

# LUCERNE LAKES HOMES

## VILLAGE II FIRST ADDITION

A PORTION OF LUCERNE LAKES PLANNED UNIT DEVELOPMENT

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 OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 28, TWP. 44 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LUCERNE ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A", SAID CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LUCERNE LAKES BOULEVARD, AS SHOWN ON THE PLAT OF PLAT NO. 1, LUCERNE LAKES (PUD) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID SOUTHEAST CORNER ALSO BEING A COMMON CORNER WITH THE NORTHEAST CORNER OF PLAT NO. 2, LUCERNE LAKES (PUD) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 191 AND 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE S78°53'34"E ALONG THE SOUTH LINE OF SAID PLAT NO. 1, LUCERNE LAKES (PUD) A DISTANCE OF 197.25 FEET; THENCE N87°52'00"E ALONG THE SOUTH LINE OF SAID PLAT NO. 1, LUCERNE LAKES (PUD) A DISTANCE OF 520.00 FEET; THENCE S2°08'00"E A DISTANCE OF 148.00 FEET; THENCE N87°52'00"E A DISTANCE OF 11.30 FEET; THENCE S2°08'00"E A DISTANCE OF 88.00 FEET; THENCE N87°52'00"E A DISTANCE OF 56.00 FEET; THENCE S19°59'31"W A DISTANCE OF 111.35 FEET; THENCE S26°54'54"W A DISTANCE OF 89.15 FEET; THENCE S81°36'02"W A DISTANCE OF 39.69 FEET; THENCE S27°52'42"W A DISTANCE OF 106.98 FEET TO A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID CURVE BEARS N65°31'33"W, SAID CURVE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 60.74 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.50 FEET THROUGH A CENTRAL ANGLE OF 15°33'49" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE S32°15'21"W A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID CURVE BEARS N58°15'46"W SAID CURVE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 276.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 1°02'14" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE S26°21'14"W A DISTANCE OF 106.09 FEET TO A POINT ON THE MOST NORTHEASTERLY BOUNDARY LINE OF SAID PLAT NO. 2, LUCERNE LAKES (PUD); THENCE CONTINUE ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SAID PLAT NO. 2, LUCERNE LAKES (PUD) THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE N 60°26'08" W A DISTANCE OF 56.93 FEET; THENCE N 82°59'01" W A DISTANCE OF 140.86 FEET; THENCE S 64°10'23" W A DISTANCE OF 270.89 FEET; THENCE N 50°47'31" W A DISTANCE OF 117.75 FEET; THENCE N 16°18'30" E A DISTANCE OF 353.74 FEET TO A POINT ON A CURVE NON-TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID CURVE BEARS N 76°10'08" W, SAID CURVE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 382.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.30 FEET THROUGH A CENTRAL ANGLE OF 21°44'44" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.31 FEET THROUGH A CENTRAL ANGLE OF 30°55'58" TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF LUCERNE LAKES BOULEVARD SAID POINT ALSO BEING ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING S 56°13'44" E FROM THE RADIUS POINT OF SAID CURVE, SAID CURVE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 176.83 FEET THROUGH A CENTRAL ANGLE OF 33°46'16" TO A POINT OF TANGENCY; THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 117.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.43 ACRES MORE OR LESS

NOTE: ALL CURVES ARE CIRCULAR UNLESS OTHERWISE STATED.

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

1. THE ROAD RIGHTS-OF-WAY AND ACCESS WAYS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LUCERNE LAKES NORTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES, AND FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.
2. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
3. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF December 1978.

ATTEST: HERMAN RINGLER, ASSTY. SECY. BY: HERBERT PRAYER, PRESIDENT. LUCERNE ENTERPRISES, INC., A CORPORATION OF THE STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAYER AND HERMAN RINGLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED LUCERNE ENTERPRISES, INC., AND 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 28 DAY OF December, 1978.

### MORTGAGEE'S CONSENT

STATE OF MARYLAND ) COUNTY OF CARROLL ) 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2277 AT PAGE 199 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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF December, 1978.

ATTEST: DANIEL J. PASCALE, VICE PRESIDENT BY: DAVID P. SCHEFFENACKER, PRESIDENT. LANDEL/LUCERNE, INC., A CORPORATION OF THE STATE OF FLORIDA. SEAL LUCERNE ENTERPRISES, INC. SEAL NOTARY PUBLIC SEAL LANDEL/LUCERNE, INC. SEAL NOTARY PUBLIC SEAL FIRST NATIONAL BANK AND TRUST COMPANY, RIVIERA BEACH. SEAL FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY. SEAL NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF MARYLAND ) COUNTY OF CARROLL ) SS

BEFORE ME PERSONALLY APPEARED DAVID P. SCHEFFENACKER AND DANIEL J. PASCALE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND 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 OFFICERS 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 28 DAY OF December, A.D., 1978.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3005 AT PAGE 428 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 EXEC VICE PRES. AND ATTESTED TO BY ITS VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF January, A.D., 1979.

ATTEST: RICHARD J. WACHTEL, VICE PRESIDENT BY: TIMOTHY R. POE, EXECUTIVE VICE PRESIDENT. FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH, CORPORATION OF THE STATE OF FLORIDA

ATTEST: RICHARD J. WACHTEL, VICE PRESIDENT BY: TIMOTHY R. POE, EXECUTIVE VICE PRESIDENT. STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2877 AT PAGE 199 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 PRES. AND ATTESTED TO BY ITS SEC. PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF DECEMBER, A.D., 1978.

ATTEST: W.J. FARNBAUGH, SECRETARY-TRES. BY: KARL BEACHLER, PRESIDENT. FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: W.J. FARNBAUGH, SECRETARY-TRES. BY: KARL BEACHLER, PRESIDENT. STATE OF FLORIDA ) COUNTY OF PALM BEACH ) 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2877 AT PAGE 199 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 PRES. AND ATTESTED TO BY ITS SEC. PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF DECEMBER, A.D., 1978.

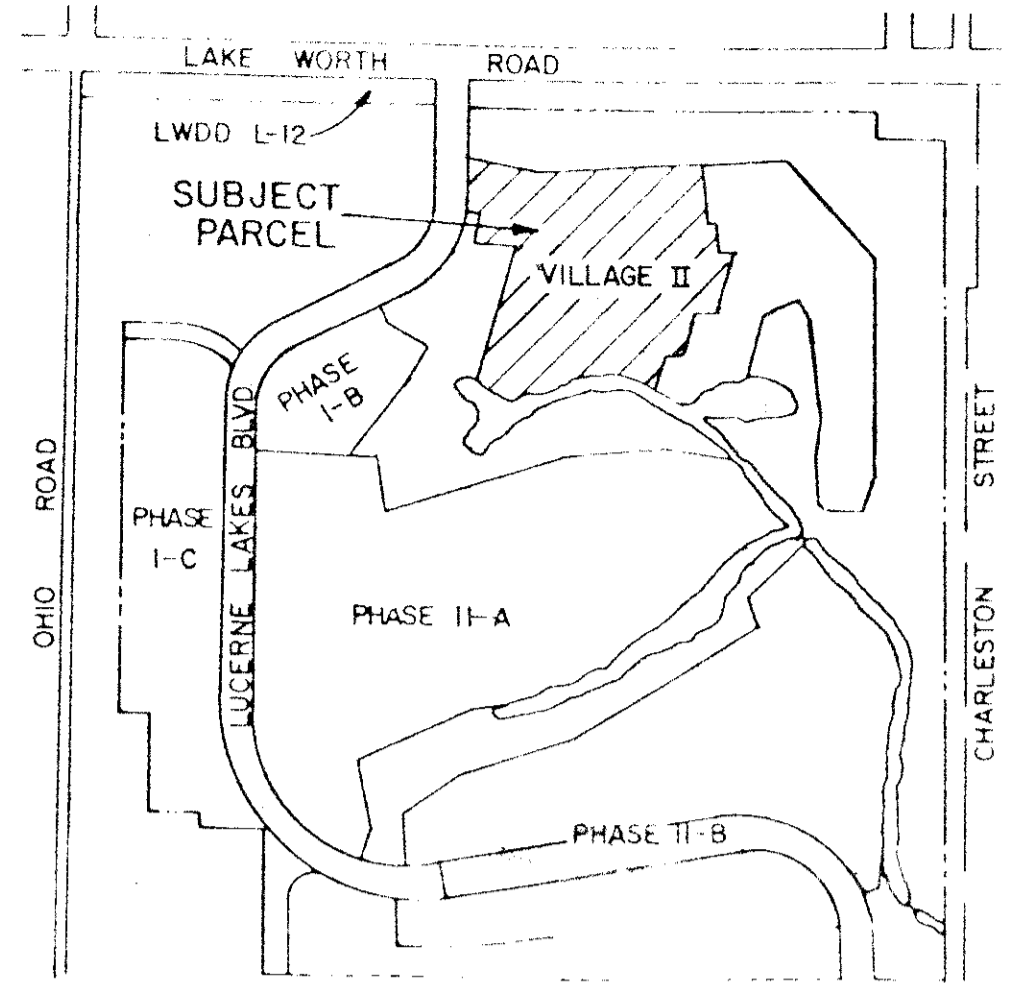
ATTEST: W.J. FARNBAUGH, SECRETARY-TRES. BY: KARL BEACHLER, PRESIDENT. FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: W.J. FARNBAUGH, SECRETARY-TRES. BY: KARL BEACHLER, PRESIDENT. STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED KARL BEACHLER AND W.J. FARNBAUGH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SEC. PRES. OF THE ABOVE NAMED FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28 DAY OF December, 1978.

ATTEST: DANIEL J. PASCALE, VICE PRESIDENT BY: DAVID P. SCHEFFENACKER, PRESIDENT. LANDEL/LUCERNE, INC., A CORPORATION OF THE STATE OF FLORIDA. SEAL LUCERNE ENTERPRISES, INC. SEAL NOTARY PUBLIC SEAL LANDEL/LUCERNE, INC. SEAL NOTARY PUBLIC SEAL FIRST NATIONAL BANK AND TRUST COMPANY, RIVIERA BEACH. SEAL FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY. SEAL NOTARY PUBLIC



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:00 AM ON THIS 20 DAY OF February, AD. 1979 AND ONLY RECORDED IN PLAT BOOK 9, ON PAGES 155 AND 156. JOHN B. DUNKLE, CLERK CIRCUIT COURT BY: [Signature]

### TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

I, PAUL WOLFE, 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 TO LUCERNE ENTERPRISES INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: December 9, 1978

PAUL WOLFE, ATTORNEY

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT STATEMENT OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SAME IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SAME IS IN ACCORDANCE WITH 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.

DATE: 16 DAY OF FEBRUARY, 1979

ROBERT C. FINLAY, PROFESSIONAL LAND SURVEYOR NO. 2576 STATE OF FLORIDA

### APPROVAL

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF February, A.D., 1979

BY: BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF February, A.D., 1979

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

BY: [Signature] TEMPORARY CLERK

### SURVEYOR'S NOTES:

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS: [Symbol]
2. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS: [Symbol]
3. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON, AND RELATIVE TO, THE BEARING STRUCTURE OF PLAT NO. 1, LUCERNE LAKES, P.U.D.
4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
5. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT.
6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
7. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
8. BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
9. CON ROD (1" x 1") DESIGNATED THUS: [Symbol]

SHEET NO. 1, SIGNATURE SHEET SHEET NO. 2, MAP SHEET

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770

28/4/4/42

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36/55

Lucerne Lakes Homes Village II 1st Addn

EDM SURVEYING & MAPPING INC. 2300 PALM BEACH LAKES BOULEVARD SUITE 109 305 684 3770 WEST PALM BEACH FL 33409

PLAT OF LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION SHEET 1 OF 2