

LUCERNE LAKES GOLF COLONY II

A PORTION OF LUCERNE LAKES, A P.U.D.
BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH
FARMS COMPANY'S PLAT NO. 3, PLAT BOOK 2, PAGES 45-54,
SITUATE IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:50 PM
THIS 15 DAY OF MARCH
AD, 1985 AND DULY RECORDED
IN PLAT BOOK 52 ON PAGES
4 AND 5
JOHN B. DUNKLE, CLERK
BY: [Signature]



DEDICATION

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

BEGINNING AT THE SOUTHEAST CORNER OF LUCERNE LAKES GOLF COLONY, AS RECORDED IN PLAT BOOK 44, PAGES 158-159, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°00'27"E, ALONG THE EAST LINE OF BLOCK 29, AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1473.28 FEET TO A POINT ON A LINE 30 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCK 29; THENCE N89°59'47"W, ALONG SAID PARALLEL LINE, AND ALSO ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE NORTH DRAINAGE DISTRICTS CANAL L-14, A DISTANCE OF 330.00 FEET TO THE EAST LINE OF TRACT 127 OF SAID BLOCK 29; THENCE N00°00'13"E, ALONG SAID EAST LINE OF TRACT 127, A DISTANCE OF 6.00 FEET; THENCE N89°59'47"W A DISTANCE OF 316.83 FEET; THENCE N00°00'13"E A DISTANCE OF 498.00 FEET; THENCE S88°17'50"E A DISTANCE OF 150.67 FEET; THENCE N02°41'04"W A DISTANCE OF 476.31 FEET; THENCE S89°13'31"E A DISTANCE OF 56.20 FEET; THENCE N06°20'23"W A DISTANCE OF 572.73 FEET TO THE SOUTHERLY PERIMETER OF SAID LUCERNE LAKES GOLF COLONY; THENCE N89°59'33"E, ALONG SAID SOUTHERLY PERIMETER OF LUCERNE LAKES GOLF COLONY, A DISTANCE OF 270.35 FEET; THENCE S00°00'27"E A DISTANCE OF 70.62 FEET; THENCE N89°59'33"E A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 18.953 ACRES MORE OR LESS.

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

- TRACT "A" (LUCERNE LAKES BOULEVARD) AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE PROPERTY DESCRIBED IN THIS PLAT, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS E, F, AND G ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE PROPERTY DESCRIBED IN THIS PLAT, FOR RESIDENTIAL HOUSING PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, D, AND THE INGRESS/EGRESS EASEMENTS, ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE PROPERTY DESCRIBED IN THIS PLAT, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT H IS HEREBY RESERVED FOR OPEN SPACE FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE PROPERTY DESCRIBED IN THIS PLAT.

ALL OF THE AREAS RESERVED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE PERPETUALLY MAINTAINED BY ONE OR MORE CONDOMINIUM OR PROPERTY OWNERS ASSOCIATIONS PURSUANT TO ONE OR MORE DECLARATIONS TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY. PRIOR TO THE TIME SUCH MAINTENANCE IS MADE THE OBLIGATION OF A CONDOMINIUM OR PROPERTY OWNERS ASSOCIATION PURSUANT TO A RECORD DECLARATION, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH AREAS.

IN WITNESS WHEREOF, FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY/TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF MARCH, 1985.

ATTEST: [Signature] W.J. FARNBAUCH, SECRETARY/TREASURER
BY: [Signature] G.J. BEACHLER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED G.J. BEACHLER AND W.J. FARNBAUCH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY/TREASURER OF FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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.
MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

OPTION HOLDERS CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
D.C.A. OF LAKE WORTH, INC., HEREBY CERTIFIES THAT IT IS A HOLDER OF AN OPTION UPON THE PROPERTY HEREON DESCRIBED, AS RECORDED IN OFFICIAL RECORD BOOK 453 (AT PAGE 0320) 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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 15 DAY OF MARCH, 1985.

ATTEST: [Signature] LUIS A. CLARK, SECRETARY
BY: [Signature] CARL PALMISCIANO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 D.C.A. OF LAKE WORTH, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 18 DAY OF MARCH, 1985.
MY COMMISSION EXPIRES: August 16, 1986 [Signature] NOTARY PUBLIC

TITLE CERTIFICATION

WE, FLORIDA HOME TITLE INSURANCE AGENCY, INC. 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 FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FLORIDA HOME TITLE INSURANCE AGENCY, INC.
DATE: 8/16/85 BY: [Signature] BARBARA L. JONES, VICE PRESIDENT

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S00°00'27"E ALONG THE EAST LINE OF BLOCK 29, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:
FOUND [Symbol]
SET [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: [Symbol]
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF Sept 1985.
BY: [Signature] KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF Sept 1985.
BY: [Signature] COUNTY ENGINEER, ASSISTANT
George T. Webb

ATTEST:
JOHN B. DUNKLE, CLERK
BY: [Signature] DEPUTY CLERK

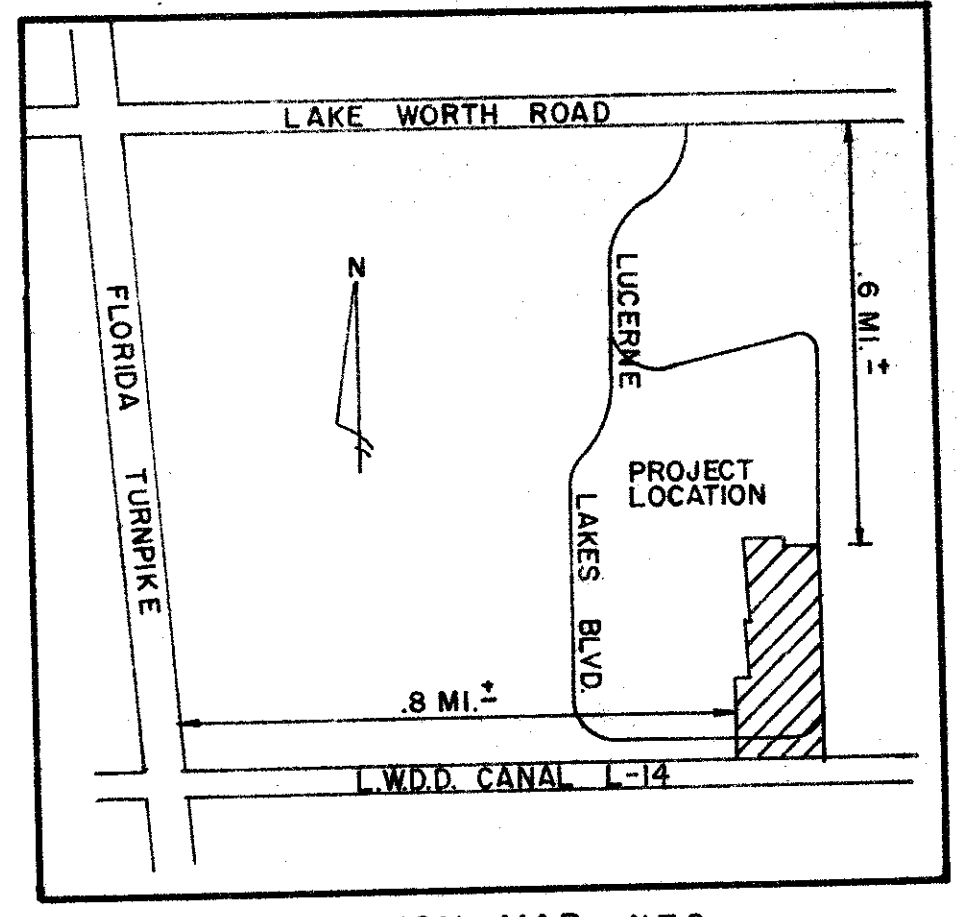
SURVEYOR'S CERTIFICATE

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 COMPLES WITH CHAPTER 2144-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
THIS 7th DAY OF August, 1985.
[Signature] WESLEY B. HAAS, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3708

THIS INSTRUMENT WAS PREPARED BY MICHAEL A. MANZIE IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33405.

P.U.D. TABULAR DATA

GROSS AREA OF PROJECT	18.953 ACRES
TOTAL NUMBER OF DWELLING UNITS	248
GROSS DENSITY	0.077 D.U./ACRE
BUILDING COVERAGE	3.09 ACRES
STREETS & UNCOVERED PARKING	6.48 ACRES
WATER BODIES	0.00 ACRES
PARKS	0.00 ACRES
TOTAL OPEN SPACE	9.42 ACRES



LOCATION MAP N.T.S.

0277-001

52/4

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	10/11/85
CHECKED	SCALE	NONE	
DRAWING NO	84-P-008		

LUCERNE LAKES GOLF COLONY II

DRAWING NUMBER 52/4

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

