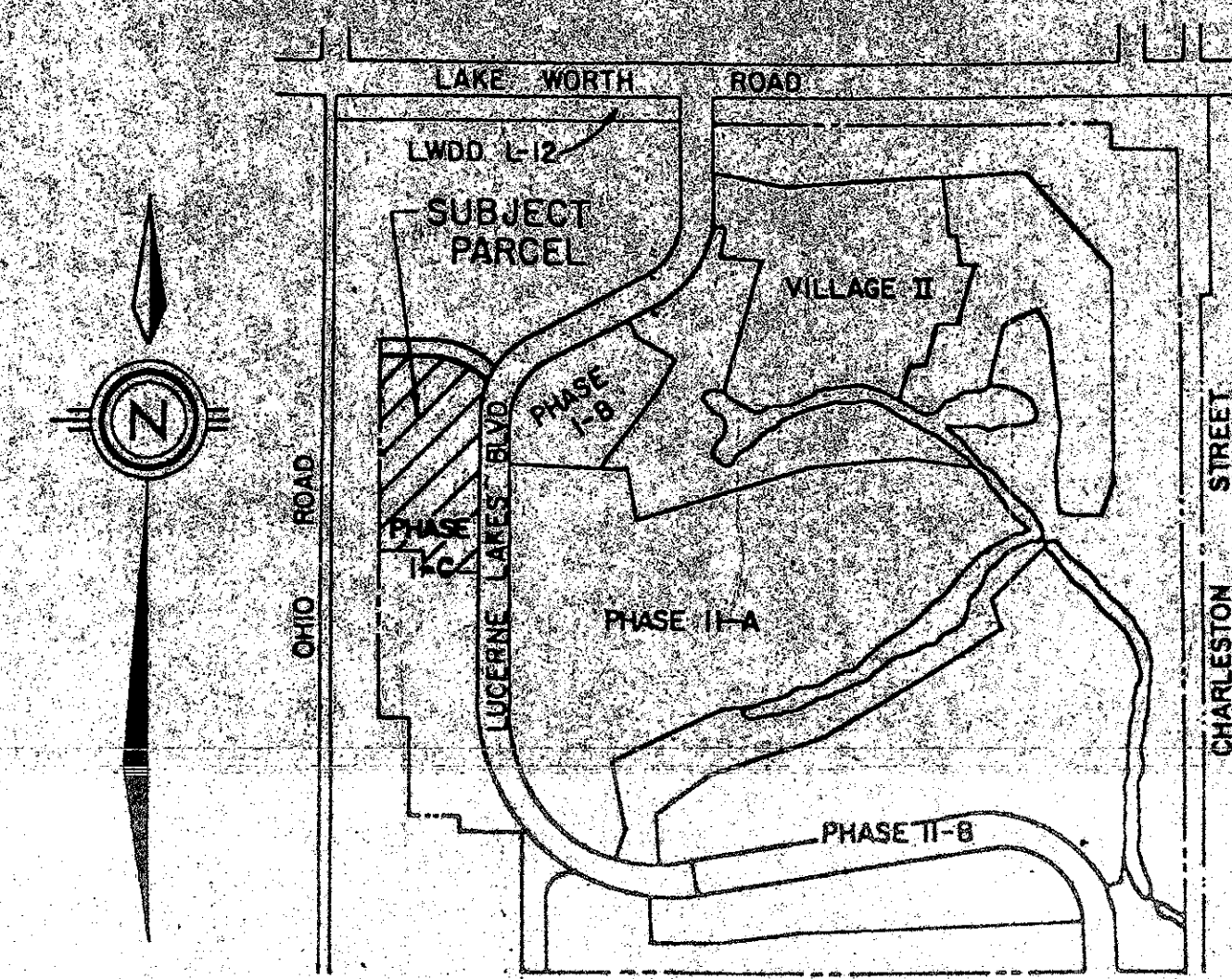


38-3

VILLAS AT LUCERNE LAKES PLAT NO. 1

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

BEING A REPLAT OF A PORTION OF BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3
PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 2, PAGE 48
PALM BEACH COUNTY PUBLIC RECORDS.



3

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:34 AM THIS 7 DAY OF MAY A.D. 1979 AND DULY RECORDED IN PLAT BOOK 32 ON PAGES 3 AND 4

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Roger Shuffler, Jr.*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LUCERNE LAKES II, LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAS AT LUCERNE LAKES PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER 39 LYING ON THE WESTERLY RIGHT-OF-WAY OF LUCERNE LAKES BOULEVARD ALL ACCORDING TO PLAT NO. 2, LUCERNE LAKES (P.U.D.) AS RECORDED IN PLAT BOOK 32, PAGES 191 AND 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 00°00'00"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 405.39 FEET; THENCE S 90°00'00"W A DISTANCE OF 142.00 FEET; THENCE N 00°00'00"W A DISTANCE OF 60.24 FEET; THENCE S 90°00'00"W A DISTANCE OF 163.00 FEET; THENCE N 00°00'00"W A DISTANCE OF 594.17 FEET; THENCE N 90°00'00"E A DISTANCE OF 5.00 FEET; THENCE N 00°00'00"W A DISTANCE OF 5.20 FEET; THENCE N 90°00'00"E A DISTANCE OF 139.14 FEET TO A POINT OF CURVATURE; THENCE 216.11 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 384.59 FEET AND A CENTRAL ANGLE OF 32°11'46" TO A POINT OF REVERSE CURVATURE; THENCE 35.12 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°29'14", A CHORD OF 32.30 FEET, AND A CHORD BEARING N 81°57'09"E TO A POINT OF CUSP AND SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF SAID LUCERNE LAKES BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 218.39 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 41°42'34", A CHORD LENGTH OF 213.60 FEET AND A CHORD BEARING S 20°51'20"W TO THE POINT OF BEGINNING.

PARCEL CONTAINING 4.46 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN, HEREON AND DO HEREBY DEDICATE, AS FOLLOWS:

1. THE ROAD RIGHT-OF-WAY FOR COLUMBIA ROAD AS SHOWN HEREON IS DEDICATED TO "LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES, AS A UTILITY AND DRAINAGE EASEMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.
2. THE ACCESS WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO "THE VILLAS OF LUCERNE LAKES HOMEOWNERS ASSOCIATION," ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES, AND AS UTILITY AND DRAINAGE EASEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS.
3. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED TO "THE VILLAS OF LUCERNE LAKES HOMEOWNERS ASSOCIATION," ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I HERBERT PRAVER DO HEREUNTO SET MY HAND AND SEAL THIS 29 DAY OF MAY, 1979

LUCERNE LAKES II LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP
BY: *Herbert Praver*
HERBERT PRAVER, GENERAL PARTNER

WITNESS: *Kenneth H. Boyer*
WITNESS: *Dennis J. Danvers*

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAVER, GENERAL PARTNER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF 1979.

NOTARY PUBLIC
MY COMMISSION EXPIRES,

LAND USE DATA	
SITE AREA	4.46 AC
UNITS	33
GROSS DENSITY	7.4 UNITS/AC.
ROAD R/W	0.51 AC.
OPEN SPACE	2.56 AC.

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2879 AT PAGE 188 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 ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF MAY 1979.

ATTEST: *Allan J. Werksman*
ALLAN J. WERKSMAN, SECRETARY

BY: *John C. Owens*
LUCERNE LAKES VILLAS, INC., A CORPORATION OF THE STATE OF FLORIDA.
JOHN C. OWENS, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED *Allan J. Werksman* AND *John C. Owens* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT OF THE ABOVE NAMED LUCERNE LAKES VILLAS, INCORPORATED A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 30 DAY OF MAY, 1979.

Wm. A. Herk
NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan 6, 1981

MORTGAGEE'S CONSENT

STATE OF MARYLAND }
COUNTY OF CARROL } SS

THE UNDERSIGNED 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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2879 AT PAGE 188 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 ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF MAY 1979.

ATTEST: *Daniel J. Pascale*
DANIEL J. PASCALE, VICE PRESIDENT

BY: *David P. Scheffnacker*
LANDEL/LUCERNE, INC., A CORPORATION OF THE STATE OF MARYLAND
DAVID P. SCHEFFNACKER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF MARYLAND }
COUNTY OF CARROLL } SS

BEFORE ME PERSONALLY APPEARED DAVID P. SCHEFFNACKER AND DANIEL J. PASCALE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED LANDEL/LUCERNE, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 23 DAY OF May, 1979.

Margaret A. Barnes
NOTARY PUBLIC
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, PAUL WOLFE, 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 LUCERNE ENTERPRISES INC., A FLORIDA 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.

DATE: 6-1-79
Paul Wolfe
PAUL WOLFE, ATTORNEY

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER 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.

DATE: *June 2*, 1979
William A. Herk
WILLIAM A. HERK
REGISTERED LAND SURVEYOR NO. 3182
STATE OF FLORIDA

SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'s) DESIGNATED THUS:
2. PERMANENT CONTROL POINTS (P.C.P.'s) DESIGNATED THUS:
3. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED IN, AND RELATIVE TO THE BEARING STRUCTURE OF PLAT NO. 1, LUCERNE LAKES, P.U.D.
4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
5. U.E. DENOTES UTILITY EASEMENTS.
D.E. DENOTES DRAINAGE EASEMENTS.
6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
7. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
8. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF July A.D. 1979
BY: *Bill Bailey*
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF July A.D. 1979.
BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E. COUNTY ENGINEER
R. R. S. 2002 W. 400 P.

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Wayne L. Fish*
WAYNE L. FISH, DEPUTY CLERK

SHEET NO. 1 SIGNATURE SHEET
SHEET NO. 2 LOT LAYOUT SHEET

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770

0277-303

SEAL NOTARY PUBLIC

SEAL LUCERNE LAKES VILLAS, INC.

SEAL NOTARY PUBLIC

SEAL LANDEL/LUCERNE, INC.

SEAL NOTARY PUBLIC

SEAL LAND SURVEYOR

SEAL HERBERT F. KAHLERT, P.E.

SEAL DEPUTY CLERK

EDM EDM SURVEYING & MAPPING INC.
2300 PALM BEACH LAKES BOULEVARD
SUITE 109 305 684 3770
WEST PALM BEACH, FL. 33409

CHANGE: N.B.L. DATE: APR 1979

DATE: 7-1-79
BY: *Wayne L. Fish*

VILLAS AT LUCERNE LAKES
PLAT NO. 1