

PLAT NO. 2, LUCERNE LAKES (PUD)

A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS CO. PLAT NO. 3

APRIL 1974

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 2 MORTGAGES, UPON PORTIONS OF 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 2167 PAGES 508 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITIZENS BANK OF PALM BEACH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF AUG. A.D. 1974.

ATTEST: *[Signature]* SECRETARY
[Signature] PRESIDENT
CITIZENS BANK OF PALM BEACH

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED L.B. HURLBERT AND *[Signature]* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN THE FOREGOING INSTRUMENT AS L.B. HURLBERT, PRESIDENT AND *[Signature]* SECRETARY OF THE ABOVE NAMED CITIZENS BANK OF PALM BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF AUG. A.D. 1974.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/1/75

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF)

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 J. Karl Beachler and G. J. Beachler, as co-trustees, and Harold Brown, trustee; 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.

[Signature]
Attorney-at-law licensed in Florida

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21 day of JULY A.D. 1974.
By: *[Signature]* (SEAL)

COUNTY ENGINEER

This Plat is hereby found to meet all requisite State and County laws and ordinances.
By: *[Signature]* (SEAL)

ATTEST JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS
By: *[Signature]*

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 Surveys (P.R.M.) have been set and survey data shown in accordance with Chapter 71-339, Florida Statutes.)

I further certify that permanent control points (P.C.P.) have been set upon completion of road construction, according to Palm Beach County Subdivision Plat Ordinance 73-4.

Large circular stamp with number 50 in the center. Text around the circle: "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 Surveys (P.R.M.) have been set and survey data shown in accordance with Chapter 71-339, Florida Statutes.)"
Date JAN 1977
[Signature]
Registered Surveyor No. 2424
State of Florida

28/44/42
32/191
SHEET 2
WANTMAN & ASSOCIATES, INC.
CONSULTING ENGINEERS
WEST PALM BEACH FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that J. Karl Beachler and G. J. Beachler, as co-trustees, and Harold Brown, as Trustee, of the lands 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 S., Range 42 E., Palm Beach County, Florida, shown hereon as PLAT NO. 2, LUCERNE LAKES (P.U.D.) and being more particularly described as follows:

parcel of land in Block 29 of PALM BEACH FARMS CO., PLAT NO. 3, according to the plat hereof, as recorded in Plat Book 2, page 48, Palm Beach County, Florida, public records; and parcel of land being more particularly described as follows:

beginning at the Southeast corner of Tract A, 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, bear Due South, a distance of 117.02 feet to the Point of Curvature of a curve to the right, having a radius of 300.00 feet; Thence, run Southwesterly, along the arc of said curve, through a Central Angle of 33°-46'-16", a distance of 176.83 feet to the Point of Curvature of a curve, concave to the Southeast, having a radius of 25.0 feet, and whose center bears South 56°-13'-44" East; Thence, Easterly along the arc of said curve, through a Central Angle of 30°-55'-58", a distance of 35.31 feet to a point of reversed curvature of a curve, concave to the Northeast, having a radius of 382.85 feet; Thence, run Easterly, along the arc of said curve, through a Central Angle of 21°-44'-44", a distance of 145.31 feet to the end of said curve; Thence, bear South 16°-18'-30" West, a distance of 353.74 feet; Thence, bear South 50°-47'-31" East, a distance of 117.75 feet; Thence, bear North 64°-10'-23" East, a distance of 270.89 feet; Thence, bear South 82°-59'-11" East, a distance of 140.86 feet; Thence, bear South 60°-26'-08" East, a distance of 70.56 feet; Thence, bear South 37°-01'-49" East, a distance of 277.68 feet; Thence, bear South 49°-55'-00" East, a distance of 264.59 feet; Thence, bear South 35°-36'-39" East, a distance of 92.83 feet; Thence, bear South 45°-30'-25" East, a distance of 223.79 feet to the Point of Curvature of a curve to the right, having a radius of 206.50 feet and a Central Angle of 59°-42'-02"; Thence, run Southerly, along the arc of said curve, a distance of 66.50 feet to the Point of Tangency; Thence, bear South 14°-11'-37" West, a distance of 67.49 feet; Thence, bear South, a distance of 216.16 feet; Thence, bear South 7°-00'-05" West, a distance of 128.16 feet to the Point of Curvature of a curve to the left, having a radius of 63.50 feet and a Central Angle of 46°-14'-20"; Thence, run Southerly, along the arc of said curve, a distance of 51.25 feet, to the Point of Tangency; Thence, bear South 89°-14'-15" East, a distance of 95.96 feet; Thence, bear South 68°-11'-55" East, a distance of 82.48 feet to an intersection with the East line of said Block 29, as shown on the plat of PALM BEACH FARMS CO., PLAT NO. 3; Thence, bear Due South, along said East line, a distance of 193.08 feet to the Southeast corner of Tract 64, in said Block 29, PALM BEACH FARMS CO., PLAT NO. 3; Thence, bear Due West, along the South line of said Tract 64, a distance of 66.50 feet; Thence, bear Due North, a distance of 148.06 feet; Thence, bear North 68°-11'-55" West, a distance of 54.63 feet; Thence, bear North 39°-14'-15" West, a distance of 13.14 feet to the Point of Curvature of a curve to the right, having a radius of 130.0 feet, and a Central Angle of 46°-14'-20"; Thence, run Northerly, along the arc of said curve, a distance of 104.91 feet to the Point of Tangency; Thence, bear North 7°-00'-05" East, a distance of 124.10 feet; Thence, bear Due North, a distance of 220.27 feet; Thence, bear North 14°-11'-37" East, a distance of 175.76 feet to the Point of Curvature of a curve to the left, having a radius of 140.0 feet, and a Central Angle of 59°-42'-02"; Thence, run Northerly, along the arc of said curve, a distance of 145.88 feet to the Point of Tangency; Thence, bear North 45°-30'-25" West, a distance of 229.54 feet; Thence, bear North 35°-36'-39" West, a distance of 90.24 feet; Thence, bear North 49°-55'-00" West, a distance of 84.85 feet; Thence, bear South 67°-38'-17" West, a distance of 167.56 feet; Thence, bear South 14°-12'-55" West, a distance of 249.59 feet; Thence, bear South 50°-38'-54" West, a distance of 336.42 feet; Thence, bear South 70°-37'-49" West, a distance of 160.97 feet; Thence, bear South 81°-25'-15" West, a distance of 139.84 feet; Thence, SOUTH 66°-07'-58" WEST, A DISTANCE OF 220.67 FEET; THENCE, NORTH 29°-52'-02" WEST, A DISTANCE OF 46.00 FEET; THENCE, SOUTH 65°-17'-06" WEST, A DISTANCE OF 231.58 FT; THENCE, NORTH 62°-56'-10" WEST, A DISTANCE OF 166.63 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470 FT AND WHOSE CENTER BEARS N. 81° 26' 44" E.; THENCE, SOUTHEASTERLY, along the arc of said curve, through a Central Angle of 96°-26'-44", a distance of 791.14 feet to the end of said curve; Thence, bear South 15°-00'-00" East, on a line radial to said curve, a distance of 100.00 feet to a point on a curve, concentric to the last herein described curve, having a radius of 570.0 feet; Thence, run Westerly and Northerly, along the arc of said concentric curve, through a Central Angle of 105°-00'-00", a distance of 1044.58 feet to the Point of Tangency; Thence, bear Due North, a distance of 886.14 feet to the Point of Curvature of a curve to the right, having a radius of 300.0 feet and a Central Angle of 63°-45'-00"; Thence, run Northerly, along the arc of said curve, a distance of 333.79 feet to the Point of Tangency; Thence, bear North 63°-45'-00" East, a distance of 410.25 feet to the Point of Curvature of a curve to the left, having a radius of 200.0 feet and a Central Angle of 63°-45'-00"; Thence, run Northerly along the arc of said curve, a distance of 222.53 feet to the Point of Tangency; Thence, bear Due North a distance of 117.02 feet to the Southwest corner of said Tract A, PLAT NO. 1, LUCERNE LAKES; Thence, bear Due East, along the South line of said Tract A, a distance of 100.0 feet to the POINT OF BEGINNING.

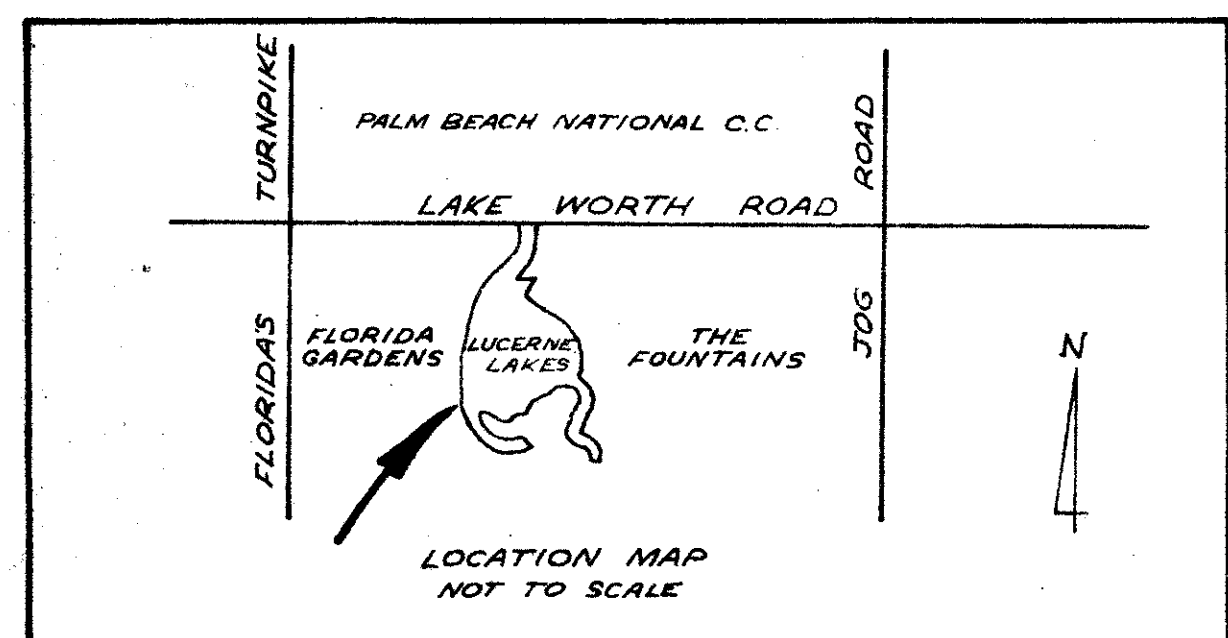
LESS, HOWEVER, the following specifically described parcel of land:

From the Southeast corner of Tract "A" of said PLAT NO. 1, LUCERNE LAKES, bear Due South a distance of 117.02 feet to the Point of Curvature of a curve to the right, having a radius of 300.0 feet and a Central Angle of 63°-45'-00"; Thence, run Southerly, along the arc of said curve, through a Central Angle of 33°-46'-16", a distance of 176.83 feet to the POINT OF BEGINNING; Thence, continue Southerly, along the arc of said curve, through a Central Angle of 29°-58'-44", a distance of 156.97 feet to the Point of Tangency; Thence, bear South 63°-45'-00" West, a distance of 408.25 feet to the Point of Curvature of a curve to the left, having a radius of 200.0 feet and a Central Angle of 63°-45'-00"; Thence, run southerly, along the arc of said curve, a distance of 222.53 feet to the Point of Tangency; THENCE, SOUTH A DISTANCE OF 886.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°-04'-09", A DISTANCE OF 57.99 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 62°-56'-10" EAST, A DISTANCE OF 268.75 FEET; THENCE NORTH 65°-17'-06" EAST, A DISTANCE OF 226.87 FEET; THENCE, NORTH 29°-52'-02" WEST, A DISTANCE OF 46.00 FEET; THENCE NORTH 60°-07'-58" EAST, A DISTANCE OF 231.58 FEET; THENCE NORTH 62°-56'-10" EAST, A DISTANCE OF 166.63 FEET; THENCE, NORTH 10°-37'-49" EAST, A DISTANCE OF 139.84 FEET; THENCE, NORTH 39°-14'-15" EAST, A DISTANCE OF 13.14 FEET; THENCE, NORTH 44°-12'-55" EAST, A DISTANCE OF 249.59 FEET; THENCE, NORTH 67°-38'-17" EAST, A DISTANCE OF 167.56 FEET; THENCE, NORTH 14°-12'-55" EAST, A DISTANCE OF 139.84 FEET; THENCE, NORTH 49°-55'-00" WEST, A DISTANCE OF 103.90 FEET; THENCE, NORTH 37°-01'-49" WEST, A DISTANCE OF 277.68 FEET; THENCE, NORTH 82°-34'-35" WEST, A DISTANCE OF 165.78 FEET; THENCE, SOUTH 84°-08'-18" WEST, A DISTANCE OF 246.42 FEET; THENCE, SOUTH 78°-38'-57" WEST, A DISTANCE OF 216.33 FEET; THENCE, SOUTH 70°-37'-49" WEST, A DISTANCE OF 402.93 FEET; THENCE, NORTH 08°-28'-56" WEST, A DISTANCE OF 180.30 FEET; THENCE, WEST A DISTANCE OF 85.47 FEET; THENCE, NORTH 39°-24'-33" EAST, A DISTANCE OF 333.93 FEET; THENCE, NORTH 30°-30'-00" EAST, A DISTANCE OF 886.62 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 382.85 FEET, AND WHOSE CENTER BEARS NORTH 15°-00'-00" EAST; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°-39'-25", A DISTANCE OF 64.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°-55'-58", A DISTANCE OF 35.31 FEET TO THE POINT OF BEGINNING.

NET AREA THIS PLAT = 19.11 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. AND DO HEREBY FURTHER ACKNOWLEDGE THAT IT HAS RESERVED TRACT "A" (LUCERNE LAKES BOULEVARD), AS SHOWN HEREON, FOR PRIVATE ROAD PURPOSES, SAID TRACT "A" AND THE DRILLAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LUCERNE LAKES MASTER CONDOMINIUM ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION TO BE FORMED BY THE DEDICATION, OR THEIR SUCCESSORS OR ASSIGNS.
2. RECREATION TRACTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES OF RECREATION. SAID RECREATION TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS, THEIR ASSIGNS, OR TRANSFEREES.

IN WITNESS WHEREOF, J. Karl Beachler, G. J. Beachler, and Harold Brown, do hereunto set our hands and seals this 21 day of JULY A.D., 1974.
[Signatures]
WITNESSES: *[Signatures]*
J. Karl Beachler
G. J. Beachler
Harold Brown



MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF)

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 2253 Page 461 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

ATTEST: *[Signature]* Asst. Secretary
[Signature] President
LANDEL/LUCERNE, INC.

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED Herb Praver to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that HERBERT PRAVER executed said instrument for the purposes therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 21 DAY OF JULY A.D. 1974.
[Signature]
Notary Public
My commission expires 8/1/74

- 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 "assumed" datum.

ACREAGE	
Tract A (Roadway)	6.64 AC.
Recreation	12.47 AC.
Total	19.11 AC.

LUCERNE LAKES