

CERTIFICATE OF DEDICATION

State of Florida }
County of Palm Beach } SS

Know all men by these presents that Kennedy Homes, LLC, a Florida Limited Liability Company, owner of the land shown hereon as LUCENTE, being a replat of a portion of Lots 1 - 5 and Lots 11 - 20, of Block 20, of the plat entitled "The Palm Beach Farms Co, Plat 2, The Townsite of Lucerne", Section 21, Township 44 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows:

Lots 1 through 5, and Lots 11 through 20, Block 20, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE, NK/A LAKE WORTH, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida, LESS the West 25 feet of Lots 1 through 5, Block 20, as so far described in said Plat,

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

Tract RW-1 and Tract RW-2 (Right-of-Way Tract), as shown hereon are hereby dedicated to Lucente Homeowners' Association, Inc., its successors and assigns, as a residential access street for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Lake Worth.

All tracts for private street purposes, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the City of Lake Worth Water Utilities Department, its successors and assigns.

The City of Lake Worth shall have the right, but not the obligation to maintain any portion of the drainage system shown by this plat, including the right to utilize for public purposes any and all drainage, roads private or public and parking access tracts associated with such drainage system. Should the city deem it necessary to maintain any portion of the drainage shown by this plat, for public purposes, the town may require the property owners, successors and assigns to pay all or part of the maintenance costs.

Tracts OS-1, OS-2, OS-3, OS-4, and OS-5 (Open Space Tracts), as shown hereon, are hereby dedicated to Lucente Homeowners' Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Lake Worth.

IN WITNESS WHEREOF, the above-named limited liability company, has caused these presents to be signed by its Chief Financial Officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 23rd Day of March, 2015.

Witness: Lindsay Hillstrom, Michael Ehrlich, Lindsay Hillstrom, Michael Ehrlich, Janet M. Lizano-Perdomo, Janet M. Lizano-Perdomo

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Michael Ehrlich who is personally known to me or has produced as identification, and who executed the foregoing instrument as Chief Financial Officer of Kennedy Homes, LLC, a Florida Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, 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 23rd day of March, 2015.

My commission expires: 5/13/17

By: RONALD L. PLATT, Notary Public, Print Name: RONALD L. PLATT, Commission Number: FF 001408

ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS

Lucente 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 23rd day of March, 2015.

Witness: Janet M. Lizano-Perdomo, Michael Ehrlich, Janet M. Lizano-Perdomo, Michael Ehrlich, Lindsay Hillstrom, Lindsay Hillstrom

LUCENTE

BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 5 AND LOTS 11 THROUGH 20, BLOCK 20, THE PALM BEACH FARMS COMPANY PLAT NO. 2, THE TOWNSITE OF LUCERNE, ACCORDING OF THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING AND SITUATE IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Michael Ehrlich who is personally known to me or has produced as identification, and who executed the foregoing instrument as the President of Lucente Homeowners' Association, Inc., 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 23rd day of March, 2015.

My commission expires: 5/13/17

By: RONALD L. PLATT, Notary Public, Print Name: RONALD L. PLATT, Commission Number: FF 001408

MORTGAGEE'S CONSENT

State of Florida }
County of Orange } SS

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon 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 Records Book 27308, at Page 440 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 Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its board of directors this 23rd day of March, 2015.

Witness: Lindsay Hillstrom, Lindsay Hillstrom, Brandon Williams, Brandon Williams, Kim J. Bowker, Kim J. Bowker

ACKNOWLEDGMENT

State of Florida }
County of Orange } SS

Before me personally appeared Brandon Williams who is personally known to me, or has produced as identification, and who executed the foregoing instrument as the VP of CNL Bank, a Florida Banking corporation, and severally acknowledged to and before me that [he] [she] 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 20 day of March, 2015.

My commission expires: 12/14/15

By: John Bowker, Notary Public, Print Name: John Bowker, Commission Number: FE 153180

KENNEDY HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY

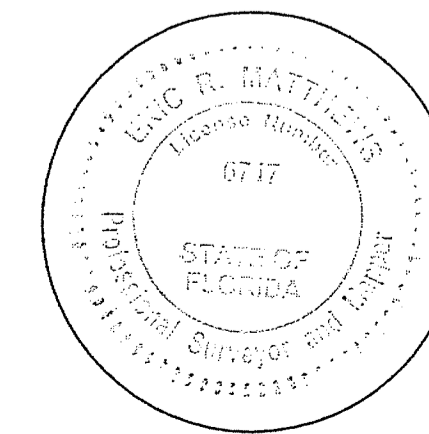
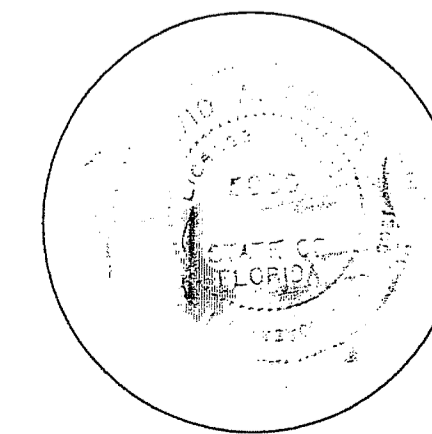
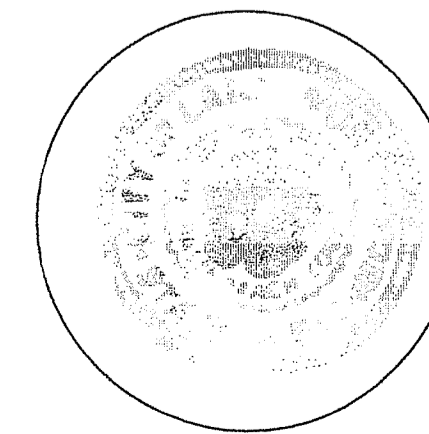
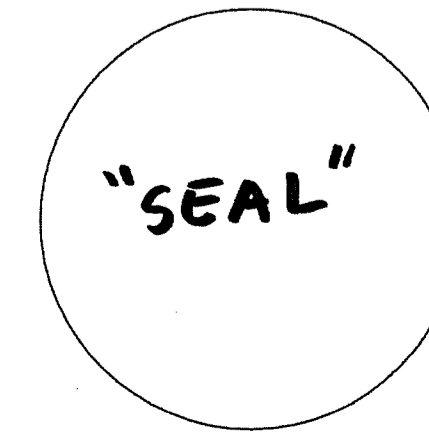
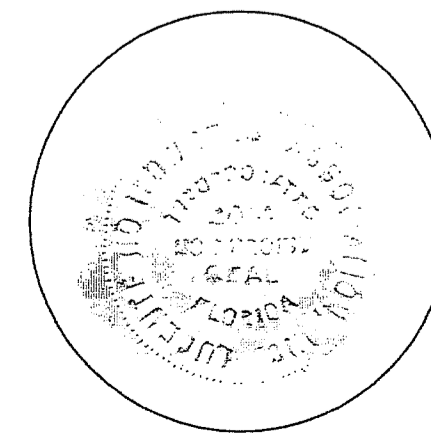
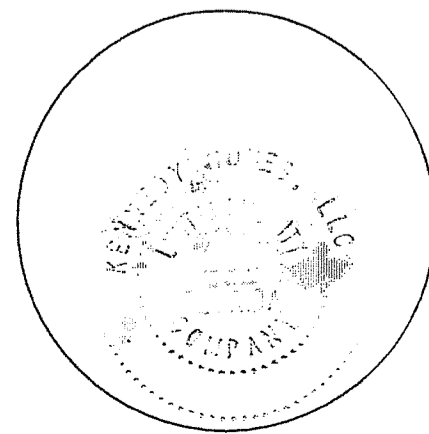
LUCENTE HOMEOWNERS' ASSOCIATION, INC.

CNL BANK, A FLORIDA BANKING CORPORATION

CITY OF LAKE WORTH

REVIEWING PROFESSIONAL SURVEYOR AND MAPPER

PROFESSIONAL SURVEYOR AND MAPPER



TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

I, Ronald L. Platt as President of Independence Title Insurance Agency, Inc., 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 Kennedy Homes, LLC, a Florida Limited Liability Company, 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 3/23/15, By: Ronald L. Platt, President

CITY APPROVAL AND ACCEPTANCE OF DEDICATION CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION

This Plat is hereby approved for record this day of March, 2015.

By: Pam Triolo, Mayor; Michael Barnstein, City Manager; Greg Rice, Planning Board Chairman; Pamela Lopez, City Clerk

This plat has been reviewed for conformity to Chapter 177.081, Florida Statutes. This review does not include the verification of geometric data or field verification of the permanent reference monuments at lot corners.

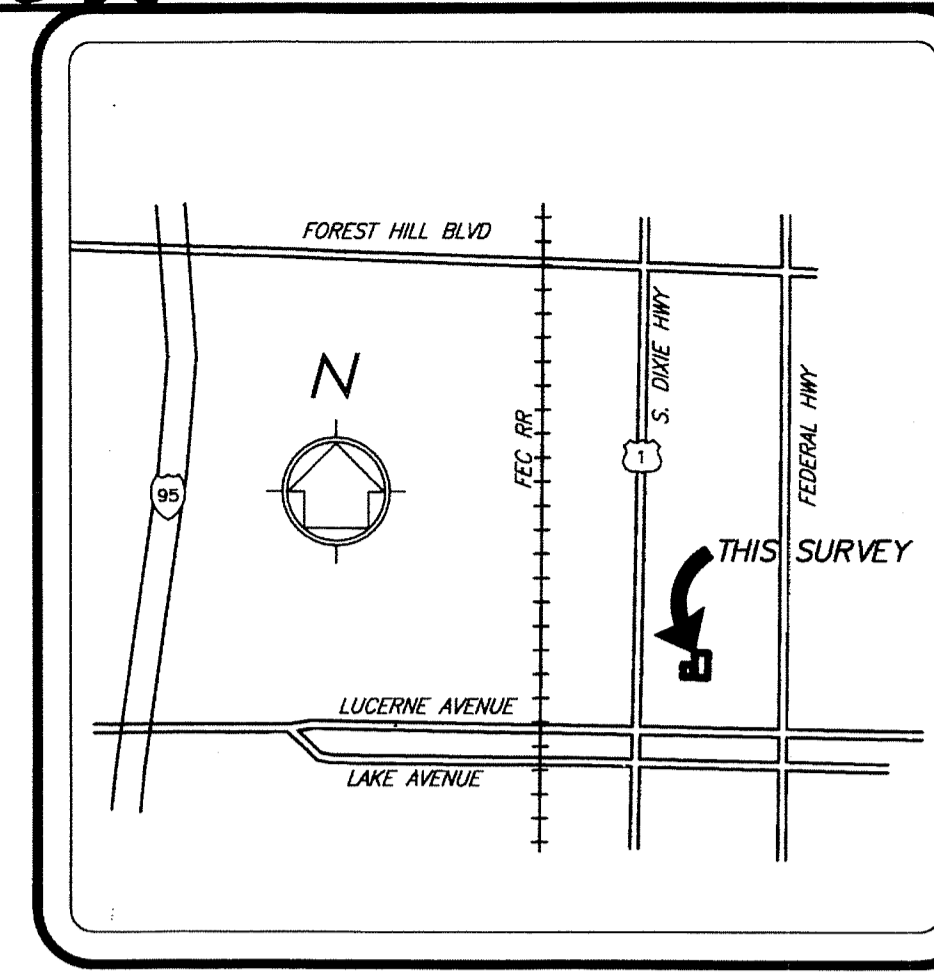
Date: 3/25/15, By: David A. Bower, Professional Surveyor and Mapper, Florida Certification No. LS5888

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") and monuments according to Section 177.091(9), Florida Statutes, will be set under the guarantees posted with the City of Lake Worth, Florida for the required improvements; and further, that the survey data complies with all the Survey requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of the City of Lake Worth, Florida.

This 20th day of March, 2015.

Eric R. Matthews, Professional Surveyor and Mapper, License No. 6717, State of Florida



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State of Florida }
County of Palm Beach } SS

THIS PLAT WAS FILED FOR RECORD AT 11:37 A.M. THIS 7th DAY OF May A.D. 2015 AND DULY RECORDED IN PLAT BOOK 119 ON PAGES 144 THROUGH 145.

SHARON BOCK, CLERK AND COMPTROLLER, BY: Sharon Bock, DEPUTY CLERK

SHEET 1 OF 2 SHEETS



TABULAR DATA:

Table with 2 columns: Tract Name and Area. Includes Tract RW-1 (0.034 Acres), Tract RW-2 (0.108 Acres), Tract OS-1 (0.052 Acres), Tract OS-2 (0.104 Acres), Tract OS-3 (0.008 Acres), Tract OS-4 (0.020 Acres), Tract OS-5 (0.002 Acres), Buildable Area (0.766 Acres), Total Area (1.090 Acres).

SURVEYOR'S NOTES

- 1.) 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 replanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
2.) Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment. The bearing base for this survey is the North line of Block 20 of "THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE" as recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida, said North line bears S 88°40'40" E and all other bearings shown hereon are relative thereto.
3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (2007 adjustment), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengenmann of Florida Network base point FLWP. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances are ground distances in U.S. Survey Feet unless otherwise noted.
4.) In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
5.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable City of Lake Worth approvals or permits, as required for such encroachment.
6.) The building setbacks shall be as required by current City of Lake Worth, Florida Zoning and Land Development Regulations.



Engineering Planning Surveying Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(888) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WANTMAN GROUP, INC.