

PART OF A P.U.D.

# LE LAC - PLAT 2

LYING IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST

A Replat Of Lots 20, 21 & 22, LE LAC, As Recorded In Plat Book 39, Pages 145 And 146, Public Records, Palm Beach County, Florida.

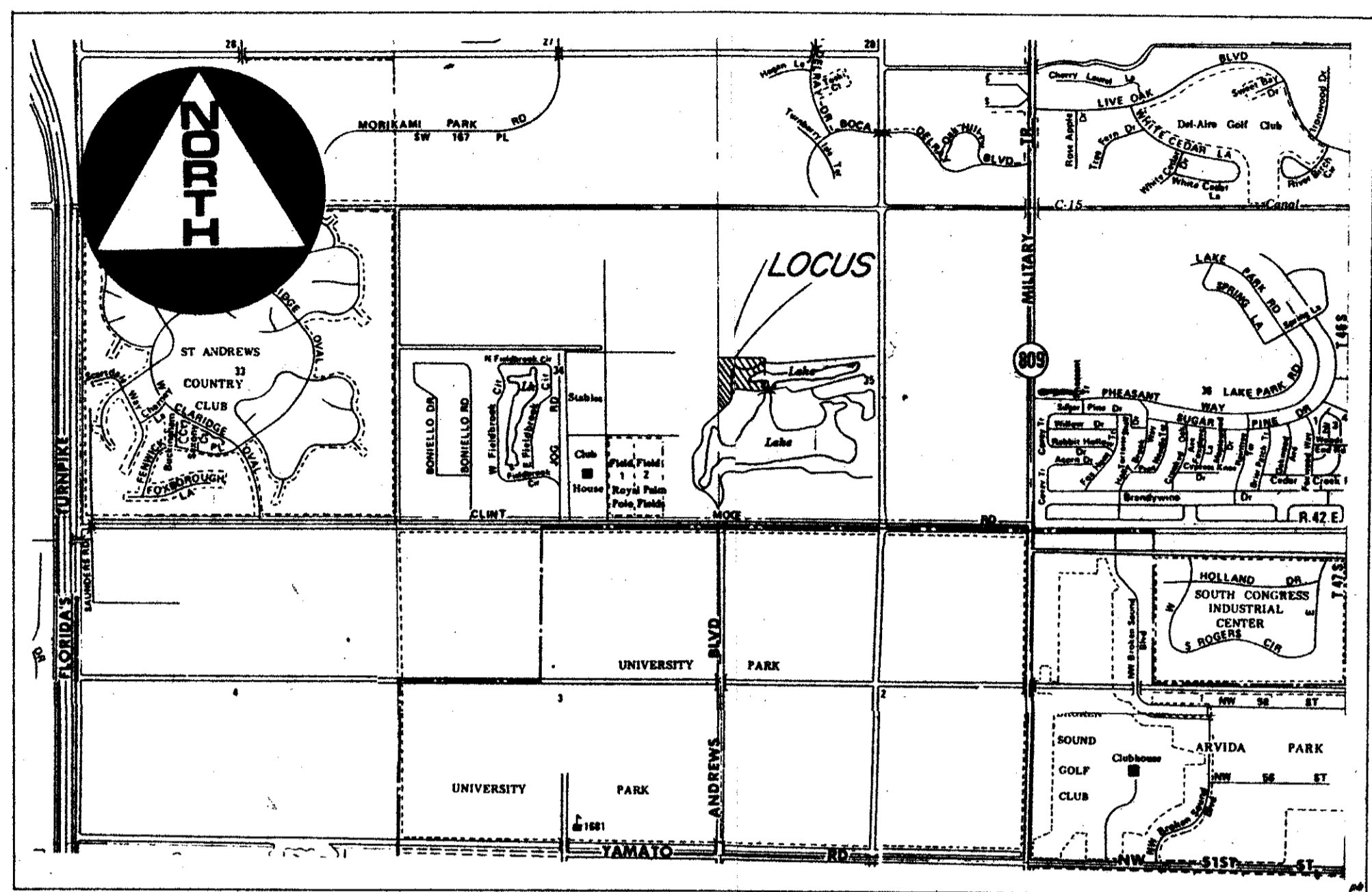
May, 1984

Sheet 1 of 2

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:21 A.M. THIS 16th DAY OF MAY, AD, 1984 AND DULY RECORDED IN PLAT BOOK 48 ON PAGES 61 AND 62.

JOHN B. DUNKLE, CLERK  
 CIRCUIT COURT  
 BY: *Carol W. White* DC



LOCATION MAP N.T.S.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT H. RIC LUHRS, AN INDIVIDUAL OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LE LAC - PLAT 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS TWENTY, TWENTY ONE, AND TWENTY TWO, INCLUSIVE, OF THE PLAT OF LE LAC (A PLANNED UNIT DEVELOPMENT) SAID PLAT BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK NUMBER THIRTY NINE ON PAGES ONE HUNDRED FORTY FIVE AND ONE HUNDRED FORTY SIX IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

CONTAINING 15.70 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

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

1. THE ROAD EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LE LAC PROPERTY OWNERS' ASSOCIATION, INCORPORATED (A FLORIDA NON-PROFIT CORPORATION), FOR PROPER ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
2. THE ROAD EASEMENT ABOVE AND AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY AS A UTILITY AND DRAINAGE EASEMENT.
3. THE UTILITY, DRAINAGE & ACCESS EASEMENTS, (U.D.&A. EASEMENTS), THE UTILITY & DRAINAGE EASEMENTS, (U.D. EASEMENTS), AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE LE LAC PROPERTY OWNERS' ASSOCIATION, INCORPORATED (A FLORIDA NON-PROFIT CORPORATION), FOR SUCH PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF I, H. RIC LUHRS DO HEREUNTO SET MY HAND AND SEAL THIS 20 DAY OF March, 1984.

WITNESS: *Joanna DeBrizio*  
 H. RIC LUHRS  
 AN INDIVIDUAL

WITNESS: *Sharon K. Noe*

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED H. RIC LUHRS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1984.

NOTARY PUBLIC *Joanna DeBrizio*  
 MY COMMISSION EXPIRES: 8/10/87

**MORTGAGEES CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3560, AT PAGE 1508 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 BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF March, 1984.

C.M.R. DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION

ATTEST: *Wilma A. Elmore* BY *George T. Elmore*  
 WILMA A. ELMORE, SECRETARY      GEORGE T. ELMORE, PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND WILMA A. ELMORE 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 C.M.R. DEVELOPMENT CORPORATION, A FLORIDA 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 20 DAY OF March, 1984.

NOTARY PUBLIC *Sharon C. Shively*  
 MY COMMISSION EXPIRES 2-25-86

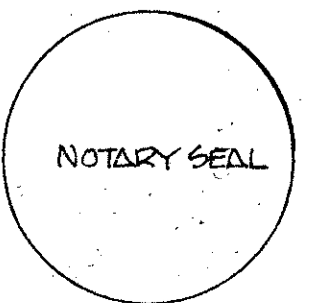
THE BOARD OF DIRECTORS OF LE LAC PROPERTY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS HEREON, PURSUANT TO ARTICLE III, PARAGRAPH 1 OF THE RESTATED LE LAC DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED ON JUNE 9, 1980, IN OFFICIAL RECORD BOOK 3905, PAGE 1361, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOARD OF DIRECTORS OF LE LAC  
 PROPERTY OWNERS' ASSOCIATION, INC.  
 BY *George T. Elmore*  
 GEORGE T. ELMORE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, 1984 BY GEORGE T. ELMORE AS PRESIDENT OF LE LAC PROPERTY OWNERS' ASSOCIATION, A FLORIDA CORPORATION, ON BEHALF OF THE BOARD OF DIRECTORS OF THE CORPORATION.

*Sharon C. Shively*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 2-25-86



**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN F. FLANNIGAN, 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 IN H. RIC LUHRS, AN INDIVIDUAL; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO OTHER ENCUMBRANCES THAN THE MORTGAGES SHOWN HEREON.

DATE: MARCH 1, 1984 BY: *John F. Flannigan*  
 JOHN F. FLANNIGAN, ESQ.

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF May, A.D. 1984.

BY: *Ken Spillias*  
 KEN SPILLIAS, CHAIRMAN

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF May, 1984.

BY: *H. F. Kahlert*  
 H. F. KAHLERT  
 COUNTY ENGINEER

ATTEST: *John B. Dunkle*  
 JOHN B. DUNKLE, CLERK

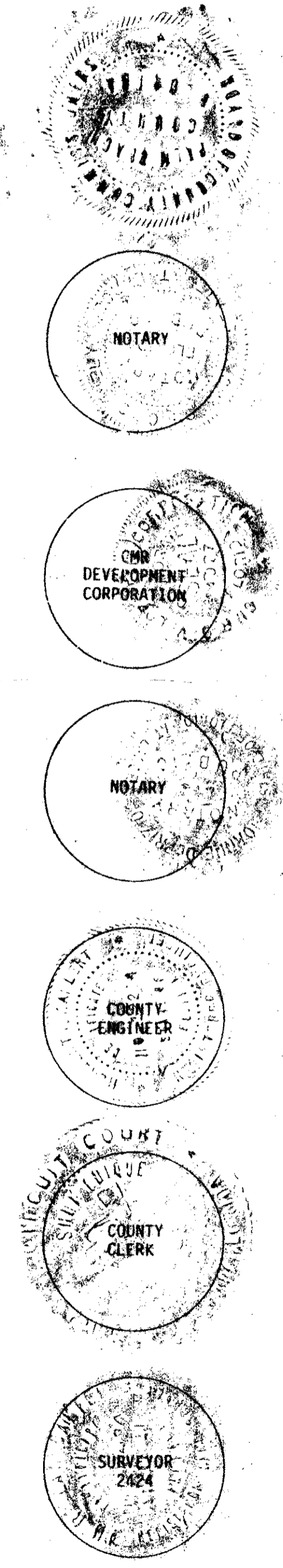
**NOTES:**

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) ARE DESIGNATED THUS: ■
6. PERMANENT CONTROL POINT (P.C.P.'S) ARE DESIGNATED THUS:
7. THIS INSTRUMENT WAS PREPARED BY TERRANCE L. OSBORNE AND GENE D. BOWLING IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
8. P.R.M.'S ARE STAMPED WITH SURVEYOR'S CERTIFICATE NUMBER 2424.
9. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF LE LAC P.U.D., P.B. 39, PGS. 145 AND 146.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT 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 PLACED AS REQUIRED BY LAW AND (P.C.P.'S) 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.

DATE: 3-23-84 BY: *Wm. R. Van Campen*  
 WM. R. VAN CAMPEN  
 REGISTERED LAND SURVEYOR 2424  
 STATE OF FLORIDA



0272-002

48/161

**BENCH MARK**  
 land surveying and mapping, inc.  
 WEST PALM BEACH, FLORIDA

**LE LAC PLAT 2**

OWN: Bowling    ENG: T. Osborn    DATE: February 84    WD. NO. 83-489  
 SCALE: None    SIZE: 8 1/2" x 11"    SHEET: 1 OF 2

48/161

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER