

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
PLAT NO. 4-B	30.04	300	9.98	121.24	566	4.67
PLAT NO. 5	9.40	80	8.51	129.75	646	4.97
PLAT NO. 6	6.25	56	8.96	138.71	702	5.06
PLAT NO. 7	6.47	56	8.65	145.18	758	5.22

OPEN SPACE - 2.67 AC. = 41% (35% REQ'D)

DESCRIPTION

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

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. 7, 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 LAKESIDE GREEN PLAT NO. 6, AS RECORDED IN PLAT BOOK 54, PAGE 38 AND 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 87° 32' 42" WEST, ALONG THE NORTH LINE OF PLAT 6, A DISTANCE OF 236.44 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF EASTBROOK AVENUE; THENCE WITH A BEARING OF NORTH 0° 09' 00" EAST, ALONG THE EAST RIGHT OF WAY LINE OF EASTBROOK AVENUE, A DISTANCE OF 42.64 FEET; THENCE WITH A BEARING OF NORTH 89° 51' 00" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF EASTBROOK AVENUE, A DISTANCE OF 295.00 FEET; THENCE WITH A BEARING OF NORTH 48° 33' 52" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY LINE OF LAKESIDE GREEN PLAT NO. 4A, AS RECORDED IN PLAT BOOK 50, PAGE 186-188; THENCE WITH A CURVE TO THE LEFT ALONG THE NORTHERLY LINE OF PLAT 4A, HAVING A CHORD BEARING OF NORTH 33° 08' 07" WEST, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 51° 42' 45", AND AN ARC LENGTH OF 270.9 FEET; THENCE NORTH 20° 15' 39" WEST, A DISTANCE OF 31.28 FEET; THENCE NORTH 18° 28' 11" EAST, A DISTANCE OF 169.27 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30° 54' 59", AND AN ARC LENGTH OF 26.98 FEET; THENCE NORTH 49° 23' 10" EAST, A DISTANCE OF 35.54 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET, A CENTRAL ANGLE OF 7° 14' 49", AND AN ARC LENGTH OF 16.82 FEET; THENCE WITH A BEARING OF SOUTH 27° 11' 41" EAST, A DISTANCE OF 127.46 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 77° 22' 27" EAST, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 29° 08' 19", AND AN ARC LENGTH OF 25.43 FEET; THENCE WITH A BEARING OF SOUTH 88° 03' 23" EAST, A DISTANCE OF 50.56 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 10° 26' 08" WEST, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 51° 53' 33", AND AN ARC LENGTH OF 22.64 FEET; THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13° 34' 02", AND AN ARC LENGTH OF 37.81 FEET; THENCE WITH A BEARING OF NORTH 1° 56' 37" EAST, A DISTANCE OF 36.60 FEET; THENCE SOUTH 88° 03' 23" EAST, A DISTANCE OF 272.77 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF SOUTH 1° 56' 37" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; SAID LINE LYING 5000 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SECTION 12, A DISTANCE OF 490.89 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 6.469 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS REVIEWED THIS PLAT AND ACKNOWLEDGES THERE ARE NO DEDICATIONS TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND THAT SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITIES WITHIN THIS PLAT.

DATE: 6/3/87 NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ATTEST: *Peter L. Pimentel* SECRETARY BOARD OF SUPERVISORS  
*William L. Kerslake* WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

# A PORTION OF A P.U.D.

## LAKESIDE GREEN-PLAT NO. 7

### SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST

#### PALM BEACH COUNTY, FLORIDA

#### IN 2 SHEETS, SHEET NO. 1

#### APRIL, 1987

DEDICATION

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

- THE 10' ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AS SHOWN HEREON IS 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 ACCESS TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 6, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- THE RECREATION AREA SHOWN HEREON AS TRACT "B" IS HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' BUFFER AREA SHOWN HEREON AS TRACT "C" IS HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:
  - DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 6, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
  - UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
  - 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.
  - PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.
- TRACTS "D", "E", "F", "G", "H" AND "I" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 6, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS AND PARKING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "J" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKESIDE GREEN HOMEOWNERS ASSOCIATION NO. 6, INC., ITS SUCCESSORS OR ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC., A FLORIDA CORPORATION, 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 15th DAY OF May A.D., 1987.

ATTEST: *Harry Englestein* Harry Englestein Vice-President  
*Alec Englestein* 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 15th DAY OF May 1987

*Patricia Jones*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 4, 1990

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 4195 AT PAGE 370 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 20 DAY OF May A.D., 1987.

ATTEST: FIRST AMERICAN BANK AND TRUST

*John H. Fullmer* V.P.  
*Barbara H. Vincent* V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Barbara H. Vincent* AND *John H. Fullmer* TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Vice President* AND *Vice President* OF THE ABOVE NAMED FIRST AMERICAN BANK AND TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS *Vice President* AND *Vice President* 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 20 DAY OF May A.D., 1987

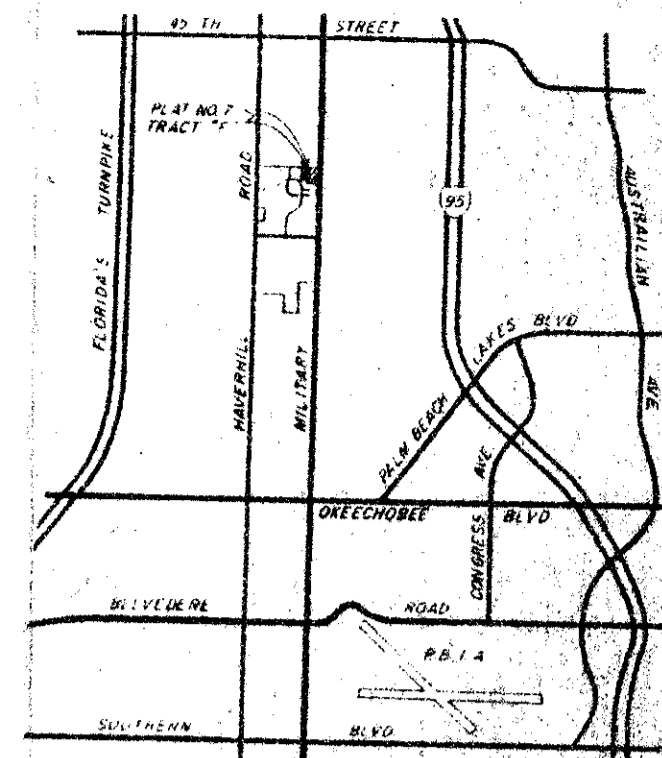
MY COMMISSION EXPIRES: 4/22/90 *James J. Moore* NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

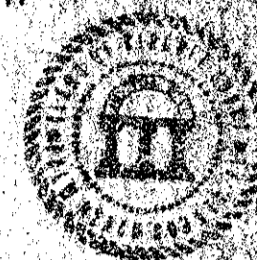
I, JOEL P. KOEPEL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE ENGLE GROUP, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE 5/15/87 *Joel P. Koepel* ATTORNEY AT LAW, LICENSED IN FLORIDA



VICINITY SKETCH

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 11:56 A.M. this 15th day of July 1987, and duly recorded in Plat Book No. 57 on page 40-41  
JOHN B. DUNKLE, Clerk Circuit Court  
*Barbara A. Platt*, D.C.



COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF July A.D., 1987

BY *Carol A. Roberts* CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BY *Kathryn S. Miller* DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF July A.D., 1987

BY *H.P. Kahert, Jr.* H.P. KAHERT, JR., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: [Symbol]
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: [Symbol]
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 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.
- THE UNDERLYING SURVEY MEETS MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 - HH FLORIDA ADMINISTRATION CODE.

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 THE (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: June 5, 1987 *Joseph M. Tucker* JOSEPH M. TUCKER

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

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

A PORTION OF A P.U.D.  
LAKESIDE GREEN-PLAT NO. 7  
IN 2 SHEETS SHEET NO. 1

Date	APRIL, 1987	Designed	T.J. CURBELO	Scale	NONE
Approved		Drawn	T.J. CURBELO	Job No.	3451-86
		Checked		File No.	S-1309-001

SUBDIVISION - Lakeside Green  
 BOOK 57 PAGE 40  
 FLOOD ZONE B FLOOD MAP # 195B  
 QUAD # 30 ZONING  
 SE ZIP CODE 33417  
 PUD NAME Plat # 7  
 TAZ 170

Plat-77-87

57/40

0265-001  
Plat #  
Phase 7

