

LUCERNE LAKES HOMES

VILLAGE II THIRD ADDITION

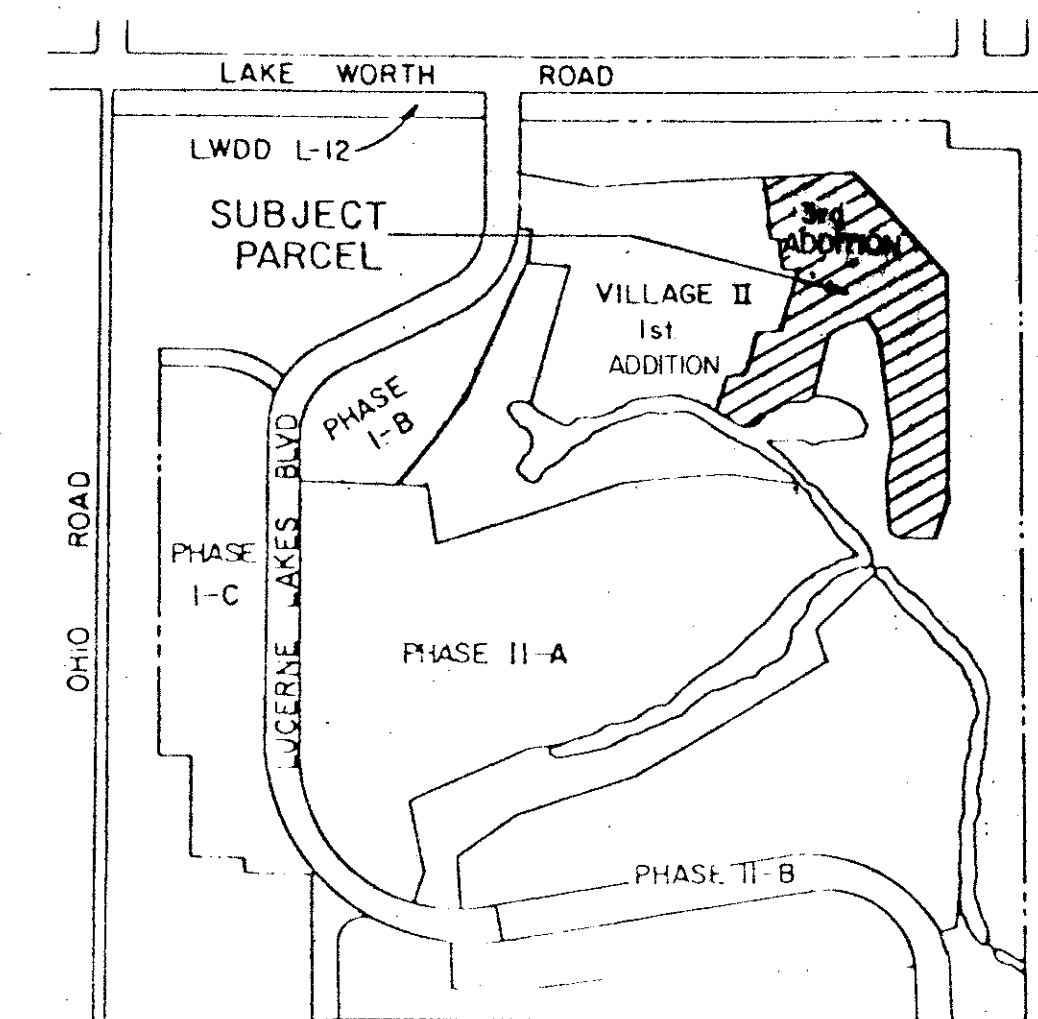
A PORTION OF LUCERNE LAKES PLANNED UNIT DEVELOPMENT

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. 44S., RGE. 42E., PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY, FLORIDA

JUNE 1979

SHEET 1 OF 2



190

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:40 AM THIS 30th DAY OF July AD, 1979 AND DULY RECORDED IN PLAT BOOK 37 ON PAGES 122 AND 141

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Lytle Springs C.*

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 THIRD ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN BLOCK 29 OF THE PALM BEACH FARMS COMPANY, PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION AS RECORDED IN PLAT BOOK 36, PAGES 155 AND 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 02°08'00"E ALONG THE EASTERLY BOUNDARY LINE OF SAID LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION A DISTANCE OF 148.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY LINE OF LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE N 87°52'00"E A DISTANCE OF 11.30 FEET;
 THENCE S 02°08'00"E A DISTANCE OF 88.00 FEET;
 THENCE N 87°52'00"E A DISTANCE OF 56.00 FEET;
 THENCE S 19°59'31"W A DISTANCE OF 111.35 FEET;
 THENCE S 26°54'54"W A DISTANCE OF 89.15 FEET;
 THENCE S 81°36'02"W A DISTANCE OF 39.69 FEET;
 THENCE S 23°52'47"W A DISTANCE OF 106.98 FEET TO A POINT ON A CURVE TO THE RIGHT NON-TANGENT TO THE LAST DESCRIBED COURSE, SAID CURVE HAVING A RADIUS OF 60.74 FEET THE CHORD OF SAID CURVE BEARS N 65°31'33"W;
 THENCE NORTHWESTERLY 16.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'49" TO A POINT ON A LINE RADIAL TO THE LAST DESCRIBED CURVE;
 THENCE S 32°15'21"W ALONG SAID RADIAL LINE A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE LEFT RADIAL TO THE LAST DESCRIBED LINE, SAID CURVE HAVING A RADIUS OF 276.16 FEET THE CHORD OF SAID CURVE BEARS N 58°15'46"W;
 THENCE NORTHWESTERLY 5.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'14" TO A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE;
 THENCE S 26°21'14"W A DISTANCE OF 106.09 FEET TO THE SOUTHEAST CORNER OF SAID LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION;

THENCE S 60°26'08"E DEPARTING SAID EASTERLY BOUNDARY LINE A DISTANCE OF 103.07 FEET;
 THENCE N 60°22'53"E A DISTANCE OF 95.43 FEET;
 THENCE N 75°10'19"E A DISTANCE OF 191.47 FEET;
 THENCE N 13°15'00"E A DISTANCE OF 160.00 FEET;
 THENCE N 46°30'00"E A DISTANCE OF 77.00 FEET;
 THENCE S 68°01'58"E A DISTANCE OF 58.02 FEET;
 THENCE S 28°10'24"E A DISTANCE OF 58.60 FEET;
 THENCE S 13°30'00"E A DISTANCE OF 316.00 FEET;
 THENCE S 12°00'00"W A DISTANCE OF 117.00 FEET;
 THENCE S 13°30'00"E A DISTANCE OF 105.60 FEET;
 THENCE N 89°50'22"E A DISTANCE OF 244.65 FEET;
 THENCE N 00°09'38"W A DISTANCE OF 96.74 FEET;
 THENCE N 13°30'00"W A DISTANCE OF 662.67 FEET;
 THENCE N 46°10'20"W A DISTANCE OF 352.62 FEET;
 THENCE S 87°52'00"W A DISTANCE OF 274.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.731 ACRES MORE OR LESS.

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

1. THE ROAD RIGHT-OF-WAY AND ACCESS WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO LUCERNE LAKES NORTH HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES, 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. TRACTS 'A' AND 'B' AS SHOWN HEREON ARE HEREBY DEDICATED TO LUCERNE LAKES NORTH HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, FOR UNDERGROUND DRAINAGE FACILITIES, AND TO FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY D.B.A. LUCERNE LAKES GOLF COURSE, ITS SUCCESSORS OR ASSIGNS, FOR GOLF COURSE ACCESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 2 DAY OF July, 1979.

LUCERNE ENTERPRISES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *Herman Ringler* HERMAN RINGLER, ASS'T SECT'Y
 BY: *Herbert Praver* HERBERT PRAVER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAVER 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 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 2 DAY OF July, 1979.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 VICE PRESIDENT AND ATTESTED TO BY ITS SEC. TREAS. AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF July, 1979.

FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: *David J. Pascale* BY: *David P. Scheffnacker*
 SEC. TREAS. VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ OF THE ABOVE NAMED FLORIDA GARDENS LAND AND DEVELOPEMENT 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 2 DAY OF July, 1979.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 2887 AT PAGE 446 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF JUNE 1979.

LANDEL/LUCERNE, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *Daniel J. Pascale* DANIEL J. PASCALE, VICE PRESIDENT
David P. Scheffnacker DAVID P. SCHEFFENACKER, PRESIDENT

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 19th DAY OF June, 1979.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 7/1/82

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: July 12, 1979

Paul Wolfe
 PAUL WOLFE, ATTORNEY

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 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 (P.C.P.'s) 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 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: July 17, 1979

Wayne Larry Fish
 WAYNE LARRY FISH
 REGISTERED LAND SURVEYOR NO. 3238
 STATE OF FLORIDA

SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'s) DESIGNATED THUS:
2. PERMANENT CONTROL POINTS (P.C.P.'s) DESIGNATED THUS:
3. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED IN, 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 EASEMENTS. D.E. DENOTES DRAINAGE EASEMENTS.
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 SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF July A.D. 1979

BY: *Bill Bailey*
 BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF July A.D. 1979.

BY: *Herbert F. Kahlert*
 HERBERT F. KAHLERT, P. E. COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

BY: *Margaret G. Barnes* 0277-304
 DEPUTY CLERK

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

SHEET NO. 1. SIGNATURE SHEET
 SHEET NO. 2. LOT LAYOUT SHEET
 SEE SHEET NO. 2 OF 2 FOR AREA S

28/44/42

37/190

SEAL LUCERNE ENT. INC.

SEAL NOTARY PUBLIC

SEAL FLA. GARDENS LAND & DEVELOPEMENT CO.

SEAL NOTARY PUBLIC

SEAL LANDEL/LUCERNE, INC.

SEAL NOTARY PUBLIC

SEAL HERBERT F. KAHLERT, P.E.

SEAL HERBERT F. KAHLERT, P.E.

SEAL DEPUTY CLERK

LUCERNE LAKES HOMES VILLAGE II THIRD ADDITION

EDM		EDM SURVEYING & MAPPING INC. 2300 PALM BEACH LAKES BOULEVARD SUITE 109 305 684-3770 WEST PALM BEACH, FL. 33409	
DATE: JUNE 1979	SCALE: 1" = 40'	LUCERNE LAKES HOMES VILLAGE II THIRD ADDITION	
DRAWN: M.B.L.		SHEET 1 OF 2	