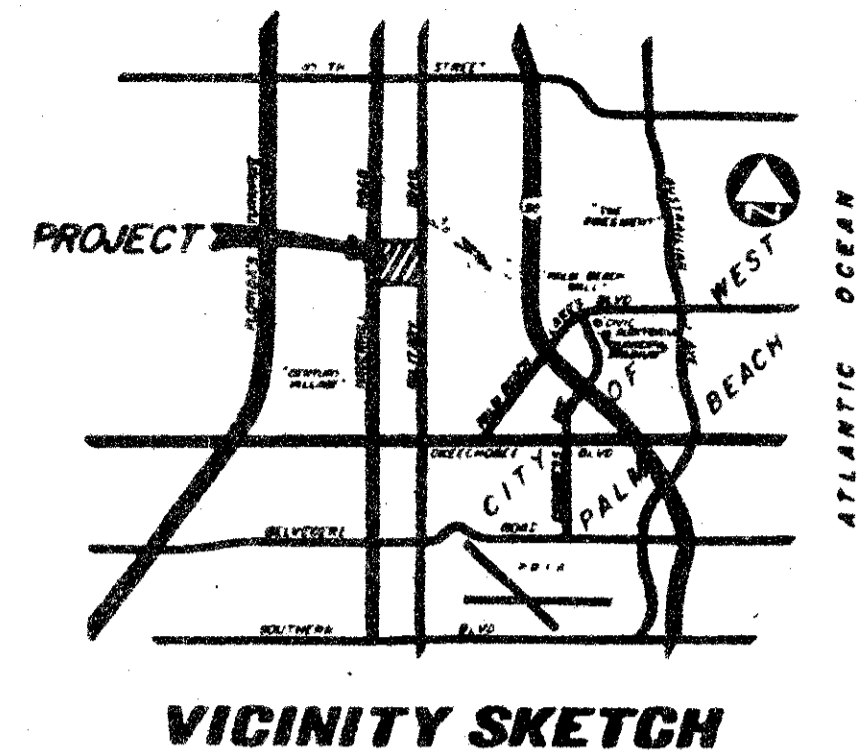


A PORTION OF A P.U.D. LAKESIDE GREEN-PLAT NO. 6 SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1 JANUARY, 1986

38



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:35 AM
this 14th day of August
1986, and duly recorded in Plat Book No.
54 on page 38 of 59.
JOHN B. DUNKLE, Clerk Circuit Court
By *Margaret K. Hudson*, D.C.

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./ACRE	AGGREGATE		TOTALS
				AGGR. ACRES	NO. OF UNITS	OVERALL DENSITY D.U./ACRE
PLAT NO. 1	33.89	106	3.12	33.89	106	3.12
PLAT NO. 2	31.37	160	5.10	65.26	266	4.07
PLAT NO. 3	5.13	0	0.00	70.39	266	3.77
PLAT NO. 4-A	20.81	0	0.00	91.20	266	2.92
PLAT NO. 4-B	30.04	300	9.98	121.24	566	4.67
PLAT NO. 5	9.40	80	8.51	130.64	646	4.94
PLAT NO. 6	6.25	56	8.95	136.89	702	5.12

DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE 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. 6, 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 NORTHEAST CORNER OF THE RECORDED PLAT OF LAKESIDE GREEN PLAT NO. 4A, AS RECORDED IN PLAT BOOK 50, PAGES 186-188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF MILITARY TRAIL AND THE NORTHERLY LINE OF WILLOW POND ROAD) THENCE WITH A BEARING OF NORTH 88° 03' 23" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WILLOW POND ROAD, AND THE NORTH LINE OF LAKESIDE GREEN PLAT 4A, A DISTANCE OF 10.10 FEET; THENCE CONTINUE ALONG THE NORTH LINE OF PLAT 4A, WITH A BEARING OF SOUTH 46° 02' 49" WEST, A DISTANCE OF 34.80 FEET; THENCE NORTH 89° 51' 00" WEST, A DISTANCE OF 478.97 FEET; THENCE NORTH 44° 51' 00" WEST, A DISTANCE OF 35.35 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WILLOW POND ROAD, AND THE EASTERLY LINE OF LAKESIDE GREEN PLAT NO. 4A; THENCE WITH A BEARING OF NORTH 00° 09' 00" EAST ALONG THE EAST LINE OF PLAT NO. 4A, A DISTANCE OF 473.78 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07° 25' 44", AND AN ARC LENGTH OF 38.90 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 48° 33' 52" EAST, A DISTANCE OF 33.00 FEET; THENCE WITH A BEARING OF SOUTH 89° 51' 00" EAST, A DISTANCE OF 295.00 FEET; THENCE WITH A BEARING OF S 00° 09' 00" W, A DISTANCE OF 42.64 FEET; THENCE WITH A BEARING OF N 87° 32' 42" E, A DISTANCE OF 236.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF S 01° 56' 37" W, ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID LINE LYING 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER LINE OF SECTION 12, A DISTANCE OF 460.23 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 6.254 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS REVIEWED THIS PLAT AND ACKNOWLEDGES THERE ARE NO DEDICATIONS TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND THAT SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITIES WITHIN THIS PLAT.

DATE: 6/6/86
NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT
ATTEST: *Peter L. Pimentel* DONALD C. WALKER
PETER L. PIMENTEL DONALD C. WALKER
ASSISTANT SECRETARY BOARD OF SUPERVISORS
BOARD OF SUPERVISORS

DEDICATION

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

- THE RIGHT-OF-WAY FOR EASTBROOK AVENUE AND THE 10' ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- THE 20' AND 25' ACCESS TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 6, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 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.
- EASEMENTS:
 - DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LAKESIDE GREEN HOMEOWNER ASSOCIATION NO. 6, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
 - UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - 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.
 - PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.
- TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 6, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS AND PARKING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ENGLE 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 3RD DAY OF May A.D., 1986.

ATTEST: *Harry Englestein* BY: *Alec Englestein*
Harry Englestein Vice-President 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 ENGLE 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 3RD DAY OF May 1986.

Patricia Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 4, 1990

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 4195 AT PAGE 370 AND OFFICIAL RECORD BOOK 4647 AT PAGE 0068 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATED SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES AND ATTESTED TO BY ITS VICE PRES AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4 DAY OF June A.D. 1986.

ATTEST: *Barbara H. Vincent*
FIRST AMERICAN BANK AND TRUST
Barbara H. Vincent

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARBARA H. VINCENT AND KIMBERLY G. JANKURA, TO BE WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES AND ASST VICE PRES OF THE ABOVE NAMED FIRST AMERICAN BANK AND TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT AND ASST. VICE PRES. 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 4 DAY OF June A.D. 1986.

MY COMMISSION EXPIRES: 11/21/90 *James J. Moore*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOEL P. KOEPEL, 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 ENGLE GROUP, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS EN-CUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: June 8, 1986
ATTORNEY AT LAW LICENSED IN FLORIDA

12/43/42

SUBDIVISION * Lakeside Green Plat 6
BOOK 54 P. 38
FLOOD ZONE B 1459
QUAD * 30 33409
SE 33409
PUD NAME

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF August A.D., 1986.

BY: *Karen J. Marcus*
KAREN J. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: *Kathryn S. Miller*
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF August A.D., 1986.

BY: *H.P. Kahler*
H.P. 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 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 THE (P.C.P.'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 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

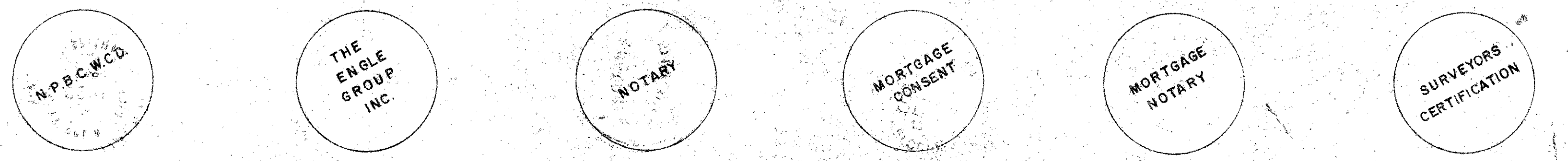
DATE: June 24th 1986
Joseph M. Tucker
JOSEPH M. TUCKER

54/38 0265-002
THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BLVD. WEST PALM BEACH, FLORIDA 33401 PHONE: 737-6546

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

A PORTION OF A P.U.D.
LAKESIDE GREEN-PLAT NO. 6
IN 2 SHEETS SHEET NO. 1

Date: JANUARY, 1986	Designed: R. ANDERSON	Drawn: D. FREDERICK	Job No.:	1 of 2
Approved:	Checked:	File No.:		



DRAWING NUMBER 54/38

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER