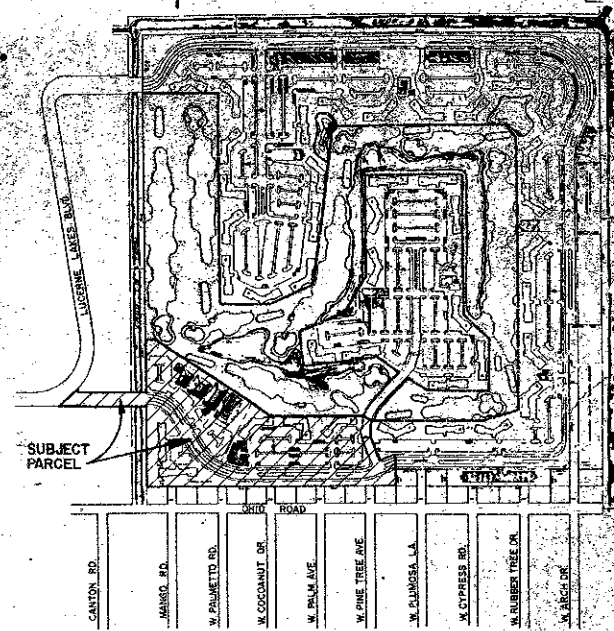


# SUNRISE OF PALM BEACH PLAT NO. 1

A PORTION OF LUCERNE LAKES PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS  
COMPANY PLAT NO. 3, PLAT BOOK 2, AT PAGES 45 THRU 54, PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 28,  
TOWNSHIP 44S, RANGE 42E, PALM BEACH COUNTY FLORIDA.

OCTOBER, 1979  
SHEET 1 OF 2



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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS FILED FOR  
RECORD IN THE PUBLIC  
RECORDS OF PALM BEACH  
COUNTY, FLORIDA, IN  
PLAT BOOK 29, PAGE  
39 AND 88  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: [Signature]

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT D.C.A. OF LAKE WORTH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUNRISE OF PALM BEACH PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 65, BLOCK 29 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S 00°00'27"E ALONG THE EAST LINE OF SAID BLOCK 29, SAID EAST LINE OF BLOCK 29 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2 & 1/2"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13; THENCE S 89°59'19"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13, A DISTANCE OF 1705.88 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S 30°40'10"W, A DISTANCE OF 117.74 FEET; THENCE S 19°03'18"W, A DISTANCE OF 382.89 FEET; THENCE S 27°53'15"W, A DISTANCE OF 316.98 FEET; THENCE S 05°52'52"W, A DISTANCE OF 507.63 FEET; THENCE S 44°12'21"W, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE LEFT RADIAL TO THE LAST DESCRIBED COURSE, SAID CURVE HAVING A RADIUS OF 117.04 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY 139.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°26'12" TO A POINT OF TANGENCY; THENCE S 65°46'09"W, A DISTANCE OF 43.66 FEET; THENCE S 24°18'59"W, A DISTANCE OF 37.48 FEET TO A POINT ON A CURVE TO THE RIGHT NON-TANGENT TO THE LAST DESCRIBED COURSE, SAID CURVE HAVING A RADIUS OF 343.56 FEET, THE CHORD OF SAID CURVE BEARS S 07°31'32"E; THENCE SOUTHEASTERLY 90.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°03'04" TO A POINT ON A LINE RADIAL TO AFORESAID CURVE; THENCE N 90°00'00"W ALONG SAID RADIAL LINE, A DISTANCE OF 195.00 FEET TO A POINT ON A LINE 140.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF OHIO ROAD AS NOW Laid OUT AND IN USE; THENCE N 00°00'00"E ALONG A LINE PARALLEL WITH AND 140.00 FEET EAST OF SAID CENTERLINE OF OHIO ROAD, A DISTANCE OF 1400.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13; THENCE N 89°59'19"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13, A DISTANCE OF 435.89 FEET TO A POINT ON A CURVE TO THE LEFT NON-TANGENT TO THE LAST DESCRIBED LINE HAVING A RADIUS OF 355.00 FEET, THE CHORD OF SAID CURVE BEARS N 05°30'22"E; THENCE NORTHERLY 80.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'44" TO A POINT OF TANGENCY; THENCE N 00°00'00"E, A DISTANCE OF 30.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-13; THENCE N 89°59'19"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET; THENCE N 00°00'00"E, A DISTANCE OF 417.85 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LUCERNE LAKES BOULEVARD AS SHOWN ON 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, SAID POINT ALSO BEING A POINT ON A CURVE TO THE LEFT NON-TANGENT TO THE LAST DESCRIBED LINE HAVING A RADIUS OF 570.00 FEET, TO WHICH A RADIAL LINE BEARS N 48°08'20"E; THENCE SOUTHEASTERLY 226.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°44'21" TO A POINT OF CUSP WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET TO WHICH A RADIAL LINE BEARS N 25°23'59"E; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY 140.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°23'59" TO A POINT OF TANGENCY; THENCE S 00°00'00"W, A DISTANCE OF 220.07 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13; THENCE N 89°59'19"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET; THENCE S 09°00'00"W, A DISTANCE OF 30.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 445.00 FEET; THENCE SOUTHWESTERLY 30.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'43" TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13; SAID POINT ALSO BEING A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE; THENCE N 89°59'19"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13, A DISTANCE OF 281.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.531 ACRES MORE OR LESS.

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

- LUCERNE LAKES BLVD. (TRACT "A") IS HEREBY DEDICATED TO LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TANTI LANE (TRACT "B") IS HEREBY DEDICATED TO D.C.A. OF LAKE WORTH, INC., AND ITS SUCCESSORS OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- THE RECREATION AREA (TRACT "C") AS SHOWN IS HEREBY DEDICATED TO D.C.A. OF LAKE WORTH, INC., AND ITS SUCCESSORS OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- IN ADDITION TO EASEMENTS SHOWN, A BLANKET FLORIDA POWER AND LIGHT COMPANY, UTILITY, WATER, SEWER AND DRAINAGE EASEMENT FOR (TRACTS "C", "D", "E", "F" AND "G") IS HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF FLORIDA POWER AND LIGHT COMPANY, UTILITY, WATER, SEWER, AND DRAINAGE FACILITIES.
- 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.
- THE BUFFER ZONE (TRACT "D") IS HEREBY DEDICATED TO D.C.A. OF LAKE WORTH, INC., AND ITS SUCCESSORS OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- THE RESIDENTIAL HOUSING AREAS (TRACTS "E" AND "F") ARE HEREBY DEDICATED TO D.C.A. OF LAKE WORTH, INC. AND ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- THE PARKING AREA (TRACT "G") IS HEREBY DEDICATED TO D.C.A. OF LAKE WORTH, INC. AND ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

IN WITNESS WHEREOF, D.C.A. OF LAKE WORTH, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 17<sup>TH</sup> DAY OF JANUARY, 1980.

ATTEST: [Signature] D.C.A. OF LAKE WORTH, INC., A CORPORATION OF THE STATE OF FLORIDA  
LUIS A. CLARK, SECRETARY BY: [Signature] CARL PALMISCIANO, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED CARL PALMISCIANO AND LUIS A. CLARK, 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 DCA OF LAKE WORTH, 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 17<sup>TH</sup> DAY OF January, 1980.

MY COMMISSION EXPIRES: 15 August 1981 [Signature] NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, EUGENE SHY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY (AND AS TO THAT PART OF TRACT "A" LYING NORTH OF LINDO CANAL L-13 BY EXAMINATION OF ST. PAUL TITLE INSURANCE POLICY NO. A-34201, DATED JUNE 1, 1973, AT 8:00 PM, ENDORSED BY ENDORSEMENT #1 DATED MAY 25, 1978); THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO D.C.A. OF LAKE WORTH, INC., THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

GREENBERG, TRAUING, HOFFMAN, LIPOFF, QUENTEL & WOLFF, P.A.

[Signature] BY: EUGENE SHY, JR., ATTORNEY

DATE: January 17, 1980

### SURVEYOR'S CERTIFICATION

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: JANUARY 17, 1980

[Signature] WAYNE LARRY FISH REGISTERED LAND SURVEYOR NO. 3238 STATE OF FLORIDA

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS:  
PALM BEACH COUNTY, FLORIDA

THIS IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF January, 1980.

BY: [Signature] DENNIS P. KOEHLER, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Feb, 1980.

BY: [Signature] HERBERT F. KAHLERT, COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: [Signature] DEPUTY CLERK

### NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS: [Symbol]
- PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS: [Symbol]
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13 BEING S 89°59'19"W (ASSUMED) AND ALL OTHER BEARINGS STATED HEREON ARE RELATIVE THERETO.

### ACREAGE SUMMARY

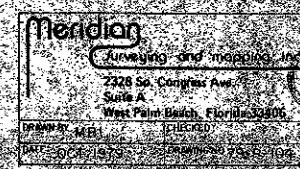
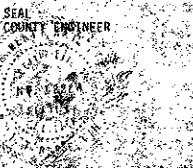
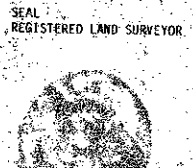
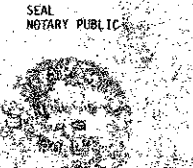
TRACT "A" ROAD RIGHT-OF-WAY (80' AND 90')	4.208 AC.
TRACT "B" ROAD RIGHT-OF-WAY (60')	0.349 AC.
TRACT "C" RECREATION AREA	3.975 AC.
TRACT "E" RESIDENTIAL HOUSING AREA	5.223 AC.
TRACT "F" RESIDENTIAL HOUSING AREA	3.098 AC.
TRACT "G" PARKING AREA	0.431 AC.
OPEN AREA (PORTION TRACT "D")	0.247 AC.
TOTAL	17.531 AC.

### PLANNED UNIT DEVELOPMENT DATA

TOTAL AREA THIS PLAT	17.531 AC.
TOTAL UNITS THIS PLAT (M/F)	160 UNITS
OPEN SPACE THIS PLAT	71.744 AE.
DENSITY	9.13 UNITS/AC.

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SO CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SHEET 1 OF 2, SIGNATURE SHEET  
SHEET 2 OF 2, MAP SHEET  
SEE SHEET 1 OF 2 FOR PLANNED UNIT DEVELOPMENT DATA



39/88

SUNRISE OF PALM BEACH PLAT NO. 1