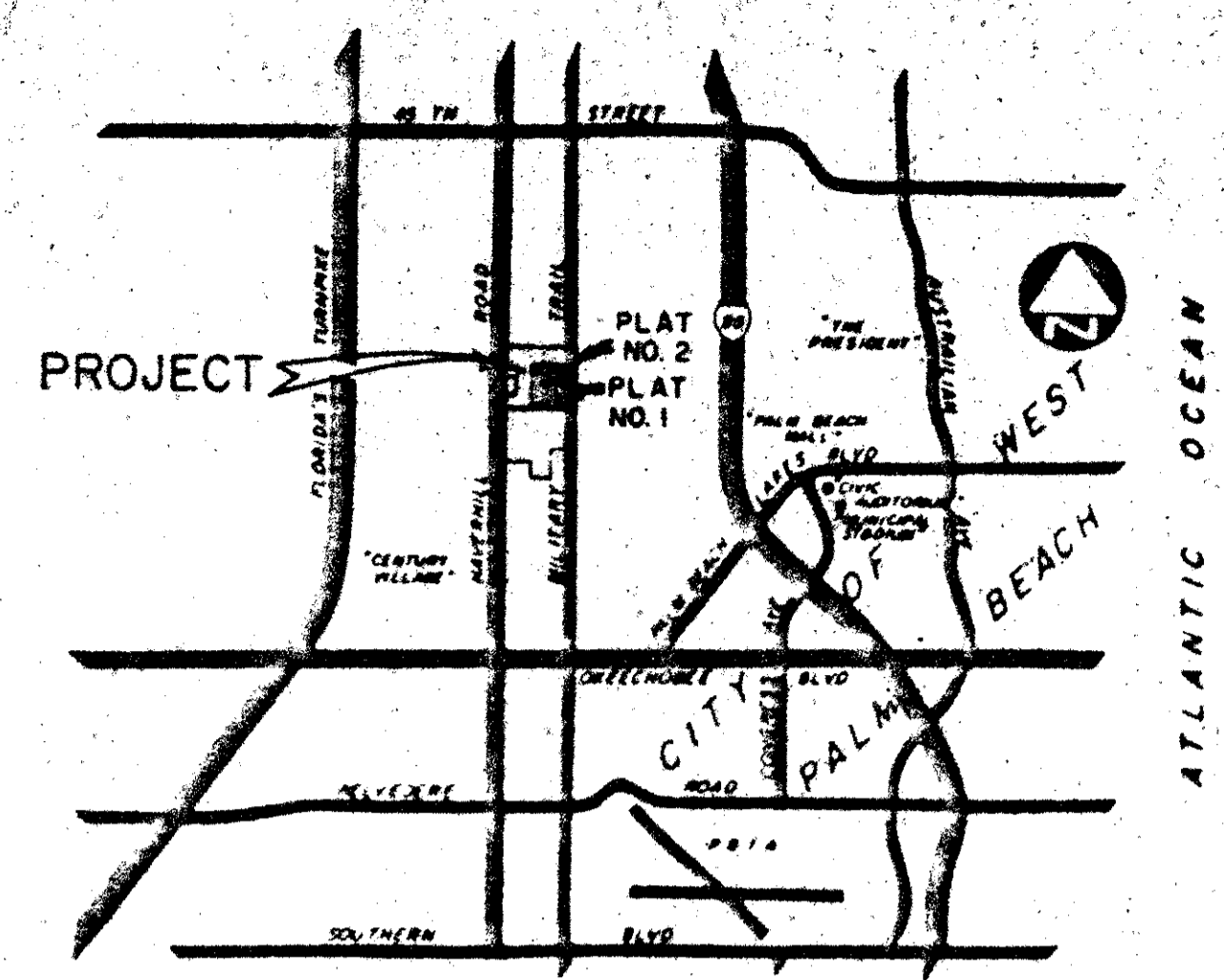


A PORTION OF A P.U.D. LAKESIDE GREEN-PLAT NO. 3 SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1 DECEMBER, 1983



VICINITY SKETCH

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./ACRE	AGGREGATE TOTALS	
				AGGR. ACRES	NO. OF UNITS
PLAT NO. 1	33.89	106	3.12	33.89	106
PLAT NO. 2	31.37	160	5.10	65.26	266
PLAT NO. 3	5.13	0	0.00	70.39	266

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:44 AM
this 10th day of May
1984, and duly recorded in Plat Book No.
48 on pages 42 + 43.
JOHN B. DUNKLE, Clerk Circuit Court
By *Dorothy Whalen*, C.C.

DRAWING NUMBER 48/42

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLER GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS LAKESIDE GREEN - PLAT NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE SUBDIVISION LAKESIDE GREEN, PLAT NO. 1, P.U.D., AS RECORDED IN PLAT BOOK 40, PAGE 20 THRU 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 01° 36' 12" WEST, ALONG THE WEST LINE OF WILLOW POND ROAD, AS RECORDED IN THE ABOVE DESCRIBED SUBDIVISION OF LAKESIDE GREEN PLAT NO. 1, A DISTANCE OF 85.40 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 23' 48" WEST, A DISTANCE OF 75.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 24° 58' 01" WEST, A DISTANCE OF 274.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 23' 48" WEST, A DISTANCE OF 555.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 01° 32' 20" EAST, A DISTANCE OF 330.80 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 19' 45" EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 69° 46' 51" EAST, A DISTANCE OF 421.97 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 66° 31' 25" EAST, A DISTANCE OF 71.84 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 49° 00' 00" EAST A DISTANCE OF 219.76 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00° 12' 19", AND AN ARC LENGTH OF 1.36 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET A CENTRAL ANGLE OF 25° 29' 38", AND AN ARC LENGTH OF 173.53 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01° 36' 12" WEST, A DISTANCE OF 45.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 5.13 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE RECREATION AREA SHOWN HEREON AS TRACT "A" IS HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE ENGLER GROUP, INC. HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, MORTGAGEES, LICENSEES, AND FRANCHISEES THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS TO OTHERS FOR INGRESS AND EGRESS, THE INSTALLATION AND MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC AND/OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ANY OTHER PURPOSES WHICH DO NOT PERMANENTLY INHIBIT THE USE OF THE ACCESS TRACTS FOR THEIR INTENDED PURPOSE, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' BUFFER AREA SHOWN HEREON AS TRACT "B" IS HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOCIATION INC, ITS SUCCESSORS OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C" AS SHOWN HEREON IS HEREBY RESERVED UNTO THE ENGLER GROUP, INC., ITS SUCCESSORS OR ASSIGNS FOR ALL LAWFUL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ENGLER GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF March A.D., 1984

ATTEST:
[Signature]
Harry Englestein
Vice-President

[Signature]
Alec Englestein
President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND HARRY ENGLESTEIN, TO BE 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 ENGLER GROUP, INC., A FLORIDA 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 30th DAY OF March 1984.

[Signature]
Patricia Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES *[Date]*

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3942 AT PAGE 1381 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 ~~SR. VICE PRESIDENT~~ AND ATTESTED TO BY ITS ~~ASST. SECRETARY~~ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF March A.D., 1984.

ATTEST:
[Signature]
Michael D. Hoffman

SUNRISE SAVINGS AND LOAN ASSOCIATION
CORPORATION OF THE STATE OF FLORIDA
BY *[Signature]*
William P. Bove

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM FRANKS AND MICHAEL HOFFMAN, TO BE WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ~~SR. VICE PRESIDENT~~ AND ~~ASST. SECRETARY~~ OF THE ABOVE NAMED ~~SUNRISE SAVINGS AND LOAN ASSOC.~~ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS ~~SR. VICE PRESIDENT~~ AND ~~ASST. SECRETARY~~ RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 30th DAY OF March A.D. 1984.

MY COMMISSION EXPIRES *[Date]*
[Signature]
Notary Public

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Joel P. Koepfel, 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 THE ENGLER GROUP, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 March 29 1984
[Signature]
Attorney at Law, Licensed in Florida

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF May A.D., 1984.

BY: *[Signature]*
KEN SPILLAS, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HERBY APPROVED FOR RECORD THIS 8 DAY OF May A.D., 1984.

BY: *[Signature]*
H.F. KAHLERT, COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S 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 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 THAT (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 17, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: March 29 1984
[Signature]
JOSEPH M. TUCKER
FLORIDA CERTIFICATE NO. 3265

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., PALM BEACH LAKES BLVD. WEST PALM BEACH, FLA. 33401
PHONE: 737-6546

ROSSI AND MALAVASI ENGINEERS, INC.
WEST PALM BEACH, FLORIDA

A PORTION OF A P.U.D.
LAKESIDE GREEN-PLAT NO. 3
IN 2 SHEETS SHEET NO. 1

Date	DECEMBER, 1983	Designed	R ANDERSON	Scale	1" = 50'	Sheet	
Approved		Drawn	C. GROSS	Job No.		1	of 2
		Checked		File No.			

