

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	129.75	646	4.97
PLAT NO. 6	6.25	96	8.96	138.71	702	5.06
PLAT NO. 7	6.47	86	8.85	145.18	758	5.22
PLAT NO. 8	13.36	112	8.38	158.54	870	5.48

OPEN SPACE - 708 AC. = 53% (35% REQ'D)

DESCRIPTION

STATE OF FLORIDA SS
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. 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO BEING A REPLAT OF A PORTION OF LOT NO. 12, LAKESIDE GREEN - PLAT NO. 7, AS RECORDED IN PLAT BOOK 57, PAGES 40 AND 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE NORTHEAST CORNER OF LAKESIDE GREEN PLAT NO. 7, AS RECORDED IN PLAT BOOK 57, PAGE 40-41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 88° 03' 23" WEST ALONG THE NORTH LINE OF LOT NO. 7, A DISTANCE OF 272.77 FEET; THENCE SOUTH 01° 56' 37" WEST, A DISTANCE OF 36.60 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13° 34' 02", AND AN ARC LENGTH OF 37.89 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 51° 53' 33" AND AN ARC LENGTH OF 22.64 FEET TO A POINT ON THE NORTH LINE OF ACCESS TRACT "A" (CORNICHE CIRCLE); THENCE WITH A BEARING OF NORTH 88° 03' 23" WEST, ALONG THE NORTH LINE OF CORNICHE CIRCLE, A DISTANCE OF 260.56 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 29° 08' 19", AND AN ARC LENGTH OF 25.43 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 12 LAKESIDE GREEN PLAT NO. 7; THENCE WITH A BEARING OF NORTH 27° 11' 41" WEST, ALONG THE NORTHERLY LINE OF LOT 12, A DISTANCE OF 36.47 FEET; THENCE NORTH 71° 31' 49" WEST, A DISTANCE OF 97.49 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 22° 46' 55" WEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 8° 37' 28", AND AN ARC LENGTH OF 7.53 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 18° 28' 11" WEST, ALONG THE WEST LINE OF LOTS 7 - 12 OF LAKESIDE GREEN PLAT NO. 7, A DISTANCE OF 169.27 FEET; THENCE SOUTH 20° 15' 39" EAST, A DISTANCE OF 31.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILLOW POND ROAD, AND THE NORTHERLY LINE OF LAKESIDE GREEN PLAT NO. 4-A, AS RECORDED IN PLAT BOOK 50, PAGE 186-188, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE WITH A CURVE TO THE LEFT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF WILLOW POND ROAD WITH A CHORD BEARING OF NORTH 73° 36' 37" WEST, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29° 14' 16", AND AN ARC LENGTH OF 153.09 FEET TO A POINT; THENCE NORTH 88° 13' 45" WEST, A DISTANCE OF 173.65 FEET TO A POINT ON THE EAST LINE OF LAKESIDE GREEN PLAT NO. 4-B AS RECORDED IN PLAT BOOK 52, PAGE 20-22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 1° 29' 06" EAST, ALONG THE EAST LINE OF PLAT NO. 4-B, A DISTANCE OF 665.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 13' 45" EAST, A DISTANCE OF 1033.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF SOUTH 01° 56' 37" WEST, ALONG THE WEST RIGHT OF WAY OF MILITARY TRAIL, SAID LINE LYING 50.00 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SECTION 12, AND THE CENTER-LINE OF MILITARY TRAIL, A DISTANCE OF 464.84 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 13.369 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LAKESIDE GREEN-PLAT NO. 8

SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 1 - SEPTEMBER 1987

ALSO BEING A REPLAT OF A PORTION OF LOT NO. 12, LAKESIDE GREEN - PLAT NO. 7, AS RECORDED IN PLAT BOOK 57, PAGES 40 AND 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DEDICATION

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

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 8 INC., ITS SUCCESSORS OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 10' ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AS SHOWN HEREON IS 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 ACCESS TRACTS "B", "B-1", "C", AND "C-1" ARE HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 8 INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE LAKE SHOWN HEREON AS WATER MANAGEMENT TRACT "D" IS HEREBY DEDICATED TO THE LAKESIDE GREEN PROPERTY OWNERS ASSOC., INC. ITS SUCCESSORS AND ASSIGNS, FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. TRACT "D" IS ALSO A DRAINAGE EASEMENT.
- TRACTS "E", "F", "G", "H", "I" AND "J" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 8 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 ASSOCIATION ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION AREA SHOWN HEREON AS TRACT "K" IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 8 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.
- THE 25' BUFFER AREA SHOWN HEREON AS TRACT "L" 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 "M" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 8 INC., ITS SUCCESSORS OR ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES AND SHALL BE 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 PROPERTY OWNERS ASSOCIATION, 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, INCLUDING CABLE TELEVISION SYSTEMS.
 - LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR 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.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC., A FLORIDA CORPORATION, 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 19th DAY OF January A.D., 1988.

ATTEST: *[Signature]*
THE ENGLE GROUP, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: *[Signature]*
Harry Englestein Vice-President
Alec Englestein President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND HARRY ENGLESTEIN, 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 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 19th DAY OF January A.D. 1988

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 4, 1990

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4195 AT PAGE 370 AND OFFICIAL RECORD BOOK 4671 AT PAGE 656 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 Vice President AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF January A.D., 1988.

ATTEST: *[Signature]*
FIRST AMERICAN BANK AND TRUST
A CORPORATION OF THE STATE OF FLORIDA
BY: *[Signature]*
DONALD W. BLANKMAN Vice President
BARBARA H. MEADOWS Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Barbara H. Meadows and Donald W. Blankman, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Vice President 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 Vice President 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.

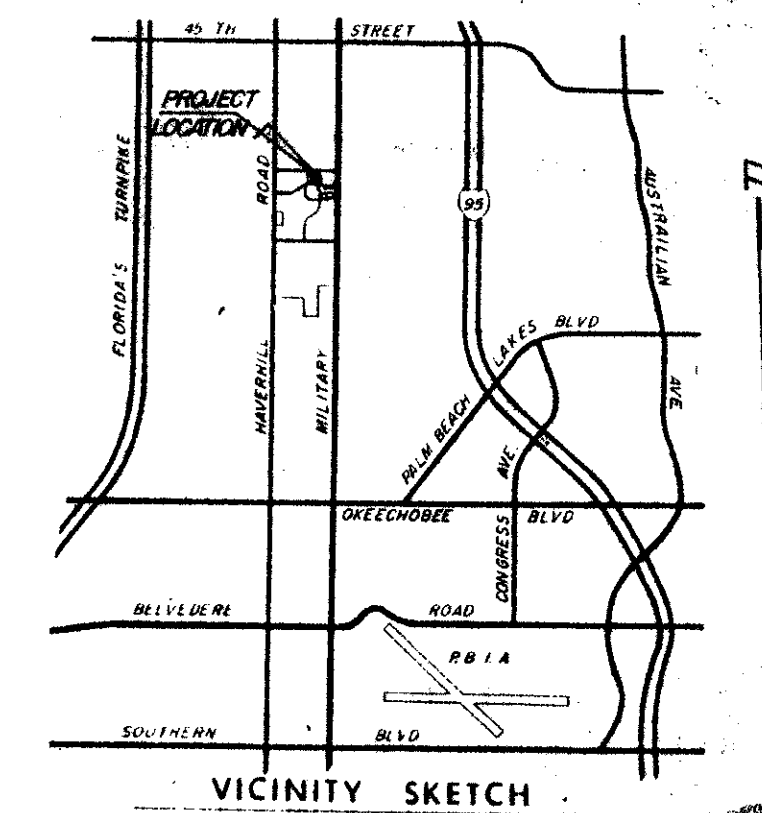
WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January A.D., 1988
MY COMMISSION EXPIRES: May 21, 1990
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOEL P. KOEPLER, 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 ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: May 24, 1988
[Signature]
ATTORNEY AT LAW, LICENSED IN FLORIDA



VICINITY SKETCH

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF June A.D., 1988

BY: *[Signature]*
CAROL A. ROBERTS, CHAIR

ATTEST: *[Signature]*
JOHN B. DUNKLE, CLERK
ELIZABETH PHELPS, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF June A.D., 1988

BY: *[Signature]*
R.F. KAMLER, P.E., 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. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- B. NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS, WHICH ARE PROVIDED FOR WATER OR SEME USE OR UPON DRAINAGE, LAKE MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- C. APPROVAL OF LANDSCAPING ON OTHER 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA SS
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.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 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Feb 1st, 1988
[Signature]
JOSEPH M. TUCKER
FLORIDA CERT. NO. 3285

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

0265-004 60/56

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

A PORTION OF A P.U.D. LAKESIDE GREEN-PLAT NO. 8 IN 2 SHEETS SHEET NO. 1

Date	SEPTEMBER, 1987	Designed	T.J. CURBELO	Scale	NONE	Sheet	1
Approved		Drawn	T.J. CURBELO	File No.			

SUBDIVISION: Lakeside Green #8
BOOK: 60
FLOOD MAP: 145B
FLOOD ZONE: B
QUAD: 30
ZIP CODE: 33417
PAGE 56
PUD NAME

STATE OF FLORIDA COUNTY OF PALM BEACH
This Plat was filed for record at 1:51 P.M. this 1st day of JULY 1988, and duly recorded in Plat Book No. 60 on page 56-57
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]*, D.C.

