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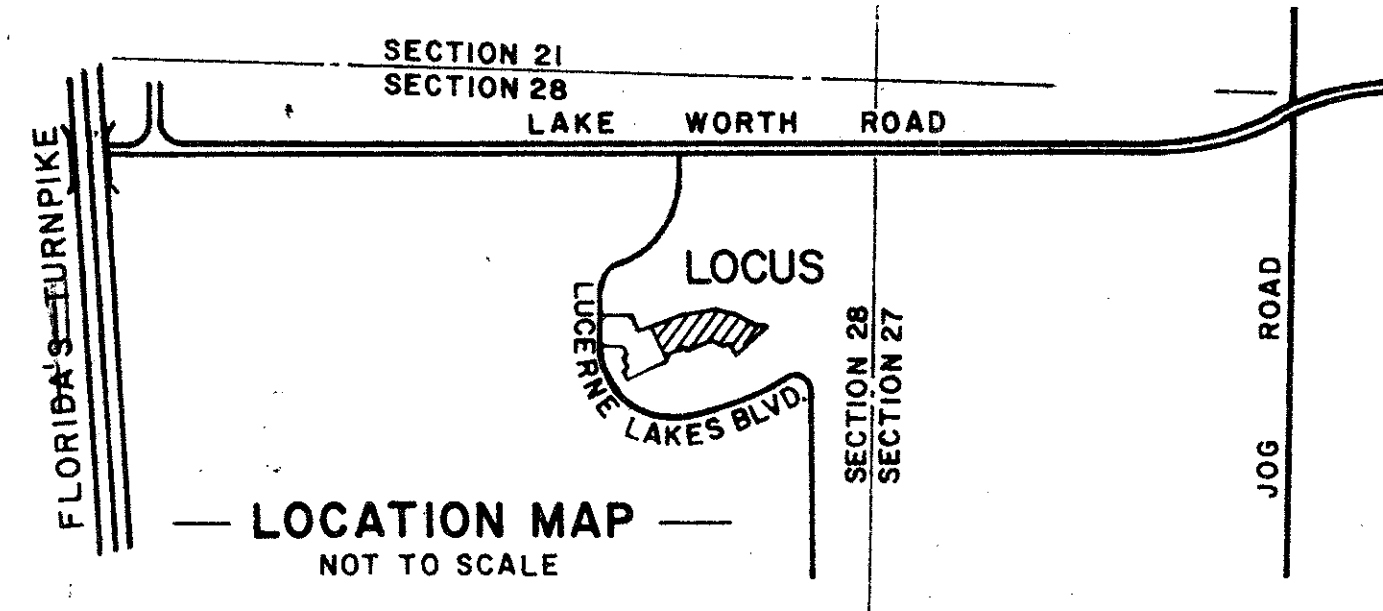
STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for Record at 10:40 A.M. this 9th day of June A.D., 1977 and duly recorded in Plat Book 33 on Pages 31 and 32.

JOHN B. DUNKLE, Clerk
Circuit Court
By: *Dele Shreffler* DC

LUCERNE LAKES HOMES, VILLAGE I FIRST ADDITION

BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TWP 44 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA.
ALSO BEING A REPLAT OF A PORTION OF PLAT NO. 2, LUCERNE LAKES, PB. 32, Pg. 191-192.
DECEMBER, 1976



ACREAGE SUMMARY:

AREA OF LOTS	3.843 ACRES
AREA OF ROAD RIGHT OF WAY	1.341 ACRES
AREA OF LAKE, (TRACT "A")	1.272 ACRES
TOTAL AREA THIS PLAT	6.456 ACRES

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	6.456 ACRES
LESS ROAD RIGHT OF WAY	1.341 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	5.115 ACRES
APPLICABLE DENSITY FACTOR	12 UNITS PER ACRE
TOTAL UNITS PERMITTED	61 UNITS
TOTAL UNITS THIS PLAT	31 (PROPOSED)
OPEN SPACE THIS PLAT	3.98 ACRES (PROPOSED)
DENSITY	4.80 UNITS PER ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

DEDICATION:

* A PORTION OF PLAT NO. 2 LUCERNE LAKES, PALM BEACH FARMS COMPANY, BEING A REPLAT OF A PORTION OF TRACTS 28, 29, 30, 31, 34, 35, 36 AND 37, BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN P.B. 2, Pgs. 45-54 & P.B. 32, Pgs. 191-192 RESPECTIVELY, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LUCERNE LAKES HOMES, VILLAGE I, FIRST ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT P.R.M. (PERMANENT REFERENCE MONUMENT), NO. 47, BEING THE NORTHEAST CORNER OF SAID LUCERNE LAKES HOMES, VILLAGE I, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 191-192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THENCE, NORTH 70° 13' 23" EAST, ALONG THE BOUNDARY LINE OF THE RECREATION AREA, (GOLF COURSE), AS SHOWN ON PLAT NO. 2, LUCERNE LAKES, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 191-192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 290.93 FEET;
 - THENCE, NORTH 78° 38' 57" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 216.33 FEET;
 - THENCE, NORTH 84° 08' 18" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 245.42 FEET;
 - THENCE, SOUTH 82° 34' 35" EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 194.50 FEET;
 - THENCE, SOUTH 37° 01' 49" EAST, A DISTANCE OF 153.00 FEET;
 - THENCE, SOUTH 49° 55' 00" EAST, A DISTANCE OF 124.13 FEET;
 - THENCE, SOUTH 67° 38' 17" WEST, A DISTANCE OF 173.07 FEET;
 - THENCE, SOUTH 44° 12' 55" WEST, A DISTANCE OF 251.26 FEET;
 - THENCE, NORTH 39° 21' 06" WEST, A DISTANCE OF 139.24 FEET;
 - THENCE, SOUTH 50° 38' 54" WEST, A DISTANCE OF 57.50 FEET;
 - THENCE, NORTH 39° 21' 06" WEST, A DISTANCE OF 84.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.50 FEET;
 - THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70° 25' 31", A DISTANCE OF 267.34 FEET TO THE POINT OF TANGENCY;
 - THENCE, SOUTH 70° 13' 23" WEST, A DISTANCE OF 160.00 FEET;
 - THENCE, NORTH 19° 46' 37" WEST, A DISTANCE OF 12.50 FEET;
 - THENCE, SOUTH 70° 13' 23" WEST, A DISTANCE OF 132.00 FEET;
 - THENCE, NORTH 19° 46' 37" WEST, A DISTANCE OF 95.00 FEET;
 - THENCE, NORTH 70° 13' 23" EAST, A DISTANCE OF 1.07 FEET;
 - THENCE, NORTH 19° 46' 37" WEST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING: 6.456 ACRES, MORE OR LESS.

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

- THE ROAD RIGHTS OF WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LUCERNE LAKES PROPERTY OWNERS' ASSOCIATION FOR PROPER PURPOSES, AND FOR THE USE OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNER'S ASSOCIATION.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE LAKE, (TRACT A), AS SHOWN HEREON, IS HEREBY DEDICATED TO LUCERNE LAKES PROPERTY OWNERS' ASSOCIATION FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNER'S ASSOCIATION.

IN WITNESS WHEREOF, I, HERBERT PRAYER, AS GENERAL PARTNER OF LUCERNE LAKES ASSOCIATE, LTD. DO HEREBY SET FORTH MY HAND AND SEAL THIS 8th DAY OF February, 1977.

Herbert Prayer
WITNESS HERBERT PRAYER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } 55

BEFORE ME PERSONALLY APPEARED, HERBERT PRAYER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND & OFFICIAL SEAL THIS 8th DAY OF February, 1977.

NOTARY PUBLIC
My Commission Expires: 11/15/77

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA, PHONE 689-2111, FOR THE FIRM OF WANTMAN AND ASSOCIATES, INC., 2300 PALM BEACH LAKES BLVD., SUITE 107, WEST PALM BEACH, FLORIDA, PHONE 689-3200.

NOTE: FOR ADDITIONAL MORTGAGES, SEE SHEET 2.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2253, PAGE 452 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, LANDEL/LUCERNE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF JANUARY, A.D. 1977.

ATTEST: *Daniel J. Pascale* DANIEL J. PASCALE, VICE PRESIDENT
BY: *David P. Scheffacker* DAVID P. SCHEFFACKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF MARYLAND
COUNTY OF HOWARD

LANDEL/LUCERNE, INC.

BEFORE ME PERSONALLY APPEARED D.P. SCHEFFACKER AND D.J. PASCALE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS D.P. SCHEFFACKER, PRESIDENT AND D.J. PASCALE, VICE PRESIDENT OF THE ABOVE NAMED LANDEL/LUCERNE, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, 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 1st DAY OF Jan., A.D. 1977.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A FLORIDA CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2025 PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF December, A.D., 1976.

ATTEST: *William J. Farnbach* WILLIAM J. FARNBACH, SECRETARY
BY: *J. Karl Beachler* J. KARL BEACHLER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. KARL BEACHLER AND WILLIAM J. FARNBACH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 27th DAY OF December, A.D., 1976.

NOTARY PUBLIC
My Commission Expires: June 14, 1977.

MORTGAGEE'S CONSENT

DISTRICT OF COLUMBIA

HOUSING CAPITAL CORPORATION, A DISTRICT OF COLUMBIA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2425 PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOUSING CAPITAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V. PRES. AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF January, A.D., 1977.

ATTEST: *Joseph A. Story* JOSEPH A. STORY, SECRETARY
BY: *William A. Schancker* WILLIAM A. SCHANCKER, VICE PRESIDENT

ACKNOWLEDGMENT:

DISTRICT OF COLUMBIA

BEFORE ME PERSONALLY APPEARED WILLIAM A. SCHANCKER AND JOSEPH A. STORY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED HOUSING CAPITAL CORPORATION, A DISTRICT OF COLUMBIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRES. AND SECRETARY, RESPECTIVELY, 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 19th DAY OF January, A.D. 1977.

ACREAGE SUMMARY:

AREA OF LOTS	3.843 ACRES
AREA OF ROAD RIGHT OF WAY	1.341 ACRES
AREA OF LAKE, (TRACT "A")	1.272 ACRES
TOTAL AREA THIS PLAT	6.456 ACRES

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	6.456 ACRES
LESS ROAD RIGHT OF WAY	1.341 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	5.115 ACRES
APPLICABLE DENSITY FACTOR	12 UNITS PER ACRE
TOTAL UNITS PERMITTED	61 UNITS
TOTAL UNITS THIS PLAT	31 (PROPOSED)
OPEN SPACE THIS PLAT	3.98 ACRES (PROPOSED)
DENSITY	4.80 UNITS PER ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, FRANK P. MEHOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Frank P. Mehor
FRANK P. MEHOR
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF June, A.D., 1977.

BY: *Herbert F. Kahert*
LAKE LYAL
CHAIRMAN, COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: *Herbert F. Kahert*
HERBERT F. KAHERT, P.E.
COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS

BY: *Myron B. Jennings*

SURVEYORS CERTIFICATION

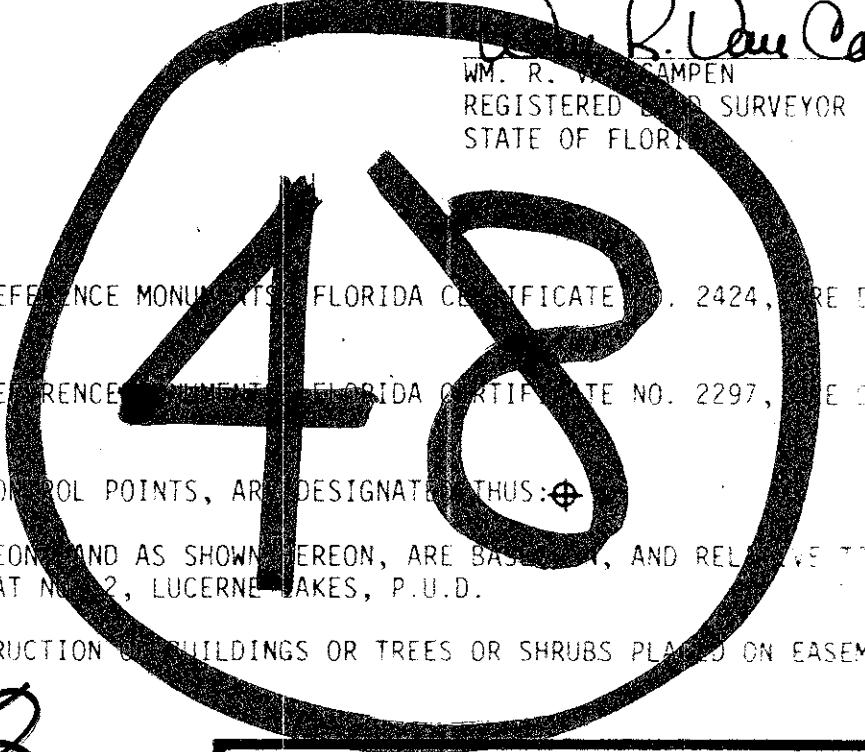
STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

R. Deu Camp
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

SURVEY NOTES:

- (P.R.M.'s), PERMANENT REFERENCE MONUMENTS, FLORIDA CERTIFICATE NO. 2424, ARE DESIGNATED THUS:
- (P.R.M.'s), PERMANENT REFERENCE MONUMENTS, FLORIDA CERTIFICATE NO. 2297, ARE DESIGNATED THUS:
- (P.C.P.'s), PERMANENT CONTROL POINTS, ARE DESIGNATED THUS:
- ALL BEARINGS STATED HEREON AND AS SHOWN HEREON, ARE BASED UPON, AND RELY UPON, THE BEARING STRUCTURE OF PLAT NO. 3, LUCERNE LAKES, P.U.D.
- THERE SHALL BE NO CONSTRUCTION OF BUILDINGS OR TREES OR SHRUBS PLANTED ON EASEMENTS.



LUCERNE LAKES HOMES VILLAGE #1

Home Village #1

0277-312
28/144
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REVISIONS		NO.	DATE	DESCRIPTION	BY	DRAWN	FIELD BOOK	DATE	JOB NO.	SHEET
						MWG	NO	12/20/76	2405-X	1
						DESIGNED	CHECKED	SCALE	DRAWING NO.	2
						WVC	RW	1" = 50'		

BENCH MARK
land surveying and mapping, inc.
33/31
RECORD PLAT

