

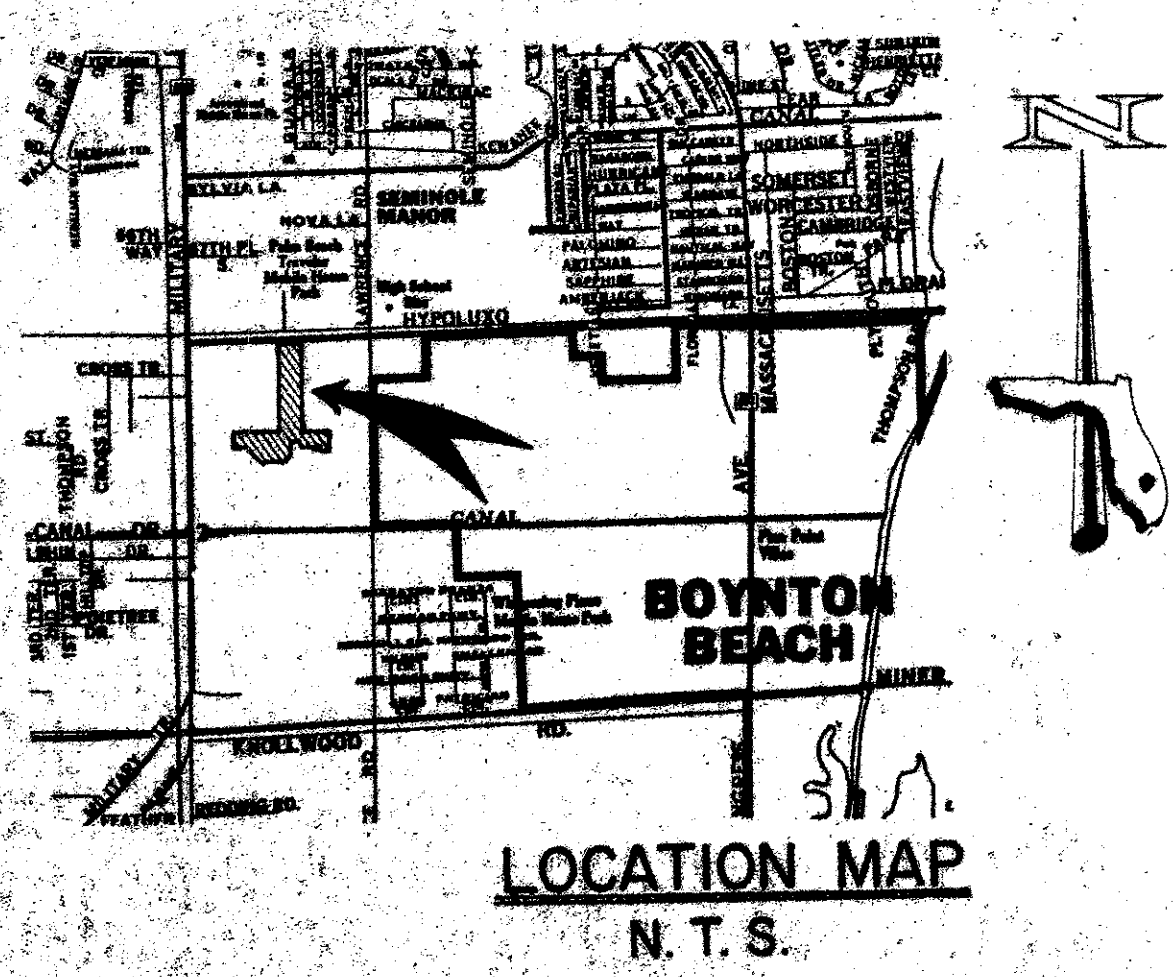
# PLAT No. 1 HOMES AT LAWRENCE

## A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 3, 9, 10, 11, 12, AND 13, NORTHEAST 1/4 OF SECTION 12, OF AMENDED PLAT OF SECTION 12 TWP. 45 SOUTH, RGE. 42 EAST, MARY A. LYMAN ET AL, AS RECORDED IN P.B. 9, P. 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA.

JUNE 1984

SHEET 1 OF 3



### LAND USE TABULATION

AREA TABULATION	ACRES
ROAD RIGHT-OF-WAY	4.6821
NATURAL AREA	0.8925
PARK	0.7156
SINGLE FAMILY BLOCKS OF LOTS 1 THRU 10A	2.7017
PATIO HOMES, BLOCKS OF LOTS 11 THRU 80	10.1618
TRACT "A"	0.1450
TOTAL	19.3027

PLANNED UNIT DEVELOPMENT TABULATION	
TOTAL AREA THIS PLAT	19.303
LESS ROAD RIGHT-OF-WAY	4.6821
LESS NATURAL AREAS, PARK AND TRACT "A"	1.7723
EQUAL EFFECTIVE BASE RESIDENTIAL AREA	12.8486
PROPOSED TOTAL UNITS THIS PLAT -82	
OPEN SPACE THIS PLAT	6.4392
DENSITY = 4.248 UNITS PER ACRE	

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PLAT WAS FILED FOR RECORD AT 9:30 A.M. THIS 29th DAY OF NOVEMBER AD. 1984 AND DUEY RECORDED IN PLAT BOOK 49 ON PAGES 183, 184 AND 185.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
PALM BEACH COUNTY, FLORIDA

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COHAR, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 1, HOMES AT LAWRENCE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACTS 3, 9, 10, 11, 12 AND 13, NORTHEAST 1/4 OF SECTION 12, AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 ON PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR CONVENIENCE ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE TO THE BEARING SOUTH 89°40'51.2" WEST ASSUMED FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12.)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°40'51.2" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1003.58 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 03°01'11" WEST, ALONG SAID EAST LINE OF TRACT 3, A DISTANCE OF 40.07 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 18, AS SAID RIGHT OF WAY IS DESCRIBED IN DEED BOOK 43 ON PAGE 461 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTH RIGHT OF WAY LINE BEING A LINE PARALLEL TO AND 40 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST QUARTER SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUED SOUTH 03°01'11" WEST, ALONG SAID EAST LINE OF TRACT 3, A DISTANCE OF 100.17 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 140 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°40'51.2" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.08 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 03°01'11" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1098.64 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 03°01'11" WEST, ALONG SAID EAST LINE OF TRACT 3, A DISTANCE OF 1098.64 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3 AND THE NORTHEAST CORNER OF SAID TRACT 10; THENCE NORTH 89°38'49.5" EAST, ALONG THE NORTH LINES OF SAID TRACTS 10 AND 9, A DISTANCE OF 382.56 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 643.18 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 12; THENCE SOUTH 02°02'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 261.17 FEET; THENCE NORTH 87°57'02" WEST, A DISTANCE OF 116.08 FEET TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF A LINE RADIAL TO THE NEXT DESCRIBED CURVE; THENCE SOUTH 74°42'53" WEST, ALONG SAID PROLONGED RADIAL LINE, A DISTANCE OF 25.00 FEET TO THE ARC OF THE AFORESAID CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°58'43" A DISTANCE OF 109.89 FEET TO A LINE RADIAL TO THE LAST DESCRIBED CURVE AND THE NEXT DESCRIBED CURVE; THENCE SOUTH 38°44'10" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 107.00 FEET TO THE ARC OF THE NEXT DESCRIBED CURVE, SAID CURVE BEING CONCENTRIC TO THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°51'47" A DISTANCE OF 46.12 FEET; THENCE SOUTH 89°52'23" WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 00°01'37" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 89°52'23" WEST, A DISTANCE OF 145.69 FEET; THENCE SOUTH 00°07'37" EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 157.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 246.62 FEET; THENCE SOUTH 89°52'23" WEST, A DISTANCE OF 170.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 12.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'25" A DISTANCE OF 22.41 FEET TO A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE NORTH 39°57'12" WEST, ALONG THE PROLONGATION OF SAID RADIAL LINE, A DISTANCE OF 113.59 FEET; THENCE NORTH 47°40'14" WEST, A DISTANCE OF 51.36 FEET; THENCE NORTH 40°09'56" WEST, A DISTANCE OF 90.73 FEET TO THE INTERSECTION WITH A CURVE WHOSE CENTER BEARS SOUTH 39°27'06" EAST, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 133.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'25" A DISTANCE OF 5.47 FEET TO A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE NORTH 41°48'11" WEST, ALONG THE PROLONGATION OF SAID RADIAL LINE, A DISTANCE OF 82.00 FEET; THENCE NORTH 84°38'18" WEST, A DISTANCE OF 78.38 FEET; THENCE NORTH 85°59'58" WEST, A DISTANCE OF 139.60 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT 13; THENCE NORTH 04°00'16" EAST, ALONG SAID WEST LINE OF TRACT 13, A DISTANCE OF 190.83 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE NORTH 89°38'49.5" EAST, ALONG THE NORTH LINE OF SAID TRACTS 13 AND 12, A DISTANCE OF 684.40

FEET TO THE NORTHEAST CORNER OF SAID TRACT 12 AND THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE NORTH 03°20'54" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 1299.84 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 18 AND A LINE PARALLEL TO AND 40 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°40'51.2" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 334.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.303 ACRES MORE OR LESS.

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

- STREETS**  
THE STREETS SHOWN HEREON AS GLENWOOD DRIVE, WILLOW SPRING CIRCLE NORTH AND PALMDALE DRIVE ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS**  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.  
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMES AT LAWRENCE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. (SEE ADDED STATEMENT BELOW.)  
LIMITED ACCESS EASEMENT:  
THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
BUFFER EASEMENT:  
THE BUFFER EASEMENTS (BUFFER ZONE) AS SHOWN ARE HEREBY RESERVED OR LANDSCAPING AND/OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AFFECTED FEE SIMPLE LOT OWNERS, THEIR SUCCESSORS AND ASSNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARKS AND NATURAL AREAS**  
THE TRACTS SHOWN HEREON AS NATURAL AREA AND PARK ARE HEREBY DEDICATED TO THE HOMES AT LAWRENCE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "A"**  
THE TRACTS SHOWN HEREON AS TRACTS "A-1" THROUGH "A-3" ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMES AT LAWRENCE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, COHAR, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF October, 1984.

COHAR, INC., A CORPORATION OF THE STATE OF FLORIDA.

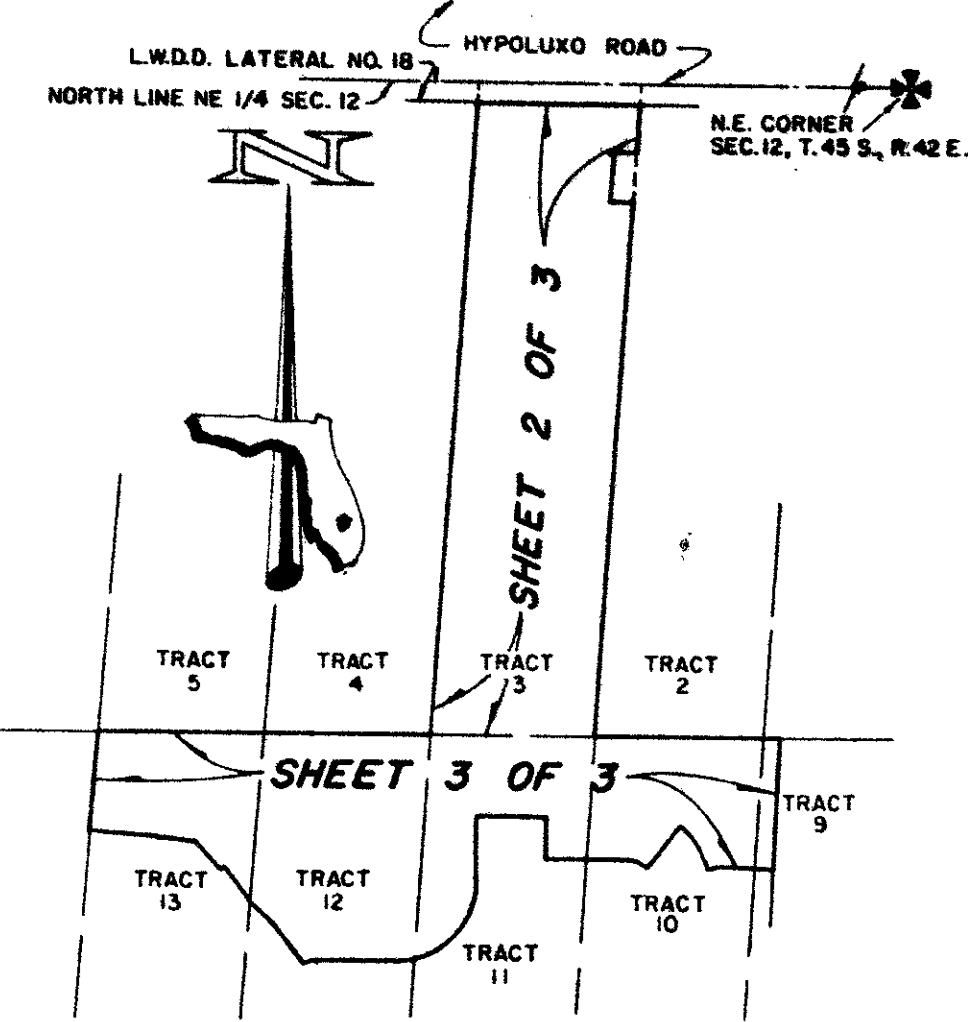
ATTEST: *Neal Rauch* BY: *Norman Rauch*  
NORMAN RAUCH, PRESIDENT

STATE OF FLORIDA ) S.S.  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND Neal Rauch, 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 COHAR, INC., 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 30th DAY OF October, 1984.

MY COMMISSION EXPIRES: 8/23/87 *Norman Rauch*  
NOTARY PUBLIC



PLAT SHEET INDEX MAP  
SCALE: 1" = 400'

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) S.S.  
COUNTY OF PALM BEACH )

FLORIDA NATIONAL BANK OF PALM BEACH COUNTY, 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 4283 AT PAGE 1435, AND MODIFIED BY AGREEMENT IN OFFICIAL RECORD BOOK 4351, PAGE 1540, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA NATIONAL BANK OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Assistant Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF October, 1984.

FLORIDA NATIONAL BANK OF PALM BEACH COUNTY, A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: *Patricia A. Sheehan* BY: *Thomas L. George*

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) S.S.  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Thomas L. George AND Patricia A. Sheehan, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Assistant Vice President OF FLORIDA NATIONAL BANK OF PALM BEACH COUNTY, 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 October, 1984.

MY COMMISSION EXPIRES: 11/22/85 *Thomas L. George*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA ) S.S.  
COUNTY OF PALM BEACH )

WE, FLAGLER TITLE CO., A TITLE INSURANCE COMPANY DULY LICENSED 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 THE COHAR, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND IS FREE OF ALL OTHER ENCUMBRANCES.

DATE: Oct 30, 1984 BY: *Roger Gamblin*  
FLAGLER TITLE CO.  
ROGER GAMBLIN, PRESIDENT

### 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (C.P.'S) SET UNDER THE ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURNISH THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 10/30/84 BY: *George C. Panos*  
GEORGE C. PANOS  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1018

### APPROVAL PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF Nov., 1984.

BY: *Herbert F. Kahler*  
HERBERT F. KAHLERT, CHAIRMAN, VICE  
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF Nov., 1984.

BY: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
DEPUTY CLERK

### DEDICATION AND RESERVATION

ADDED STATEMENT TO:  
2. EASEMENTS  
PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE DRAINAGE SYSTEM.

FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH, FLORIDA 33406

SCALE: NONE  
DATE: JUNE 1984  
BY: M.F.S.

PLAT NO. 1, HOMES AT LAWRENCE  
IN 3 SHEETS, SHEET 1 OF 3

DRAWING NUMBER  
49/183

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

ACCESS AND MAINTENANCE EASEMENTS ARE DEDICATED IN PERPETUITY FOR MAINTENANCE OF BUILDINGS.

