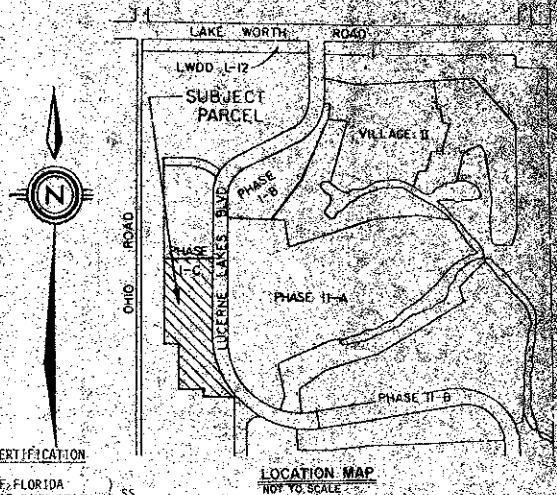


VILLAS AT LUCERNE LAKES PLAT NO. 2

BEING A PORTION OF LUCERNE LAKES P.U.D.

BEING A REPLAT OF A PORTION OF BLOCK 29, PALM BEACH FARMS CO. PLAT NO. 3 PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 2, PAGE 48 PALM BEACH COUNTY PUBLIC RECORDS.

AUGUST 1979
SHEET 1 OF 2



107

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD ON 10/27/79
THIS PLAT OF DECEMBER
10, 1979 AND ONLY RECORDED
IN PLAT BOOK 32 ONE PAGE
117 AND 118

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LUCERNE LAKES II LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH RANGE 32 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAS AT LUCERNE LAKES PLAT NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER 38 LYING ON THE WESTERLY RIGHT-OF-WAY OF LUCERNE LAKES BOULEVARD ALL ACCORDING TO PLAT NO. 2, LUCERNE LAKES (P.U.D.) AS RECORDED IN PLAT BOOK 32, PAGES 191 AND 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID PERMANENT REFERENCE MONUMENT (P.R.M.) BEING A POINT OF CURVATURE; THENCE SOUTHEASTERLY 251.74 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF LUCERNE LAKES BOULEVARD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 35°21'24"; A CHORD LENGTH OF 346.19 FEET, AND A CHORD BEARING S17°40'42"E; THENCE DEPARTING FROM SAID RIGHT-OF-WAY S 90°00'00"W A DISTANCE OF 310.12 FEET; THENCE N00°00'00"E A DISTANCE OF 294.00 FEET; THENCE S90°00'00"W A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E A DISTANCE OF 576.83 FEET; THENCE N90°00'00"E A DISTANCE OF 163.00 FEET; THENCE S00°00'00"E A DISTANCE OF 60.24 FEET; THENCE N90°00'00"E A DISTANCE OF 142.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID LUCERNE LAKES BOULEVARD; THENCE S00°00'00"E ALONG THE WESTERLY RIGHT-OF-WAY OF SAID LUCERNE LAKES BOULEVARD A DISTANCE OF 480.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.48 ACRES MORE OR LESS.

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

1. THE ACCESS WAY (LUCERNE VILLAS LANE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE "VILLAS AT LUCERNE LAKES HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES, AND FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.
2. THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. TRACTS "A", "B", "C", "D", "E" & "F" ARE HEREBY DEDICATED TO THE "VILLAS AT LUCERNE LAKES HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. TRACT "G" (RECREATION AREA) IS HEREBY DEDICATED TO LUCERNE LAKES II LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP.
5. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, I, HERBERT PRAVER, GENERAL PARTNER, DO HEREBY SET MY HAND AND SEAL THIS 19th DAY OF September, 1979.

Herbert Praver
HERBERT PRAVER, GENERAL PARTNER

Lucerne Lakes II Limited Partnership
LUCERNE LAKES II LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP.

ACKNOWLEDGEMENT

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 PERSON 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 19th DAY OF Sept. 1979.

MY COMMISSION EXPIRES: Jan 7, 1981

Stephen A. Hudson
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2879 AT PAGE 184 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF Sept. 1979.

Alan J. Werksman
ALAN J. WERKSMAN, SECRETARY

John C. Owens
JOHN C. OWENS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED ALAN J. WERKSMAN AND JOHN C. OWENS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT OF THE ABOVE NAMED LUCERNE LAKES VILLAS, INCORPORATED, A 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 24th DAY OF September 1979

Maria Conita Wood
NOTARY PUBLIC
MY COMMISSION EXPIRES: Sept 20, 1980

MORTGAGEE'S CONSENT

WASHINGTON)
DISTRICT OF COLUMBIA) SS

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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2991 AT PAGE 372 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF August 1979.

William A. Schainker
WILLIAM A. SCHAINKER, PRESIDENT

William A. Schainker
SECRETARY

ACKNOWLEDGEMENT

WASHINGTON)
DISTRICT OF COLUMBIA) SS

BEFORE ME PERSONALLY APPEARED WILLIAM A. SCHAINKER AND *William A. Schainker* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED HOUSING CAPITAL CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 26th DAY OF August 1979.

William A. Schainker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1981

MORTGAGEE'S CONSENT

STATE OF MARYLAND)
COUNTY OF CARROLL) SS

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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 38 AT PAGE 324 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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF August 1979.

Daniel J. Pascale
DANIEL J. PASCALE, VICE PRESIDENT

David P. Scheffenacker
DAVID P. SCHEFFENACKER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF MARYLAND)
COUNTY OF CARROLL) SS

BEFORE ME PERSONALLY APPEARED DAVID P. SCHEFFENACKER AND DANIEL J. PASCALE, 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 ABOVE NAMED LANDEL/LUCERNE, INC., A 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 August 1979.

Margaret A. Baran
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/1/82

SEAL NOTARY PUBLIC SEAL LUCERNE LAKES VILLAS, INC. SEAL NOTARY PUBLIC SEAL HOUSING CAPITAL CORP. SEAL NOTARY PUBLIC SEAL LANDEL/LUCERNE, INC. SEAL NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, LAWRENCE ALEXANDER, 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 II LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: OCT 26, 1979

John B. McCracken
JOHN B. MCCRACKEN, ATTORNEY

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS IS TO 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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: 22 October 1979

William J. Herx
WILLIAM J. HERX
REGISTERED LAND SURVEYOR NO. 3182
STATE OF FLORIDA

SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'s) DESIGNATED THIS: —●—
2. PERMANENT CONTROL POINTS (P.C.P.'s) DESIGNATED THIS: —●—
3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S00°00'00"E FOR THE WESTERLY RIGHT-OF-WAY OF LUCERNE LAKES BLVD., AS SHOWN ON PLAT NO. 2 LUCERNE LAKES (P.U.D.), P.B. 32 AT PAGES 191 & 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
5. U.E. DENOTES UTILITY EASEMENTS.
D.E. DENOTES DRAINAGE EASEMENTS.
6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED OR DRAINAGE EASEMENTS.
7. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
8. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF December, A.D. 1979

Bill Bailey
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF December, A.D. 1979

Herbert E. Calhoun
HERBERT E. CALHOUN, COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

John B. Dunkle
JOHN B. DUNKLE, CLERK

SHEET NO. 1 - SIGNATURE SHEET
SHEET NO. 2 - LOT LAYOUT SHEET

THIS INSTRUMENT WAS PREPARED BY WILLIAM A. HERX IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA



EDM SURVEYING & MAPPING, INC.
2300 PALM BEACH LAKES BLVD., SUITE 109
WEST PALM BEACH, FLORIDA 33411

DATE: 10/27/79

VILLAS AT LUCERNE LAKES
PLAT NO. 2