

PLAT NO. 3, LUCERNE LAKES (PUD)

A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SEPTEMBER 1975

SURVEYORS NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON EASEMENTS.
- PERMANENT REFERENCE MONUMENTS SHOWN THUS
- PERMANENT CONTROL POINTS SHOWN THUS
- ALL BEARINGS STATED HEREIN ARE ON A RELATIVE BEARING TO PLAT NO. 1, LUCERNE LAKES, PLAT BOOK 30, PAGES 41 AND 42, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT FLORIDA GARDENS LAND & DEVELOPMENT COMPANY, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS CO., PLAT NO. 3, PLAT BOOK 2, PAGE 48, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. LUCERNE LAKES (P.U.D.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN BLOCK 29 OF PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 48, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PLAT NO. 1, LUCERNE LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 41 AND 42, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE DUE WEST, A DISTANCE OF 136.00 FEET; THENCE DUE SOUTH, A DISTANCE OF 258.00 FEET; THENCE DUE EAST, A DISTANCE OF 136.00 FEET; THENCE DUE NORTH, A DISTANCE OF 258.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 1, LUCERNE LAKES, AND THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 0.806 ACRES

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON

IN WITNESS WHEREOF, FLORIDA GARDENS LAND & DEVELOPMENT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ASST. SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4TH DAY OF February, A.D., 1975.

ATTEST: William J. Farnbach ASST. SECRETARY - WILLIAM J. FARNBAUCH BY: G. J. Beachler VICE PRESIDENT - G. J. BEACHLER

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED G. J. BEACHLER AND WM. J. 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 OF THE ABOVE NAMED FLORIDA GARDENS LAND & DEVELOPMENT COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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 4TH DAY OF February, A.D. 1975.

William J. Farnbach
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 14, 1977

MORTGAGEE'S CONSENT

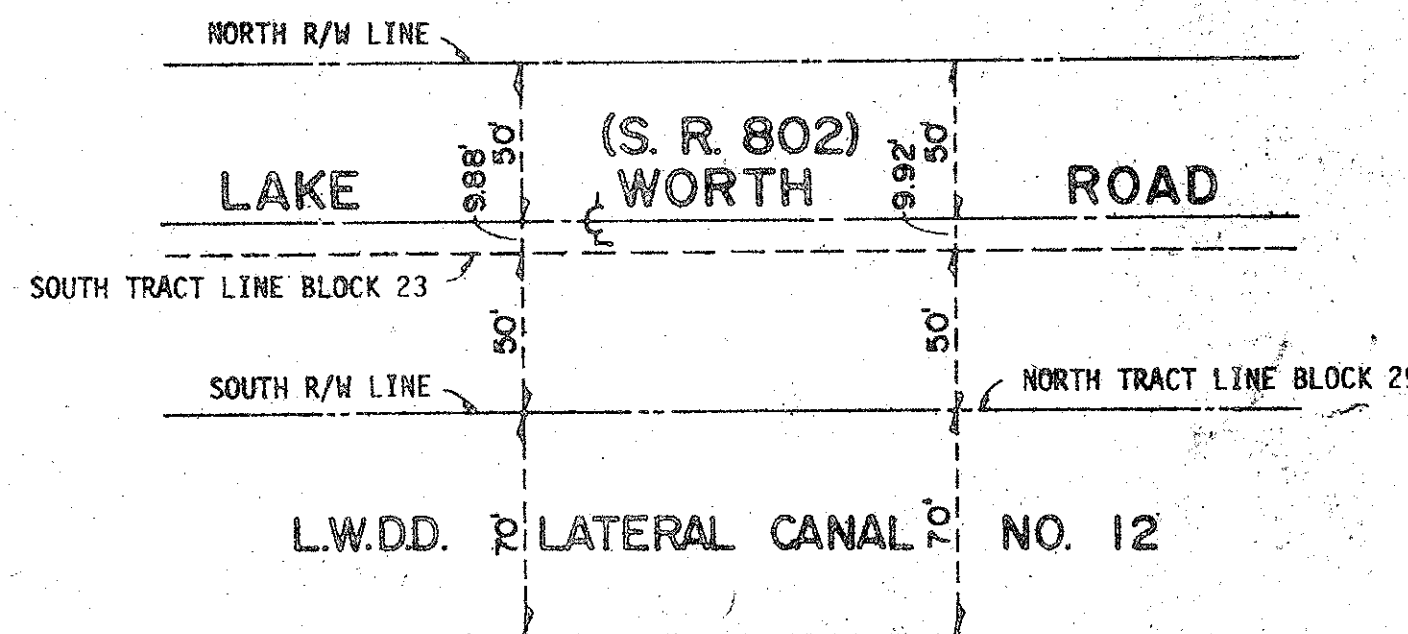
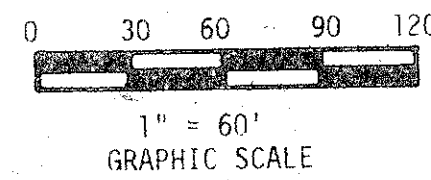
STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1907, PAGE 505 AND OFFICIAL RECORD BOOK 2287, PAGE 1063, RESPECTIVELY OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

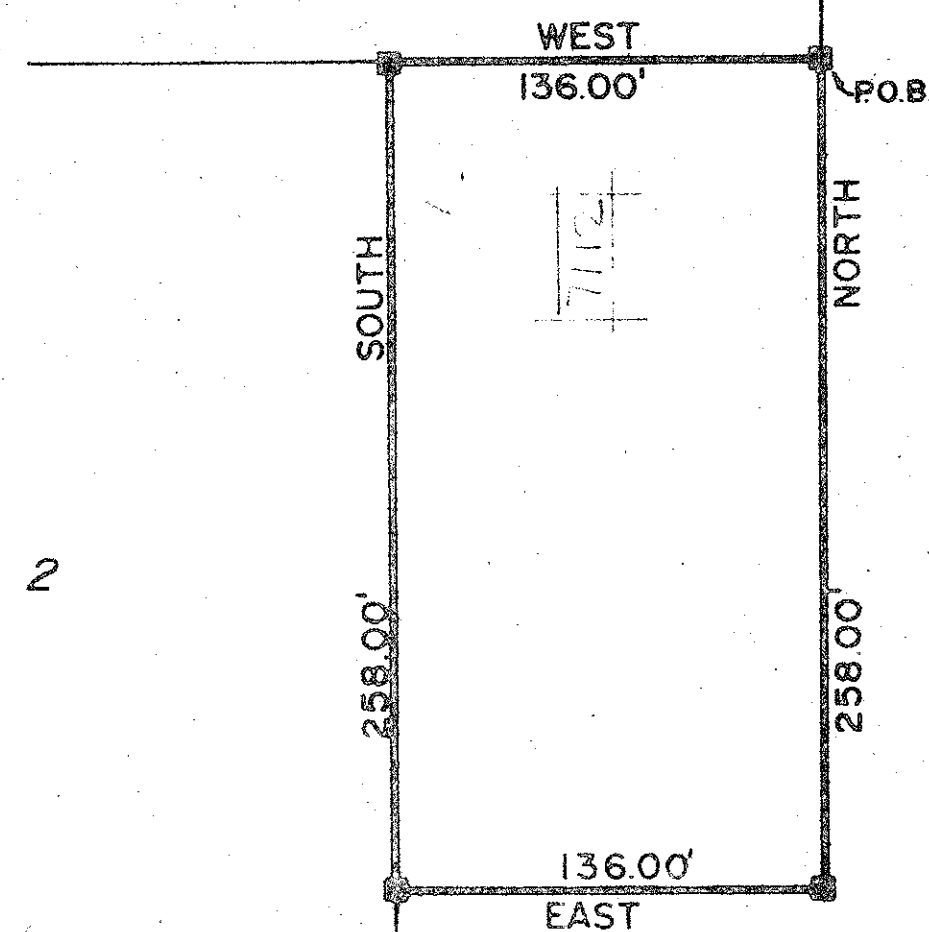
CITIZENS BANK OF PALM BEACH COUNTY

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5TH DAY OF February, A.D. 1975.

ATTEST: Paul J. Fotorny SECRETARY BY: Paul J. Fotorny PRESIDENT



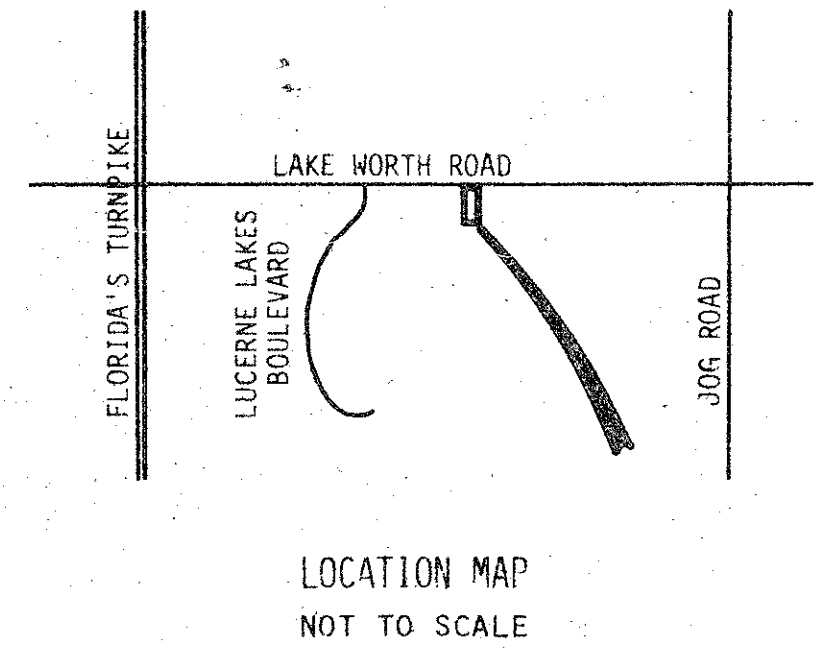
PLAT NO. 1
LUCERNE LAKES
PLAT BOOK 30,
PAGES 41 & 42



PALM BEACH FARMS CO. PLAT NO. 3
PLAT BOOK 2, PAGE 48

P.U.D. NOTES:

TOTAL ACREAGE	0.806
DEDICATED R/W	0.00
GREEN AREA	0.806
DENSITY	0.00



ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

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 PRESIDENT AND SECRETARY OF THE ABOVE NAMED CITIZENS BANK OF PALM BEACH COUNTY, FLORIDA, A FLORIDA BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12TH DAY OF February, A.D. 1975.

William J. Farnbach
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 14, 1977

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

I, FRANK P. MEHOK, 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 FLORIDA GARDENS LAND & DEVELOPMENT COMPANY, A 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.

Frank P. Mehok
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12TH DAY OF February, A.D. 1975.

BY: William J. Farnbach (SEAL)

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: William J. Farnbach (SEAL)

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

BY: Manuel B. Jennings

SURVEYORS CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M. HAVE BEEN SET, AND SURVEY DATA SHOWN IN ACCORDANCE WITH CHAPTER 71-339, FLORIDA STATUTES).

Paul J. Fotorny
PAUL J. FOTORNY
REGISTERED SURVEYOR #2297
STATE OF FLORIDA
DATE: 1-30-76

Dailey-Fotorny, inc.
land surveyors, planners, engineers
1028 So. Military Trail, West Palm Beach, Florida 33406 phone 305/965-8787

WANTMAN & ASSOCIATES, INC.
CONSULTING ENGINEERS
WEST PALM BEACH FLORIDA

PLAT NO. 3, LUCERNE LAKES (P.U.D.)			
DRAWN	FIELD BOOK	DATE	JOB NO.
L.J.E.	NO PG	9-17-75	1500-D-3
SHEET			

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY OF DAILEY-FOTORNY, INC., 1028 SOUTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, FOR THE FIRM OF WANTMAN AND ASSOCIATES, CONSULTING ENGINEERS, WEST PALM BEACH, FLORIDA.

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