

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./ACRE	AGGREGATE		TOTALS
				AGGR. ACRES	NO. OF UNITS	OVERALL DENSITY D.U./ACRE
PLAT NO. 1	33.89	106	3.12	33.89	106	3.12
PLAT NO. 2	31.37	160	5.10	65.26	266	4.07
PLAT NO. 3	5.13	0	0.00	70.39	266	3.77
PLAT NO. 4-A	20.81	0	0.00	91.20	266	2.92

A PORTION OF A P.U.D.

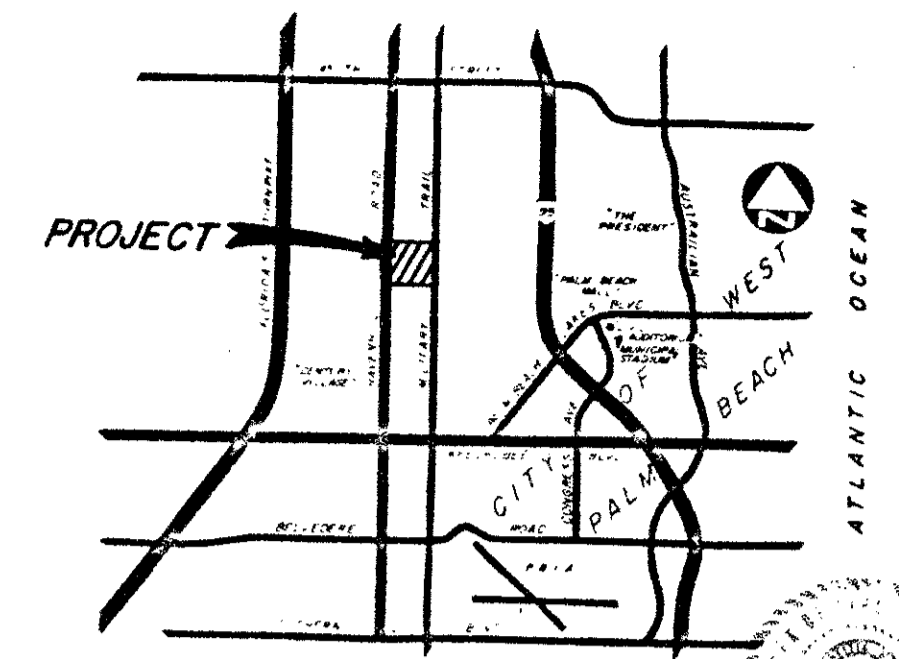
LAKESIDE GREEN-PLAT NO. 4-A

SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1
JANUARY, 1985

186



STATE OF FLORIDA
COUNTY OF PALM BEACH }
This Plat was filed for record at 10:22 AM
this 28th day of March
1985, and duly recorded in Plat Book No
50 on pages 186, 187 & 189
JOHN B. DUNKLE, Clerk Circuit Court
By *[Signature]*, D.C.



COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26
DAY OF March A.D., 1985.

BY: *[Signature]*
KENNETH M. ADAMS, CHAIRMAN
ATTEST:
JOHN B. DUNKLE, CLERK
BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26
DAY OF March A.D., 1985.
BY: *[Signature]*
H.F. KAHLERT, COUNTY ENGINEER

- NOTES:
- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
 - PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 - A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
 - BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
I HEREBY 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 THAT (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: March 1st 1985
[Signature]
JOSEPH M. TUCKER
FLORIDA CERTIFICATE NO. 3285
0265-305
THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVAS ENGINEERS, INC., 1675 PALM BEACH LAKES BLVD WEST PALM BEACH, FLORIDA 33411
PHONE: 737-6546

ROSSI AND MALAVAS ENGINEERS, INC.
WEST PALM BEACH, FLORIDA

A PORTION OF A P.U.D.
LAKESIDE GREEN-PLAT 4-A
IN 3 SHEETS SHEET NO. 1

Date: JANUARY, 1985
Designed: R. ANDERSON
Scale: 1" = 100'
Drawn: D. FREDERICK
Job No.: 3304-84
Checked: _____
File No.: S-1304-00

Sheet 1 of 3

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKESIDE GREEN - PLAT NO. 4-A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE RECORDED PLAT OF LAKESIDE GREEN PLAT NO. 2, AS RECORDED IN PLAT BOOK 46, PAGE 136 AND 137 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 89° 51' 00" WEST, ALONG THE NORTH LINE OF PLAT NO. 2, A DISTANCE OF 615.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 09° 09' 00" EAST, A DISTANCE OF 604.56 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 88° 22' 45", AND AN ARC LENGTH OF 339.35 FEET TO A POINT; THENCE NORTH 88° 13' 45" WEST, A DISTANCE OF 295.00 FEET; THENCE SOUTH 00° 09' 00" WEST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 06° 30' 00" WEST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 05° 00' 00" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 09° 09' 00" WEST, A DISTANCE OF 195.00 FEET; THENCE SOUTH 12° 30' 00" WEST, A DISTANCE OF 63.12 FEET; THENCE SOUTH 76° 30' 00" WEST, A DISTANCE OF 38.22 FEET; THENCE NORTH 89° 51' 00" WEST, A DISTANCE OF 403.90 FEET; THENCE SOUTH 02° 50' 14" WEST, A DISTANCE OF 185.52 FEET; THENCE SOUTH 06° 14' 16" WEST, A DISTANCE OF 213.01 FEET; THENCE SOUTH 24° 00' 00" WEST, A DISTANCE OF 204.55 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 73° 00' 00", AND AN ARC LENGTH OF 127.41 FEET TO A POINT; THENCE SOUTH 49° 00' 00" EAST, A DISTANCE OF 196.00 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 34° 09' 09" WEST, A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 130° 42' 01", AND AN ARC LENGTH OF 96.85 FEET; THENCE NORTH 49° 00' 00" WEST, A DISTANCE OF 219.76 FEET; THENCE NORTH 88° 31' 25" WEST, A DISTANCE OF 71.84 FEET; THENCE NORTH 69° 46' 51" WEST, A DISTANCE OF 421.97 FEET; THENCE NORTH 88° 19' 45" WEST, A DISTANCE OF 442.03 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF HAVERHILL ROAD; THENCE WITH A BEARING OF NORTH 10° 28' 52" EAST, ALONG THE EAST RIGHT OF WAY LINE, SAID LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 90.00 FEET; THENCE SOUTH 88° 19' 45" EAST, A DISTANCE OF 457.03 FEET; THENCE SOUTH 69° 46' 51" EAST, A DISTANCE OF 367.40 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 103° 30' 20", AND AN ARC LENGTH OF 90.33 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 179° 17' 11", AND AN ARC LENGTH OF 54.31 FEET; THENCE NORTH 24° 00' 00" EAST, A DISTANCE OF 165.10 FEET; THENCE NORTH 86° 57' 06" WEST, A DISTANCE OF 197.78 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 16' 58", AND AN ARC LENGTH OF 63.03 FEET; THENCE NORTH 3° 19' 51" EAST, A DISTANCE OF 301.49 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 13° 16' 14", AND AN ARC LENGTH OF 9.26 FEET; THENCE WITH A BEARING OF NORTH 16° 36' 06" EAST, A DISTANCE OF 177.01 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 68° 57' 29", AND AN ARC LENGTH OF 12.04 FEET; THENCE NORTH 88° 33' 35" EAST, A DISTANCE OF 219.03 FEET; THENCE NORTH 04° 15' 01" EAST, A DISTANCE OF 404.86 FEET; THENCE NORTH 88° 13' 45" WEST, A DISTANCE OF 187.65 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 57° 56' 28", AND AN ARC LENGTH OF 215.18 FEET; THENCE WITH A BEARING OF SOUTH 33° 49' 47" WEST, A DISTANCE OF 340.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 57° 39' 19", AND AN ARC LENGTH OF 342.13 FEET; THENCE NORTH 88° 30' 54" WEST, A DISTANCE OF 234.96 FEET; THENCE SOUTH 46° 28' 59" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 88° 31' 08" WEST, A DISTANCE OF 4.00 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF HAVERHILL ROAD; THENCE WITH A BEARING OF NORTH 10° 28' 52" EAST, ALONG THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD, SAID LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 130.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 31' 08" EAST, A DISTANCE OF 4.00 FEET; THENCE WITH A BEARING OF SOUTH 43° 31' 01" EAST, A DISTANCE OF 35.35 FEET; THENCE WITH A BEARING OF SOUTH 88° 30' 54" EAST, A DISTANCE OF 234.97 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 107° 39' 18", AND AN ARC LENGTH OF 261.63 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 33° 49' 47" EAST, A DISTANCE OF 215.18 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 57° 56' 28", AND AN ARC LENGTH OF 257.98 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 13' 45" EAST, A DISTANCE OF 268.65 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 88° 22' 45", AND AN ARC LENGTH OF 462.75 FEET; THENCE SOUTH 09° 09' 00" WEST, A DISTANCE OF 473.78 FEET; THENCE SOUTH 44° 51' 00" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 89° 51' 00" EAST, A DISTANCE OF 478.97 FEET; THENCE NORTH 46° 02' 49" EAST, A DISTANCE OF 34.80 FEET; THENCE SOUTH 88° 03' 23" EAST, A DISTANCE OF 10.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF SOUTH 10° 56' 37" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, SAID LINE LYING 50.00 FEET WEST OF THE CENTERLINE OF MILITARY TRAIL, A DISTANCE OF 129.75 FEET MORE OR LESS TO THE POINT OF BEGINNING, A DISTANCE OF 20.81 ACRES MORE OR LESS.

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

- THE RIGHT-OF-WAY FOR WILLOW POND RD., THE 4' ADDITIONAL RIGHT-OF-WAY FOR HAVERHILL ROAD AND THE 10' ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- THE LAKE SHOWN HEREON AS WATER MANAGEMENT TRACT "A" IS HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOC. INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. TRACT "A" IS ALSO A DRAINAGE EASEMENT.
- EASEMENTS:
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
 - LIMITED ACCESS EASEMENTS - 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.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF March A.D., 1985.

ATTEST:
[Signature] Harry Engelstein Vice-President
[Signature] Alec Englestein President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND HARRY ENGLESTEIN, TO BE 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 ENGLE GROUP, 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 15 DAY OF March 1985.

[Signature]
PATRICIA JONES
NOTARY PUBLIC

MY COMMISSION EXPIRES March 4, 1986

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
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 4176 AT PAGE 220 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 Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF March A.D., 1985.

ATTEST:
[Signature] Barbara A. Vincent
OF PALM BEACH COUNTY
BY: *[Signature]* Barbara A. Vincent
V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARBARA A. VINCENT AND *[Signature]* TO BE WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. and Vice Pres. OF THE ABOVE NAMED ME THAT THEY EXECUTED SUCH INSTRUMENT AS VICE PRES. AND VICE PRES. RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 15 DAY OF March A.D., 1985.

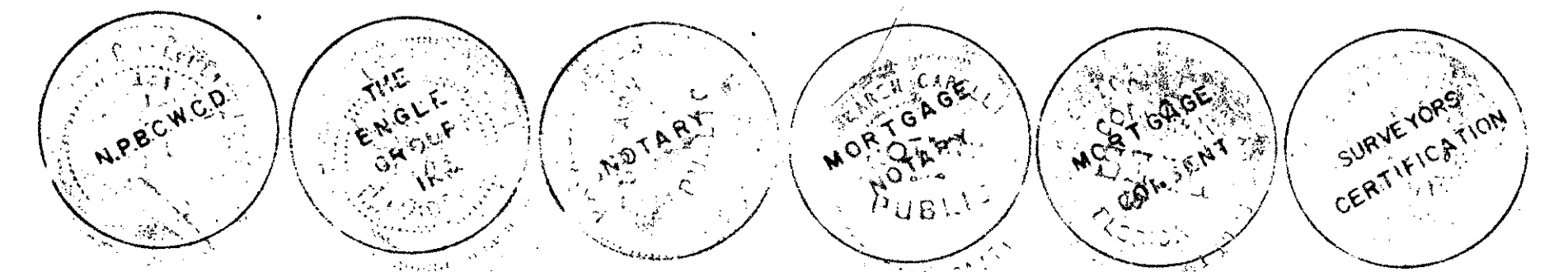
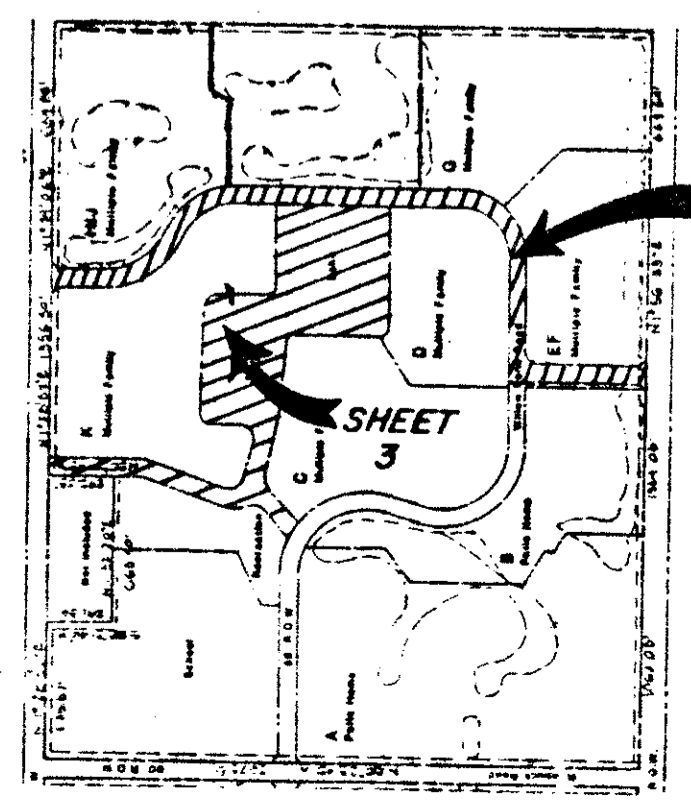
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

JOEL P. KOEPPPEL, 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 THE ENGLE GROUP, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

2/4/85
[Signature]
ATTORNEY AT LAW, LICENSED IN FLORIDA



DRAWING NUMBER 50/186

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REPRODUCED BY NUMBER 0784