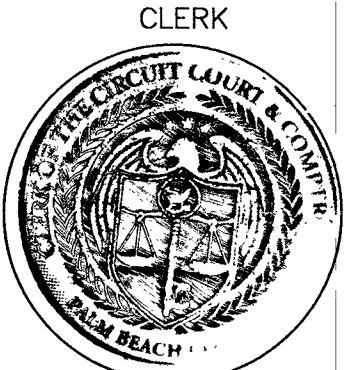


STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 3:55 P.M.  
THIS 17<sup>th</sup> DAY OF July  
A.D. 2025, AND DULY RECORDED  
IN PLAT BOOK 131 ON  
PAGES 159 AND 161

JOSEPH ABBRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
PALM BEACH COUNTY

BY: *[Signature]*  
DEPUTY CLERK



# LEGEND LAKE ESTATES REPLAT 2

BEING A PORTION OF TRACT F IDENTIFIED AS LEGEND LAKE DRIVE AND ALL OF THE TWO LANDSCAPE BUFFER TRACTS CONTIGUOUS WITH SAID PORTION OF TRACT F, AS SHOWN ON LEGEND LAKE ESTATES, PLAT BOOK 69, PAGES 39 THROUGH 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS LEGEND LAKES ESTATES REPLAT 2, BEING A PORTION OF TRACT F IDENTIFIED AS LEGEND LAKE DRIVE AND ALL OF THE TWO LANDSCAPE BUFFER TRACTS CONTIGUOUS WITH SAID PORTION OF TRACT F, AS SHOWN ON LEGEND LAKE ESTATES, PLAT BOOK 69, PAGES 39 THROUGH 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION

BEING A PORTION OF TRACT F IDENTIFIED AS LEGEND LAKE DRIVE AND ALL OF THE TWO LANDSCAPE BUFFER TRACTS CONTIGUOUS WITH SAID PORTION OF TRACT F, AS SHOWN ON LEGEND LAKE ESTATES, PLAT BOOK 69, PAGES 39 THROUGH 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 114 AS SAME IS SHOWN ON SAID PLAT OF LEGEND LAKE ESTATES, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-1 AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 2518 PAGE 1527, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN THENCE NORTH 01°25'42" EAST ALONG SAID EAST LINE, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF TRACT A-1 AS SAME IS SHOWN ON LEGEND LAKE ESTATES REPLAT 1, PLAT BOOK 63, PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 88°34'18" EAST (DEPARTING FROM SAID EAST LINE) ALONG THE SOUTH LINE OF SAID TRACT A-1, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A-1; THENCE SOUTH 01°25'42" WEST (DEPARTING FROM SAID SOUTH LINE OF TRACT A-1), A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 114; THENCE NORTH 88°34'18" WEST ALONG THE NORTH LINE OF SAID LOT 114, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING

CONTAINING 37,800 SQUARE FEET OR 0.868 ACRES, MORE OR LESS.

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

1. PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11<sup>th</sup> DAY OF June, 2025

LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*  
PRINTED NAME: Kelly Richter PRESIDENT

WITNESS: *[Signature]*  
PRINTED NAME: Scott D. Williams

## ACKNOWLEDGMENT

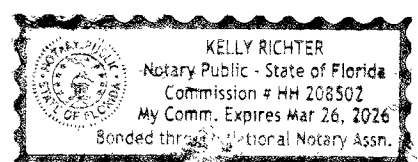
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 11<sup>th</sup> DAY OF June, 2025 BY Paul Boersma, AS PRESIDENT FOR LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED ☐ AS IDENTIFICATION.

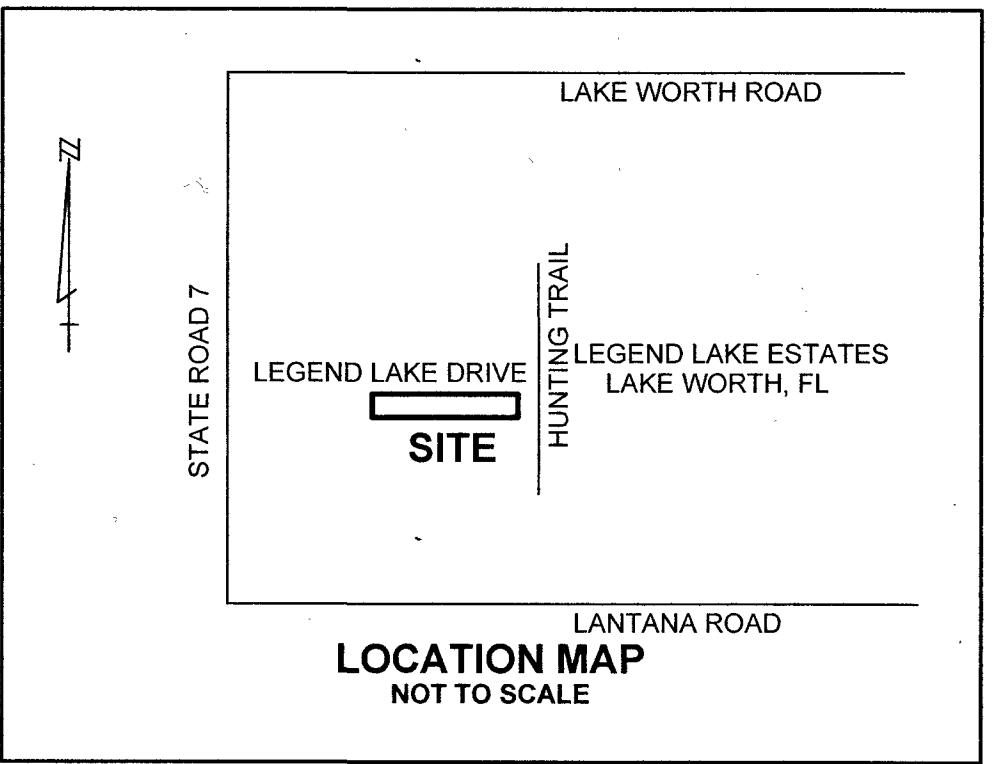
MY COMMISSION EXPIRES: 3/26/2026

*[Signature]*  
NOTARY PUBLIC  
SIGNATURE

Kelly Richter  
PRINTED NAME



THIS INSTRUMENT WAS PREPARED BY  
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 13 004678  
TIMOTHY M. SMITH LAND SURVEYING, INC.  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
(561) 602-8160



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, G. STEVEN BRANNOCK, 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 IN LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

6/11/2025  
DATED:

*[Signature]*  
G. STEVEN BRANNOCK  
FLORIDA BAR NO. 349917

## COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS DAY OF June, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

## SURVEYOR & MAPPER'S NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE BETWEEN PALM BEACH COUNTY GPS CONTROL POINTS "HOMELAND" AND "WYCLIFFE", HAVING A GRID BEARING OF SOUTH 47°28'42" WEST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

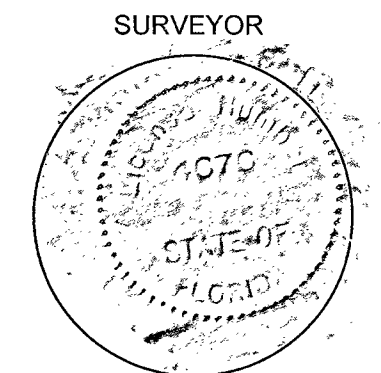
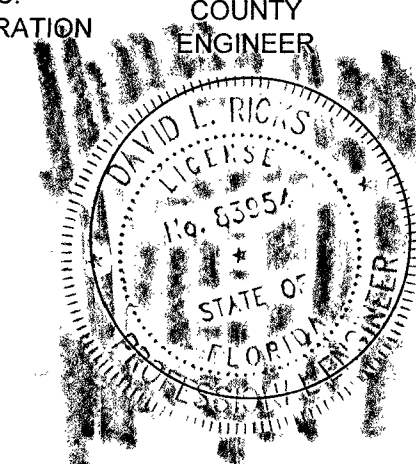
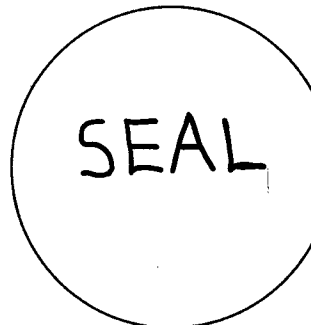
## SURVEYOR & MAPPER'S CERTIFICATE:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/11/2025

BY: *[Signature]*  
TIMOTHY M. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 13 004678  
TIMOTHY M. SMITH LAND SURVEYING, INC.  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415

LEGEND LAKE ESTATES  
HOME OWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION



SITE DATA  
LEGEND LAKE ESTATES REPLAT 2  
CONTROL NUMBER 1987 0004