

4/158

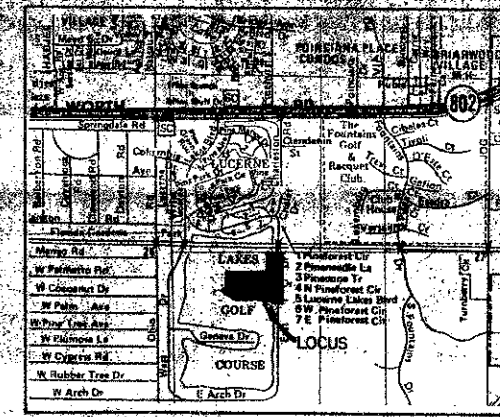
# LUCERNE LAKES GOLF COLONY

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.

JULY, 1982

SHEET 1 OF 2



## 158

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:32 AM THIS 3 DAY OF September AD. 1982 AND DULY RECORDED IN PLAT BOOK 44 ON PAGES 158 AND 159.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY *Sally Swannick*

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LUCERNE LAKES GOLF COLONY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTH-EAST CORNER OF TRACT 65, BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SAID POINT OF REFERENCE LYING ON THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EDULIZING CANAL NO. L-2-A-122 (100.00 FOOT RIGHT-OF-WAY), THENCE S 00°00'27"E ALONG THE EAST LINE OF SAID TRACT 65, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUES S 02°00'20"E ALONG THE EAST LINE OF SAID TRACT 65 AND TRACT 96 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 108.02 FEET, THENCE S 02°26'39"W A DISTANCE OF 452.00 FEET, THENCE N 00°00'27"W A DISTANCE OF 70.62 FEET, THENCE S 05°59'33"W A DISTANCE OF 270.35 FEET, THENCE N 05°20'23"W A DISTANCE OF 10.00 FEET, THENCE S 83°51'12"W A DISTANCE OF 291.02 FEET, THENCE N 89°54'39"W A DISTANCE OF 269.12 FEET, THENCE N 78°02'21"W A DISTANCE OF 296.83 FEET, THENCE N 48°26'20"W A DISTANCE OF 807.59 FEET, THENCE N 50°01'49"E A DISTANCE OF 82.77 FEET, THENCE N 07°10'25"W A DISTANCE OF 401.87 FEET, THENCE S 89°54'51"W A DISTANCE OF 1196.84 FEET, THENCE N 00°51'25"W A DISTANCE OF 416.38 FEET TO THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-131, THENCE N 89°59'19"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-131, A DISTANCE OF 322.65 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 38.00 ACRES, MORE OR LESS.

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

1. THE TRACTS SHOWN HEREON ARE HEREBY DEDICATED AS A PRIVATE EASEMENT WAY FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF LUCERNE LAKES GOLF COURSE AND SAID TRACTS AS MAY OBTAIN THE USE AND BENEFIT THEREOF BY REGULATION, RESTRICTIONS, DECLARATIONS OF COVENANTS, OR EASEMENTS IN ANY OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MAY ALSO BE USED FOR SUCH OTHER PROPER PURPOSES AS MAY BE PERMITTED BY OFFICIALS AND AGENCIES FOR SUCH PURPOSES, AS MAY BE ALLOWED IN SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS OR EASEMENTS. THE OBLIGATION FOR MAINTENANCE OF THE INGRESS AND EGRESS EASEMENT WAY (TRACT 11) SHALL BE AS PROVIDED FOR IN SUCH DECLARATIONS OF COVENANTS AND RESTRICTIONS OR EASEMENTS OF RECORD.

2. THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, MAINTENANCE, INSPECTION, ADJUSTMENT, AND REPAIR OF UTILITY FACILITIES, CONDUITS AND APPURTENANCES.

3. THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS.

4. THE EGRESS ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OF ACCESS RIGHTS.

5. THE RECREATION AREAS SHOWN HEREON ARE HEREBY DEDICATED TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY FOR THE PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS.

6. LUCERNE LAKES GOLF COLONY (TRACT 1) IS HEREBY DEDICATED TO LUCERNE LAKES MASTER FELLOWSHIP ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND SHALL BE AVAILABLE FOR USE AS UTILITY AND DRAINAGE EASEMENTS.

7. BUCKLEY BERRY (TRACT 11) IS HEREBY DEDICATED TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, AND ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS OF THE PROPERTY AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WHICH IS HEREBY DEDICATED TO PALM BEACH COUNTY, AND SHALL BE AVAILABLE FOR UTILITY AND DRAINAGE EASEMENTS.

8. THE REAL PROPERTY SHOWN HEREON HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATED AS SHOWN HEREON AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22ND DAY OF August, 1982.

*William J. Rand*  
PRESIDENT  
FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY  
A CORPORATION OF THE STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
BEFORE ME PERSONALLY APPEARED G.J. BEACHLER AND W.J. FARNBAUGH, 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 FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A CORPORATION, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 23RD DAY OF August, 1982.  
MY COMMISSION EXPIRES: June 10, 1987  
*W. J. Farnbaugh*  
NOTARY PUBLIC

### OPTION HOLDER'S CONSENT

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
D.C.A. OF LAKE WORTH, INC., HEREBY CERTIFIES THAT IT IS A HOLDER OF AN OPTION UPON THE PROPERTY HEREBY DESCRIBED, AS ACCORDED IN OFFICIAL RECORD BOOK AT PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNER THEREOF, AS SHOWN HEREON.

IN WITNESS WHEREOF, D.C.A. OF LAKE WORTH, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 22ND DAY OF August, 1982.

D.C.A. OF LAKE WORTH, INC.  
ATTEST: *Louis A. Clark* SECRETARY  
BY: *Carl Palmisciano* PRESIDENT

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF ) SS  
WE, GATEWAY TITLE AND ABSTRACT COMPANY, INC., A TITLE INSURANCE COMPANY, IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FLORIDA GARDENS LAND DEVELOPMENT COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON AND FURTHER, THAT ALL MORTGAGES AND ALL ENCUMBRANCES OF RECORD ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: August 14, 1982 BY: *William J. Rand* PRESIDENT  
GATEWAY TITLE & ABSTRACT COMPANY, INC.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 2206-8 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER SURVEYED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED INSTRUMENTS; THAT SAID SURVEY INSTRUMENTS MET ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
THIS 19TH DAY OF August, 1982  
*William J. Rand*  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 282

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF August, 1982  
BY: *William J. Rand*  
WILLIAM J. RAND, CHAIRMAN  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF August, 1982.  
BY: *Herbert Mahler*  
HERBERT MAHLER, COUNTY ENGINEER  
ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *Elizabeth Richard*  
SECRETARY

### NOTES:

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 4. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS: *—●—*
- 6. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS: *—●—*
- 7. D.E. DENOTES DRAINAGE EASEMENT.
- 8. U.E. DENOTES UTILITY EASEMENT.
- 9. THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT BEING N 89°59'19"E.
- 10. L.A.E. DENOTES LINEAR ACCESS EASEMENT.

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA.

SHEET NO. 1 - SIGNATURE SHEET  
SHEET NO. 2 - MAP SHEET

0277-000

*Handwritten notes:*  
QUAD V  
1050 AB  
PH II - C-1  
LUCERNE LAKES  
SOURCE OF Palm Beach  
APPROVED 9/10/82

SEAL FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY  
SEAL NOTARY PUBLIC  
SEAL PROFESSIONAL LAND SURVEYOR  
SEAL COUNTY ENGINEER

## LUCERNE LAKES GOLF COLONY

Meridian  
Surveying and Mapping, Inc.  
2328 South Congress Ave.  
West Palm Beach, Florida 33411  
158  
LUCERNE LAKES GOLF COLONY PLAT NO. 44