

LUCERNE LAKES HOMES, VILLAGE I 3rd ADDITION

BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS COMPANY, PLAT NO. 3, AND A REPLAT OF A PART OF PLAT NO. 2 LUCERNE LAKES, PLAT BOOK 2, PAGES 45 THRU 54 AND PLAT BOOK 32, PAGES 191 & 192, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TWP. 44S., RGE. 42E., PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 36-39, 58 AND 59 PALM BEACH FARMS COMPANY PLAT NO. 3, AND A PORTION OF PLAT NO. 2, LUCERNE LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, AND PLAT BOOK 32, PAGES 191 AND 192, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LUCERNE LAKES VILLAGE I, THIRD ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT P.R.M. (PERMANENT REFERENCE MONUMENT) NO. 51, BEING THE SOUTHWEST CORNER OF LUCERNE LAKES HOMES, VILLAGE I, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 29 AND 30, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 90°00'00" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, A DISTANCE OF 261.92 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 386.77 FEET, AND WHOSE RADIUS POINT BEARS NORTH 80°09'54" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 09°56'31", A DISTANCE OF 67.11 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 25°13'23" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 19°46'37" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 50.00 FEET, TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 19°46'37" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 01°27'24", A DISTANCE OF 5.72 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 19°46'37" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 82.07 FEET; THENCE, NORTH 70°13'23" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 280.00 FEET TO P.R.M. (PERMANENT REFERENCE MONUMENT) NO. 48, BEING THE SOUTHEAST CORNER OF SAID LUCERNE LAKES HOMES, VILLAGE NO. 1 PLAT, AND BEING A POINT ON THE WESTERLY BOUNDARY OF LUCERNE LAKES HOMES VILLAGE I, SECOND ADDITION, AS RECORDED IN PLAT BOOK 33, PAGES 107 AND 108, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 19°46'37" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 58.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE TO THE LEFT, HAVING A RADIUS OF 157.00 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 14°50'10", A DISTANCE OF 40.65 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 34°36'47" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 58.65 FEET; THENCE, SOUTH 75°34'46" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 58.65 FEET, TO THE POINT OF CURVATURE, OF A CURVE TO THE LEFT, HAVING A RADIUS OF 157.00 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 34°11'51", A DISTANCE OF 93.71 FEET, TO THE POINT OF TANGENCY; THENCE, NORTH 70°13'23" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 43.19 FEET; THENCE, SOUTH 19°46'37" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 82.00 FEET; THENCE, SOUTH 70°13'23" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 30.47 FEET; THENCE, SOUTH 19°46'37" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 148.49 FEET TO A POINT, 10.5 FEET, SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE BOUNDARY LINE OF THAT CERTAIN 66.50 FEET DRAINAGE EASEMENT, AS SHOWN ON SAID PLAT NO. 2, LUCERNE LAKES, P.U.D.; THENCE, SOUTH 81°25'15" WEST, PARALLEL WITH SAID BOUNDARY, A DISTANCE OF 222.02 FEET; THENCE, SOUTH 66°07'58" WEST, CONTINUING PARALLEL WITH SAID BOUNDARY, A DISTANCE OF 228.19 FEET; THENCE, SOUTH 65°17'06" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 154.79 FEET; THENCE, SOUTH 12°53'31" EAST, A DISTANCE OF 201.39 FEET; THENCE, SOUTH 18°37'25" WEST, A DISTANCE OF 104.57 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 470.00 FEET, AND WHOSE RADIUS POINT BEARS, NORTH 18°37'25" EAST, AND ALSO BEING THE EASTERLY LINE OF LUCERNE LAKES BOULEVARD, (TRACT "A") AS SHOWN ON SAID PLAT NO. 2, OF LUCERNE LAKES; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 71°22'35", A DISTANCE OF 585.51 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 530.17 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.366 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 RIGHTS OF WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LUCERNE LAKES HOMEOWNERS' ASSOCIATION FOR PROPER PURPOSES, AND FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS' ASSOCIATION.
- 2. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 3. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, HERBERT PRAYER, AS GENERAL PARTNER OF LUCERNE LAKES ASSOCIATE, LTD., DO HEREBY SET FORTH MY HAND AND SEAL THIS 17th DAY OF October, 1977.

Witness: Shirley Blalock, Herbert Prayer, Herbert Prayer, Herbert Prayer

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAYER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL 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 17th DAY OF October, 1977.
NOTARY PUBLIC: Barbara Johnson
My Commission Expires: [unclear]

MORTGAGEE'S CONSENT

DISTRICT OF COLUMBIA

HOUSING CAPITAL CORPORATION, A DISTRICT OF COLUMBIA CORPORATION, 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 _____, PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOUSING CAPITAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ TH DAY OF _____, A.D., 1977.

ATTEST: SECRETARY, JOSEPH A. STORY BY: VICE PRESIDENT, WILLIAM A. SCHAINKER

ACKNOWLEDGMENT

DISTRICT OF COLUMBIA

BEFORE ME PERSONALLY APPEARED WILLIAM A. SCHAINKER AND JOSEPH A. STORY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WILLIAM A. SCHAINKER, VICE-PRESIDENT AND JOSEPH A. STORY, SECRETARY OF THE ABOVE NAMED HOUSING CAPITAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY, 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 _____ TH DAY OF _____, A.D., 1977.

NOTARY PUBLIC
My Commission Expires: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 _____, PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, LANDEL/LUCERNE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF October, A.D., 1977.

ATTEST: DANIEL J. PASCALE, VICE PRESIDENT BY: DAVID P. SCHEFFENACKER, PRESIDENT

ACKNOWLEDGMENT

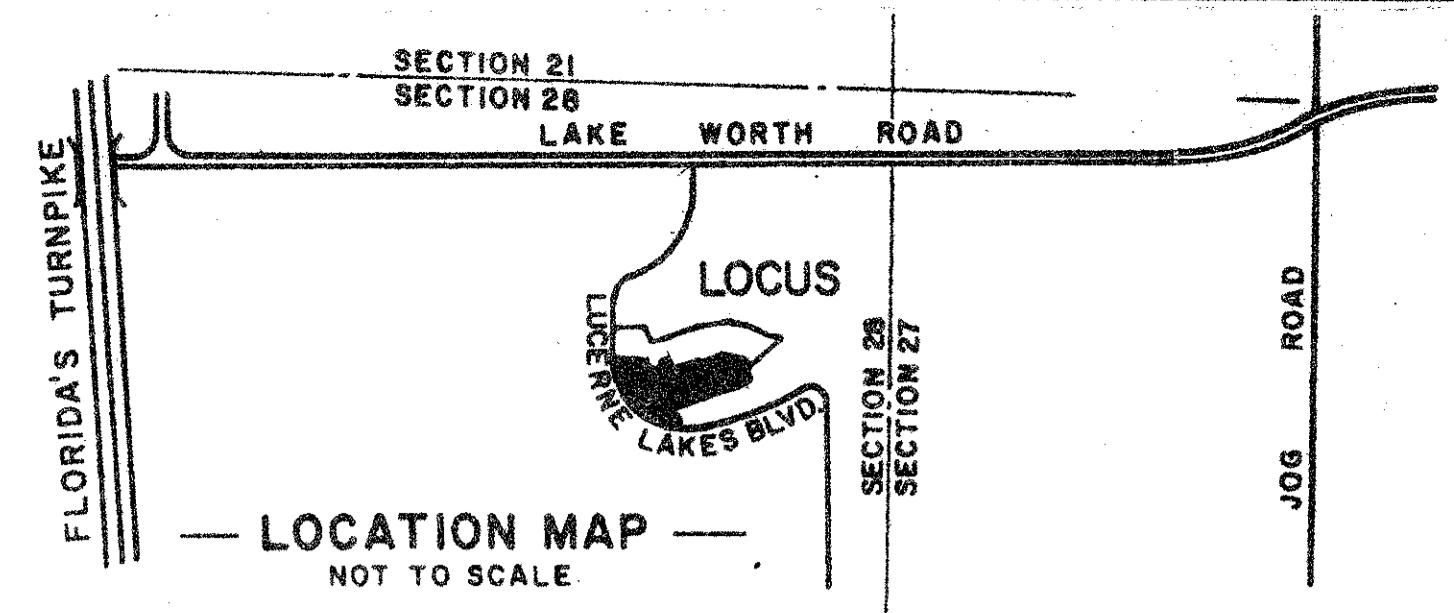
STATE OF MARYLAND
COUNTY OF HOWARD

BEFORE ME PERSONALLY APPEARED D. P. SCHEFFENACKER AND D. J. PASCALE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS D. P. SCHEFFENACKER, PRESIDENT AND D. J. PASCALE, 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 VICE-PRESIDENT AND SECRETARY, 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 17th DAY OF October, A.D., 1977.

NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 109, WEST PALM BEACH, FLORIDA, PHONE 689-2111.



PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT----- 10.3657 ACRES
LESS ROAD RIGHT OF WAY----- 2.6953 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA----- 7.6704 ACRES

TOTAL UNITS THIS PLAT----- 53 UNITS (PROPOSED)
OPEN SPACE THIS PLAT----- 7.8836 ACRES (PROPOSED)
DENSITY----- 6.91 UNITS PER ACRE

SURVEY NOTES:

- 1. (P.R.M.'s), PERMANENT REFERENCE MONUMENTS, FLORIDA CERTIFICATE NO. 2424, ARE DESIGNATED THUS: ---
- 2. (P.C.P.'s), PERMANENT CONTROL POINTS, ARE DESIGNATED THUS: ---
- 3. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON, AND RELATIVE TO, THE BEARING STRUCTURE OF PLAT NO. 2, LUCERNE LAKES, P.U.D.
- 4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LANDEL/LUCERNE, INC., A MARYLAND 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: November 4th 1977
FRANK P. MEHOK
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 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 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.

WILLIAM R. VAN CAMPEN
REGISTERED LAND SURVEYOR NO. 2424
STATE OF FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF December, A.D., 1977.

BY: LAURENCE
LAURENCE
CHAIRMAN, COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF December, A.D., 1977.

BY: HERBERT F. KAHLERT, C.E.
COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: [Signature]

0277-313

Seals and stamps for LUCERNE LAKES HOMES, VILLAGE I, HOUSING CAPITAL CORPORATION, and BENCH MARK land surveying and mapping, inc. Includes a large '182' stamp and a '33' stamp.

DRAWN	FIELD BOOK	DATE	JOB NO.	DATE
WSK	NO.	5/25/77	2400	T
DESIGNED	CHECKED	SCALE	DRAWING NO.	
WVC	RJH	1"=50'		Z