

# LUCERNE LAKES HOMES, VILLAGE I 5<sup>th</sup> ADDITION

**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 33, 34, 60, 61, 62, 63 AND 64, OF BLOCK 29, 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, 5TH ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 76, AS SHOWN ON LUCERNE LAKES HOMES, VILLAGE I, 4TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 151 AND 152, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID P.R.M. MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 975.00 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID 4TH ADDITION PLAT, THROUGH A CENTRAL ANGLE OF 21°11'21", A DISTANCE OF 360.58 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°39'37" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 72.59 FEET; THENCE, NORTH 01°20'23" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 137.00 FEET; THENCE, SOUTH 88°39'37" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 45.49 FEET; THENCE, NORTH 59°51'22" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 141.20 FEET; THENCE, NORTH 58°59'26" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 201.78 FEET; THENCE, NORTH 74°03'53" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 120.13 FEET; THENCE, NORTH 31°00'34" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 113.24 FEET; THENCE, NORTH 58°59'26" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 41.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 09°55'52", A DISTANCE OF 21.67 FEET TO THE END OF SAID CURVE; THENCE, NORTH 31°00'34" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 133.87 FEET; THENCE, NORTH 19°15'32" WEST, A DISTANCE OF 89.37 FEET; THENCE, NORTH 46°49'26" EAST, A DISTANCE OF 223.17 FEET; THENCE, SOUTH 40°27'17" EAST, A DISTANCE OF 163.93 FEET; THENCE, SOUTH 44°55'40" EAST, A DISTANCE OF 180.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.00 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°39'24", A DISTANCE OF 181.20 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 13°43'44" WEST, A DISTANCE OF 149.16 FEET; THENCE, SOUTH 01°57'47" WEST, A DISTANCE OF 248.15 FEET; THENCE, SOUTH 04°06'13" WEST, A DISTANCE OF 189.43 FEET; THENCE, SOUTH 68°18'48" WEST, A DISTANCE OF 55.63 FEET TO A POINT IN A CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS SOUTH 68°18'48" WEST, HAVING A RADIUS OF 425.00 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°41'13", A DISTANCE OF 160.86 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 95.45 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 64, BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 95.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°41'13", A DISTANCE OF 123.02 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.77 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°44'03", A DISTANCE OF 284.89 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 87°34'45" WEST, A DISTANCE OF 230.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1550.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'38", A DISTANCE OF 101.72 FEET; THENCE, NORTH 88°39'37" WEST, A DISTANCE OF 118.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 875.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°11'21", A DISTANCE OF 323.59 FEET TO PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 77 SAID PLAT OF LUCERNE LAKES HOMES, VILLAGE I, 4TH ADDITION AND THE END OF SAID CURVE; THENCE, NORTH 19°50'58" WEST, ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.67 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

(FOR NOTES 1 & 2 SEE SHEET 2)

- 3. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 4. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, 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 PRAVER, AS GENERAL PARTNER OF LUCERNE LAKES ASSOCIATES, LTD., DO HEREBY SET FORTH MY HAND AND SEAL THIS 29<sup>th</sup> DAY OF MARCH, 1978.

WITNESSES: *Herbert Praver* HERBERT PRAVER  
*Herbert Praver* HERBERT PRAVER

**ACKNOWLEDGMENT:**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAVER, 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 29<sup>th</sup> DAY OF March, 1978.

NOTARY PUBLIC: *Carol A. Talip*  
MY COMMISSION EXPIRES: *Oct. 17, 1981*

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2824, PAGE 895, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29<sup>th</sup> DAY OF MARCH, A.D., 1978.

ATTEST: *Richard J. Wachtel* RICHARD J. WACHTEL  
*Timothy R. Roe* TIMOTHY R. ROE  
FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 209, WEST PALM BEACH, FL 33409. PHONE 689-2111

BEING A REPLAT 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.

**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 7772, PAGE 895 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14<sup>th</sup> DAY OF FEBRUARY, A.D., 1978.

ATTEST: *Joseph A. Story* SECRETARY, JOSEPH A. STORY BY: *William A. Schainker* 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 14<sup>th</sup> DAY OF FEBRUARY, A.D., 1978.

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 7772, PAGE 895 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14<sup>th</sup> DAY OF FEBRUARY, A.D., 1978.

ATTEST: *Daniel J. Pascale* DANIEL J. PASCALE, VICE PRESIDENT BY: *David P. Scheffnacker* DAVID P. SCHEFFENACKER, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF MARYLAND  
COUNTY OF HOWARD - BALTIMORE

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 PRESIDENT AND VICE-PRESIDENT, 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 14<sup>th</sup> DAY OF FEBRUARY, A.D., 1978.

NOTARY PUBLIC  
My Commission Expires: *July 1, 1978*

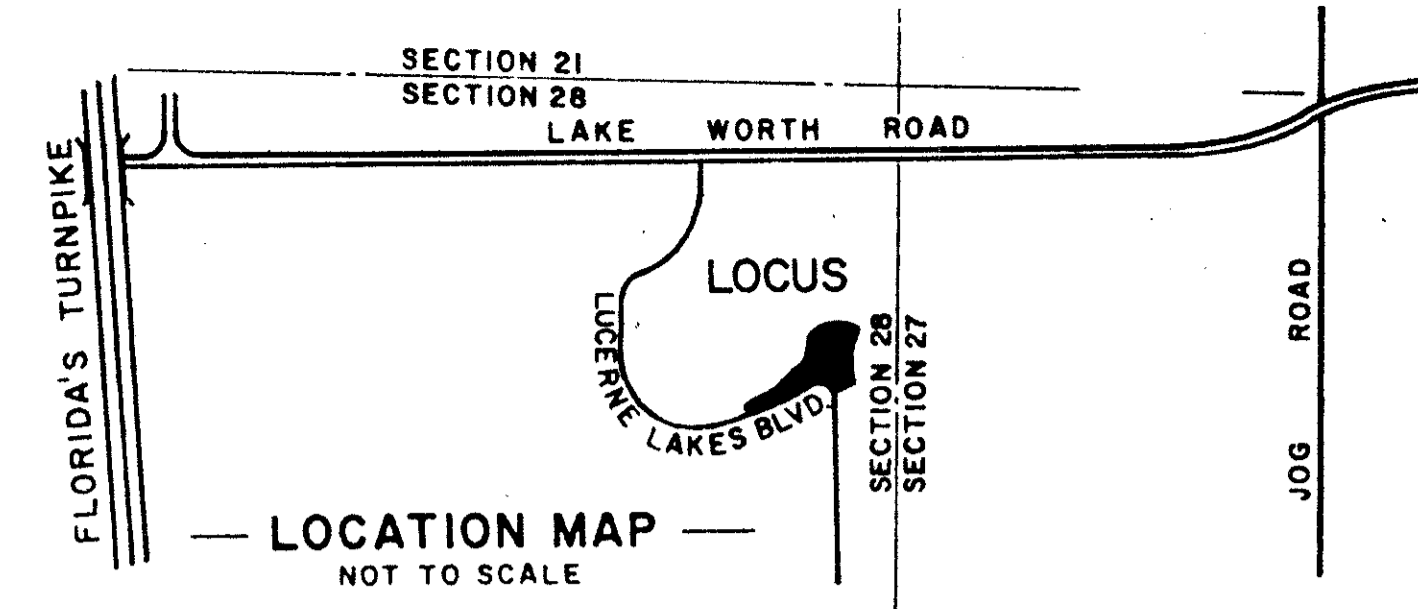
**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Timothy R. Roe* AND *Richard S. Wachtel* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *SR. Vice President* AND *Vice President*, RESPECTIVELY, OF SAID FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK, 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29<sup>th</sup> DAY OF MARCH, A.D., 1978.

NOTARY PUBLIC: *H. L. ...*  
MY COMMISSION EXPIRES: *December 7, 1978*



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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 9:30 P.M. THIS 17<sup>th</sup> DAY OF May, A.D., 1978 AND DULY RECORDED IN PLAT BOOK 34 ON PAGES 167 AND 168.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *John B. Dunkle*

**PLANNED UNIT DEVELOPMENT TABULATIONS**

TOTAL AREA THIS PLAT	8.67 ACRES
LESS ROAD RIGHT OF WAY	1.72 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	6.95 ACRES
TOTAL UNITS THIS PLAT	41 UNITS (PROPOSED)
OPEN SPACE THIS PLAT	6.70 ACRES (PROPOSED)
DENSITY	5.90 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: *March 29, 1978*  
*Frank P. Mehok* 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* 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 16<sup>th</sup> DAY OF May, A.D., 1978.

BY: *Peggy Ewart* PEGGY EWART  
CHAIRMAN, COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16<sup>th</sup> DAY OF May, A.D., 1978.

BY: *Herbert F. Kahlert, P.E.* HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle* JOHN B. DUNKLE

0277-309

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# LUCERNE LAKES

# 15<sup>th</sup> ADD.

BENCH MARK land surveying and mapping, inc.

FIELD BOOK	DATE	JOB NO	SHEET
W/SK NO PG		2400	1
DESIGNED WVC	CHECKED RJW	SCALE 1"=50'	DRAWING NO 2