  
ALL THAT PART OF THE WEST ONE QUARTER(W 1/4) OF THE NORTH ONE QUARTER(N 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTHERLY OF THE 106 FOOT WIDE RIGHT-OF-WAY OF VIA DELRAY AS SAID RIGHT-OF-WAY IS DESCRIBED IN OFFICIAL RECORD BOOK 2226 AT PAGE 1210, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE NORTH 80 FEET THEREOF AND THE WEST 60 FEET THEREOF. CONTAINING 2.0026 ACRES, MORE OR LESS.  
SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND/OR RESERVATIONS OF RECORD, IF ANY, INCLUDING A TWELVE FOOT UTILITY EASEMENT OVER THE NORTH TWELVE FEET THEREOF AND INCLUDING A SIX FOOT DRAINAGE EASEMENT OVER THE EAST SIX FEET THEREOF.

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

#### UTILITY EASEMENTS

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.

#### LIMITED ACCESS EASEMENT

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

#### LANDSCAPE BUFFER TRACT:

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VIA PALMA DELRAY CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### DRAINAGE EASEMENTS

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 VIA PALMA DELRAY CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### WATER MANAGEMENT TRACTS:

TRACTS A-1, A-2 AND A-3 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIA PALMA DELRAY CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF August, 2003.

WITNESS: Marilyn Rivera  
VIA PALMA DELRAY, INC.  
A FLORIDA CORPORATION  
BY: J.M. Beeson  
J.M. BEESON, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED J.M. BEESON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VIA PALMA DELRAY, INC., A CORPORATION, AND SEVERALLY 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.

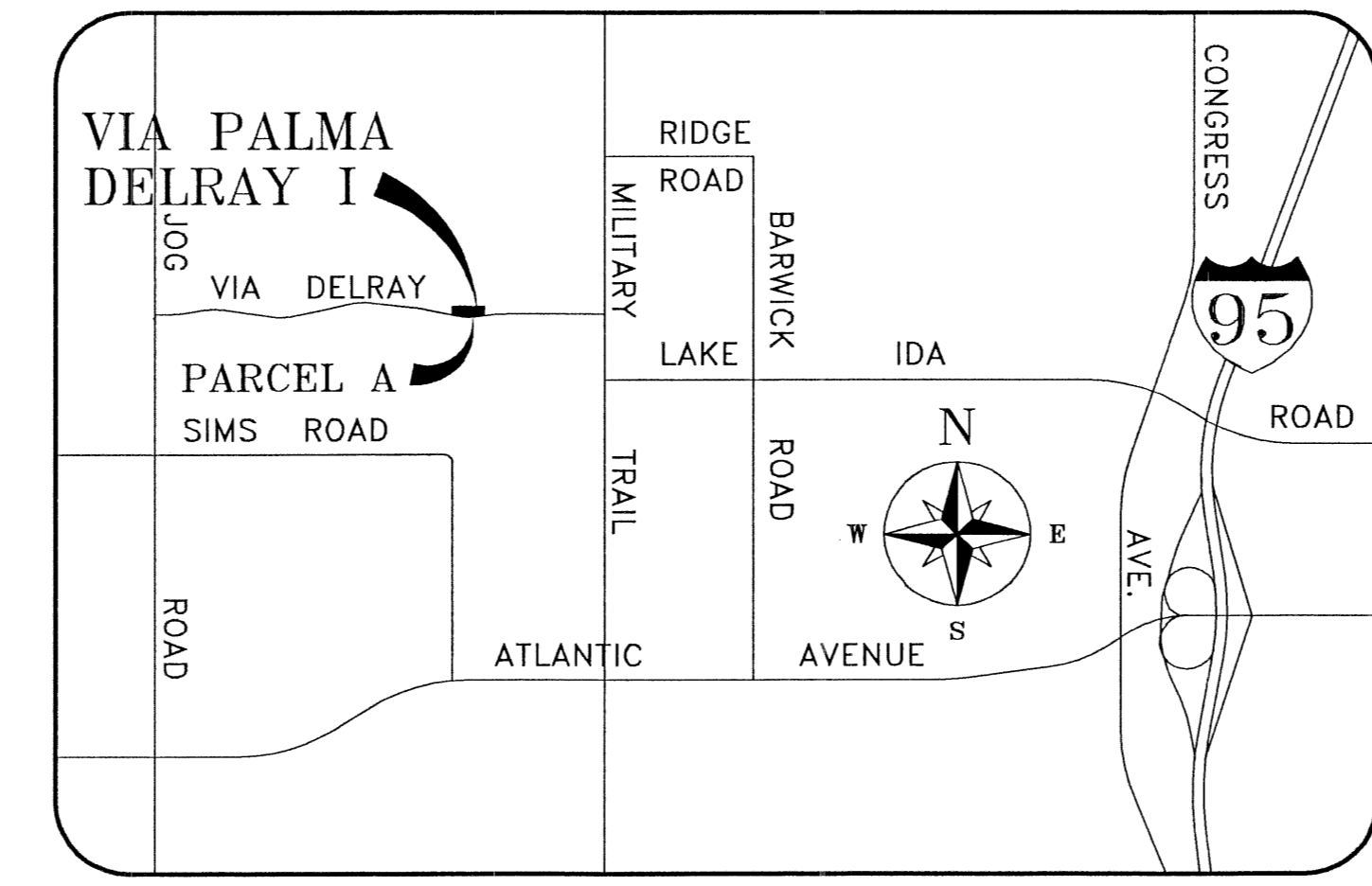
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF August, 2003.  
MY COMMISSION EXPIRES: 2/21/04 BY: J.M. Beeson  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF BROWARD )

THE VIA PALMA DELRAY CONDOMINIUM 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 8th DAY OF August, 2003.

WITNESS: Marilyn Rivera  
VIA PALMA DELRAY CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION  
BY: J.M. Beeson  
J.M. BEESON, VICE PRESIDENT



Location Sketch  
NOT TO SCALE

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED J.M. BEESON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VIA PALMA DELRAY CONDOMINIUM ASSOCIATION, INC., A CORPORATION, AND SEVERALLY 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 8th DAY OF August, 2003.  
MY COMMISSION EXPIRES: 2/21/04 BY: J.M. Beeson  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON DATED JUNE 04, 2001, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12608, AT PAGE 641, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 8th DAY OF August, 2003.

WITNESS: J.M. Beeson  
UNION BANK OF FLORIDA  
WITNESS: Marilyn Rivera  
James L. Lohman P  
VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED Julita Howard WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VP PRESIDENT OF UNION BANK OF FLORIDA A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SAID EXECUTED SUCH INSTRUMENT AS VP PRESIDENT OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 8th DAY OF August, A.D., 2003  
BY: Nadine E. Deluca  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/14/07

### NOTES

1. THE SOUTHERLY RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT LATERAL 31 IS ASSUMED TO BEAR NORTH 89°20'58" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. 2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. 3. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I, EVE WAGNER ROSEN, 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 VIA PALMA DELRAY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: August 8th, 2003

Eve Wagner Rosen  
EVE WAGNER ROSEN

### COUNTY APPROVAL

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 3rd DAY OF November, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1).

George T. Webb  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEY CERTIFICATION

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S. 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: August 4, 2003

BY: Richard P. Breitenbach  
RICHARD P. BREITENBACH, PROFESSIONAL SURVEYOR  
AND MAPPER, FLORIDA REGISTRATION NO. 3976 (SEAL)

THIS INSTRUMENT WAS PREPARED BY PAUL T. MATTHES, ROBERT E. OWEN ENGINEERS, INC., 1696 OLD OKEECHOBEE ROAD, WEST PALM BEACH, FLORIDA.

### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REFERENCE: VIA2285.EAS; D-4358-001; A-21712; A-22476

SUBDIVISION Via Palma Delray I  
BOOK 100 PAGE 69  
FLOOD MAP # 205 B  
ZONING PUD  
QUAD # 36  
TAZ 46%  
PUD NAME Villis Delray

	SEAL		SEAL		SEAL		SEAL
VIA PALMA DELRAY CONDOMINIUM ASSOCIATION, INC.	UNION BANK OF FLORIDA	VIA PALMA DELRAY, INC.	GEORGE T. WEBB, P.E. COUNTY ENGINEER	RICHARD P. BREITENBACH SURVEYOR AND MAPPER	Field Book No. C-197Pg. 14 Design OWEN	Drawn OWEN MATTHES	Checked SHEPHERD

ROBERT E. OWEN ENGINEERS, INC.  
1696 Old Okeechobee Road  
West Palm Beach, Florida 33409  
Telephone 561-687-0446  
00005644

PLAT OF  
VIA PALMA DELRAY I  
Palm Beach County,  
Florida

Job No. 00-1012  
Scale 40  
Date JUNE, 2003  
Sheet 1  
of 2  
File No. BF-2511