

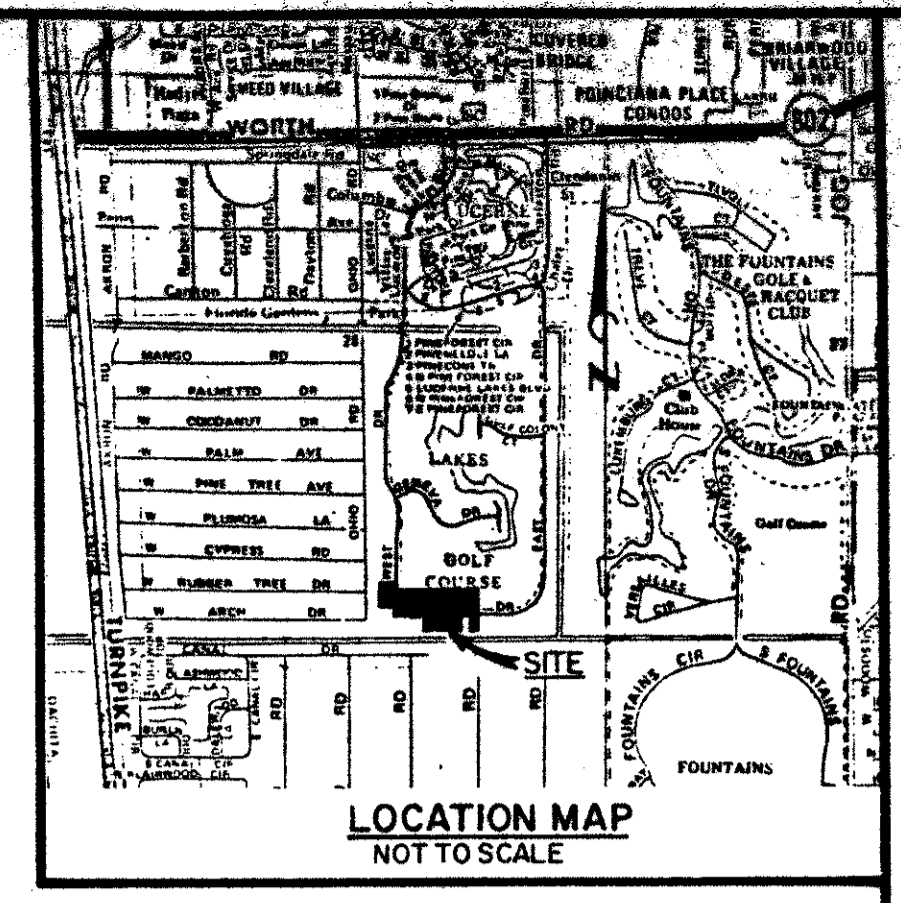
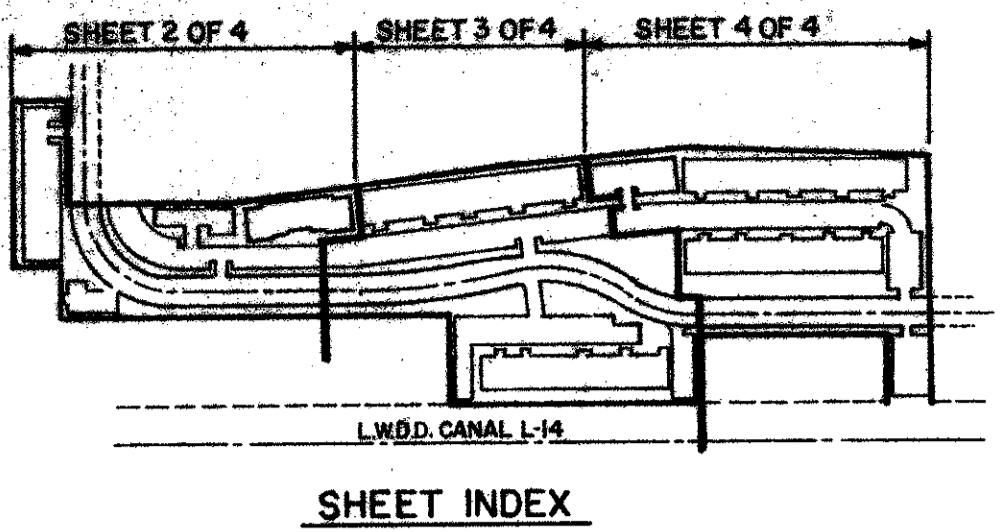
PLAT OF LUCERNE POINTE PHASE III-C-3

A PORTION OF LUCERNE LAKES A P.U.D.

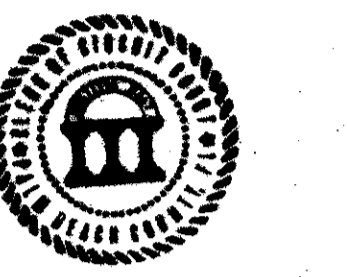
BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS COMPANY'S PLAT NO. 3, PLAT BOOK 2 AT PAGES 45-54; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTIONS 28 & 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 1988

SHEET 1 OF 4



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 118 7 A.D. 1989 AND DULY RECORDED IN PLAT BOOK 62 ON PAGES 118 AND 121
JOHN B. DUNKLE, CLERK
By *John B. Dunkle* D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA GARDENS LAND & DEVELOPMENT COMPANY A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LUCERNE POINTE PHASE III-C-3, SITUATE IN SECTION 28 AND 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 128, BLOCK 29, "PALM BEACH FARMS COMPANY" PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N00-00'27"W ALONG THE EAST LINE OF SAID LOT 128, 30.00 FEET; THENCE N89-59'47"W PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 29, 660.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N89-59'47"W 55.00 FEET; THENCE N00-00'13"E 140.00 FEET THENCE N89-59'47"W 400.00 FEET; THENCE S00-00'13"W 140.00 FEET; THENCE N89-59'47"W 500.00 FEET; THENCE N00-00'13"E 190.00 FEET; THENCE N90-00'00"W, 100.00 FEET; TO A LINE PARALLEL WITH AND 140.00 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID BLOCK 29, THENCE N00-00'00"W ALONG SAID LINE, 334.86 FEET; THENCE N90-00'00"E, 105.00 FEET; THENCE S00-00'00"W, 214.71 FEET; THENCE N90-00'00"E, 241.95 FEET; THENCE N88-22'24"E, 76.94 FEET; THENCE N82 48'19"E, 565.84 FEET; THENCE N85 01'19"E, 403.23 FEET; THENCE S88°17'50"E, 481.45 FEET; THENCE S00°00'13"W, 498.00 FEET; THENCE N89°59'47"W, 13.17 FEET; THENCE S00°00'13"W, 6.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15.11 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS

- TRACT "A" (LUCERNE LAKES BOULEVARD) AS SHOWN IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OF FAIRWAY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS "B", "C", "D", "O" AND "P" ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE INDIVIDUAL UNIT OWNERS, THEIR SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.
- TRACTS "E", "F", "G", "H", "I" AND "J" FOR INGRESS/EGRESS PURPOSES, ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE FAIRWAY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE JURISDICTION OVER ACCESS RIGHTS.
- TRACTS "L", "M" AND "N" SHOWN HEREON ARE HEREBY DEDICATED TO THE FAIRWAY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR OPEN SPACE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "K" FOR RECREATIONAL PURPOSES IS HEREBY DEDICATED IN FEE SIMPLE TO THE FAIRWAY CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ALL OF THE AREAS RESERVED FOR THE USE OF THE OWNERS AND RESIDENTS OF THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANY AND ALL CONDOMINIUM ASSOCIATIONS WHICH SHALL BE FORMED WITHIN LUCERNE POINTE PHASE III-C-3, ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ONE OR MORE DECLARATIONS TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY. PRIOR TO THE TIME SUCH MAINTENANCE IS MADE THE OBLIGATION OF A CONDOMINIUM OR PROPERTY OWNERS ASSOCIATION PURSUANT TO A RECORDED DECLARATION, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH AREAS.

IN WITNESS WHEREOF, FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY/TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF February 1989

FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, INC. A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Max W. Farnbauch* MAX W. FARNBAUCH ASSISTANT SECRETARY/TREASURER
BY: *G. J. Beachler* G. J. BEACHLER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED G. J. BEACHLER AND MAX W. FARNBAUCH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY/TREASURER OF FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 9th DAY OF Feb. 1989.
MY COMMISSION EXPIRES: Oct. 2, 1991 *Francis E. Carlton* NOTARY PUBLIC

OPTION HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN OPTION UPON THE PROPERTY DESCRIBED HEREON DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS OPTION, WHICH IS RECORDED IN OFFICIAL RECORD BOOKS 5423 AT PAGE 1626 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 VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF November 1988

D.C.A. OF LAKE WORTH, INC. A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Kathleen E. Sierra* KATHLEEN E. SIERRA, ASSISTANT SECRETARY
BY: *Sherman J. Kronick* SHERMAN J. KRONICK VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED SHERMAN J. KRONICK AND KATHLEEN E. SIERRA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF D.C.A. OF LAKE WORTH, INC. A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 30th DAY OF November 1988.
MY COMMISSION EXPIRES: 9-10-89 *Janet S. English* NOTARY PUBLIC

TITLE CERTIFICATION

I, MORRIS J. WATSKY, ATTORNEY AT LAW DULY LICENSED 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 FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: February 13, 1989
BY: *M. J. Watsky* MORRIS J. WATSKY, ESQ. ATTORNEY AT LAW

SURVEYORS NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S00-00'-27"E ALONG THE EAST LINE OF BLOCK 29, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT WHICH ARE SHOWN THUS:
= FOUND
= SET
P.C.P. DENOTES PERMANENT CONTROL POINT WHICH ARE SHOWN THUS: ●
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.
ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

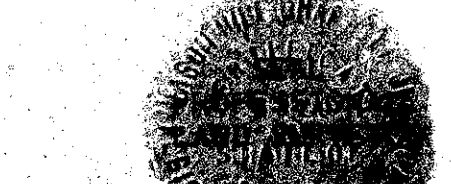
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21-HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.
THIS 6 DAY OF February 1989. *Mason H. Wharton* MASON H. WHARTON PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3029

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF APRIL 1989
BY: *Carol Elmgren* CAROL ELMGREN, CHAIRMAN
ATTEST: JOHN B. DUNKLE, CLERK
BY: *John B. Dunkle* DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF APRIL 1989.
BY: *Herbert F. Kahlert* HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICE OF CARLTON/ROBAYNA, INC. 2730 NO. MILITARY TRAIL, SUITE 105, WEST PALM BEACH, FLORIDA 33409

SUBDIVISION: Lucerne Pointe 3
BOOK 62 PAGE 118
FLOOD ZONE B *FLOOD MAP 170A
QUAD 48 ZONING: RM
SE ZIP CODE 33467
PUD NAME: Lucerne Lakes P.U.D.
28-33/44/42



CARLTON/ROBAYNA INC
ENGINEERS - PLANNERS - SURVEYORS
2730 MILITARY TRAIL - SUITE 105
WEST PALM BEACH, FLORIDA 33409 • TELEPHONE: (407) 833-6800

LUCERNE POINTE