PLAT NO. 3 HOMES AT LAWRENCE

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A RTION OF TRACTS 10, 11, 12, 13, AND 16, NE 1/4 OF SECTION 12, OF AMENDED PLAT OF SECTION 12, TWP. 45 SOUTH, IGE. 42 EAST, MARY A LYMAN ET AL, AS RECORDED IN P.B. 9, PG. 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA.

JUNE . 1989

SHEET 1 OF 2

CEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN CONSTRUCTION, INC. DRIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 12, NSHIP 45 SOUTH. RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HE AS PLAT NO. 3. HOMES AT LAWRENCE, BEING MORE PARTICULARLY DESCRIBED ASLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACTS 10. 112, 13 AND 16, NORTHEAST 1/4 OF SECTION 12. AMENDED PLAT OF SECT 12. TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL, ACTING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 ON PAGE 74 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICLLY DESCRIBED AS FOLLOWS: (FOR CONVENIENCE ALL BEARINGS DESCRIBED EIN ARE RELATIVE TO THE BEARING SOUTH 89°40'51.2" WEST ASSUMED FOR NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12.)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTI12: THENCE SOUTH 89°40'51.2" WEST, ALONG THE NORTH LINE OF SAID NHEAST QUARTER, A DISTANCE OF 643.73 FEET TO A LINE PARALLEL TO AND 618 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF E SAID NORTHEAST QUARTER OF SECTION 12; THENCE SOUTH 02'02'58" ST. ALONG SAID PARALLEL LINE, A DISTANCE OF 1337.89 FEET TO THE TH LINE OF TRACT 9 OF THE NORTHEAST QUARTER OF SECTION 12, AMENDED T OF SECTION 12. TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYM ET AL: THENCE CONTINUE SOUTH 02°02'58" WEST, ALONG SAID PARALLEL E, A DISTANCE OF 1031.77 FEET TO THE POINT OF BEGINNING: THEN CONTINUE SOUTH 02°02'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCIF 286.13 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL TO A 30 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF IT NO. 1. MANOR FOREST, A P.U.D., ACCORDING TO THE PLAT THEREOF, ASSECORDED IN PLAT BOOK 46 ON PAGES 1 AND 2 OF THE PUBLIC RECORDS OF LM BEACH COUNTY. FLORIDA, SAID POINT OF INTERSECTION IS 4.97 FEET RTH OF THE SOUTH LINE OF SAID TRACT 16 AS MEASURED ALONG THE AREMENTIONED LINE PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER SECTION 12 (THE SOUTH LINE OF SAID TRACT 16 BEING DEFINED AS A LINEARALLEL TO AND 15 NORTH OF AS MEASURED AT RIGHT ANGLES TO THEOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12); THENCE NORTH 89" 35" WEST, ALONG EAST. A DISTANCE OF 71.00 FEET; THENCE NORTH 0.03.24" WEST, A DISTANCE OF 139.00 FEET TO THE POINT OF CURVATURE)F A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 157.00 FEET: THENCE NORTHERLY. NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 00 00". A DISTANCE OF 246.62 EET: THENCE NORTH 89'56'36" EAST. A DISTANCE OF 86.86 FEET TO THE PONT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF31.12 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH ACENTRAL ANGLE OF 61 19'01". A DISTANCE OF 33.31 FEET TO THE IMERSECTION WITH A NON-TANGENT LINE: THENCE SOUTH 53'30'36" EAST, ALON(SAID NON-TANGENT LINE, A DISTANCE OF 103.42 FEET: THENCE SOUTH 2°44'55" EAST, A DISTANCE OF 56.99 FEET; THENCE SOUTH 60 35 31" EST. A DISTANCE OF 82.66 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 60'51'44" WEST, SAID CURVE BEING CONCAE TO THE NORTHWEST AND HAVING A RADIUS OF 168.00 FEET; THENCE NORTHWESERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09'07'3". A DISTANCE OF 26.77 FEET TO THE INTERSECTION WITH A NON-TANGENT LNE: THENCE SOUTH 69°57'27" EAST, ALONG SAID NON-TANGENT LINE, A DISTINCE OF 82.00 FEET; THENCE SOUTH 79°07'27" EAST, A DISTANCE OF 50.54 FEET; THENCE SOUTH 87°57'02" EAST, A DISTANCE OF 119.26 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED PARALLEL LINE BEING 643.18 FEET WES OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION

SAID LINE PARALLEL TO THE NORTH LINE OF PLAT NO. MANOR FOREST, A P.U.D., A DISTANCE OF 1453.51 FEET TO THE POINT OFNTERSECTION WITH THE WEST LINE OF SAID TRACT 13, SAID POINT OF INTERCTION BEING 16.23 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT 1AS MEASURED ALONG SAID WEST LINE OF TRACT 13 (THE SOUTHWEST CORNEROF SAID TRACT 13 BEING 15 FEET NORTH OF AS MEASURED AT RIGHT ANGLETO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12); THENCE NOH 04°C0'16" EAST. ALONG SAID WEST LINE OF TRACT 13, A DISTANCE OF 4510 FEET TO A POINT 858.83 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TICT 13 AS MEASURED ALONG THE SAID WEST LINE OF TRACT 13; THENCE SOUTH 5.59'58" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 88'46'04" EAS A DISTANCE OF 50.21 FEET: THENCE SOUTH 85 59 58" EAST, A DISTAIL OF 189.00 FEET; THENCE NORTH 04'00'02" EAST, A DISTANCE OF 55.53 FIT: THENCE SOUTH 85°59'58" EAST, A DISTANCE OF 107.01 FEET; THENCI SOUTH 04°00'02" WEST. A DISTANCE OF 24.34 FEET TO THE POINT OF CIVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2:29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 94°03'26", A DISTANCE OF 38.23 FEET; THENCE NORT189°56'36" EAST, A DISTANCE OF 4.46 FEET TO THE POINT OF CURVATURE OF & CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 157.00 FEET; THENCE EASTERLY. SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SID CURVE THROUGH A CENTRAL ANGLE OF 90 00 00". A DISTANCE OF 246.62 EET; THENCE SOUTH 00'03'24" EAST, A DISTANCE OF 139.00 FEET; THENCI NORTH 89'56'36"

HAVE	CAUSED	THE	SAME	TO	BE	SURVEYED	AND	PLATTED	AS	SHOWN	HEREON	AND	DO
HERE	BY DEDIC	CATE	AS F	OLL	OWS:								
											· · · · · · · · · · · · · · · · · · ·		

THE STREETS SHOWN HEREON AS WILLOW SPRING CIRCLE EAST, WILLOW SPRING CIRCLE WEST, WILLOW SPRING CIRCLE SOUTH, PALMDALE DRIVE AND PINEDALE DRIVE ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSYEMS)

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMES AT LAWRENCE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE BUFFER EASEMENTS (BUFFER ZONE) AS SHOWN ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AFFECTED FEE SIMPLE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

ACCESS AND MAINTENANCE EASEMENTS ARE DEDICATED IN PERPETUTY FOR MAINTENANCE OF BUILDINGS.

- THE TRACT SHOWN HEREON AS PARK IS HEREBY DEDICATED TO THE HOMES AT LAWRENCE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "A" RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND ARE THE RESPETUAL MAINTENANCE OBLIGATION OF THE HOMES AT LAWRENCE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT REGURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WINCH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

IN WITNESS WHEREOF, NORMAN CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TOBE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY. AND IT'S COMPONATE SIAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS. THIS BY DAY OF QUAL 1988.

Mush Alman	NORMAN CONSTRUCTION, INC., A CORPRATION OF THE STATE OF FLORIDA.
WITNESS	BY:
BE.C. WITNESS	NORMAN RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND NORMAN RAUCH. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHE EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NORMAL CONSTRUCTION, TITLE CERTIFICATION INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPOR/TION. AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORA'E SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FRE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OF	FICIAL SEAL THIS 844	DAY OF JUNE, 1988.
MY COMMISSION EXPIRES:	:	Notary Public

<u>use tabulation</u> (zoning	PETITION	NO.	83-158	(b))	
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AREA TABULATION	<u>ACRES</u>	
TOTAL AREA THIS PLAT	12.	. 7
ROAD RIGHT-OF-WAY	3.1141	
TRACT "A"	0.1053	
PARK	0.1063	
LOTS 161 THRU 232	9.4069	
	TOTAL AREA = 12.7326	
	TTOL	

PLANNED UNIT DEVELOPMENT TABULATION TOTAL AREA THIS PLAT 3.1141 LESS ROAD RIGHT-OF-WAY LESS ROAD AND TRACT "A" 0.2116 9.4069 EQUAL EFFECTIVE BASE RESIDENTIAL AREA PROPOSED TOTAL UNITS THIS PLAT = 72 3.3257 OPEN SPACE THIS PLAT TOTAL AREA = 12.7326

DENSITY = 5.65 UNITS PER ACRE MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

FLORIDA NATIONAL BANK OF PALM BEACH COUNTY. 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 IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4283 AT PAGE 1435 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS THEREOF, FLORIDA NATIONAL BANK OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S VICE PRESIDENT AND ATTESTED TO BY IT'S VICE PRESIDENT. AND IT'S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 12th DAY OF ACCIDE 1988.

	FLORIDA NATIONAL BANK OF PALM BEACH COUNTY.
	A CORPORATION OF THE STATE OF FLORIDA
ATTEST: Small Bonce	
ATTEST: Small Women	_ BY:
CHRISTINE C. BENNETT	BERTRAM COPÈLAND
VICE PRESIDENT	- VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BERTRAM COPELAND AND CHRISTINE BENNETT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF FLORIDA NATIONAL BANK OF PALM BEACH COUNTY. A CORPORATION . AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 12th DAY OF OPNI

STATE OF FLORIDA COUNTY OF PALM BEACH)

WE. FLAGLER TITLE CO.. A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NORMAN CONSTRUCTION, INC., A FLORIDA CORPORATION. THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE:	JUNE	15,	1989	

Hatterese FLAGLER TITLE COMPANY BOSTA-GAMBITAN- PRESIDEN

JOHN J. BREITWIESER

VICE PRESIDENT

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ! / DAY OF ...

CHAIRMAN VICE CHAIRMAN, KARENMARCUS

SEAL BOARD OF COUNTY COMMISSIONERS

12.733

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 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (PR.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 16TH DAY OF JUNE

tune GEORGE C. PANOS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 1676

STATE OF FLORIDA

COUNTY OF PALM BEACH

JOHN B. DUNKLE, CLERK BY: Darbasa Q. Platt,

THIS _ 4 DAY OF _ Au.

AD, 1989 AND DULY RECORDED IN PLAT BOOK ______ ON PAGES ______

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 WHICH IS ASSUMED TO BEAR S89'40'51"W. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT.

L.A.E. DENOTES LIMITED ACCESS EASEMENT.

P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS: P.C.P. DENOTES PERMANENT CONTROL POINT. SHOWN THUS: 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON

MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND /OR ORDINANCES OF PALM BEACH COUNTY.

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.

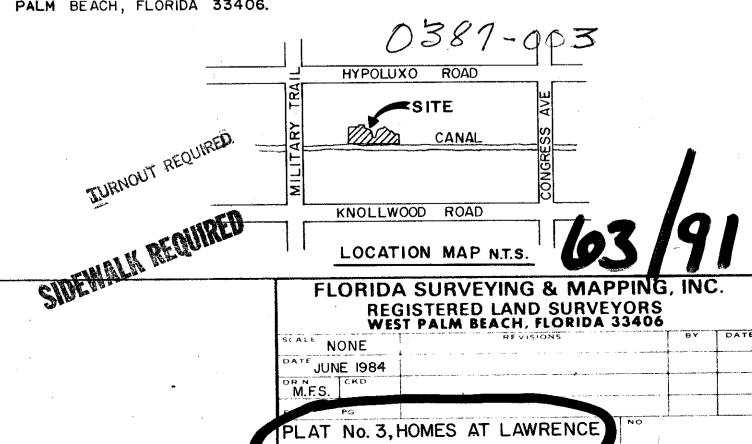
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. NON-RADIAL OR (N.A.)

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON

THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY: GEORGE C. PANOS. IN THE OFFICE OF FLORIDA SURVEYING AND MAPPING, INC., 3361 BELVEDERE ROAD, SUITE N, WEST PALM BEACH, FLORIDA 33406.



CONTAINING 12.733 ACRES MORE OR LESS.

12 AND THE POINT OF BEGINNING

NORMAN CONSTRUCTION, INC.

SO '

4/5

a 2

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NOTARY PUBLIC

FLORIDA NATIONAL BANK PALM BEACH COUNTY

NOTARY PUBLIC

COUNTY ENGINEER

SURVEYOR'S SEAL

IN 2 SHEETS, SHEET