

THIS INSTRUMENT WAS PREPARED BY:

JEFF S. HODAPP OF  
**CARNAHAN-PROCTOR AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 SURVEYORS ENGINEERS PLANNERS  
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063  
 FEBRUARY 1996 950508D JSH

SMITH DAIRY EAST P.U.D.

0677-002

# LAKEVIEW ESTATES PHASE 2

A REPLAT OF A PORTION OF BLOCK 38, "PALM BEACH FARMS CO. PLAT NO. 3"  
 (P.B.2, PGS.45-54, P.B.C.R.) AND THE RIGHTS-OF-WAY INCLUDED THEREIN,  
 IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



# 107

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 11:25 AM  
 THIS 15 DAY OF October  
 1998, AND DUPLICATED  
 IN PLAT BOOK 83 ON PAGES  
 107 AND 110.  
 DOROTHY H. WILKEN, CLERK  
 BY: *Janet Williams*

## DESCRIPTION, DEDICATION AND RESERVATION

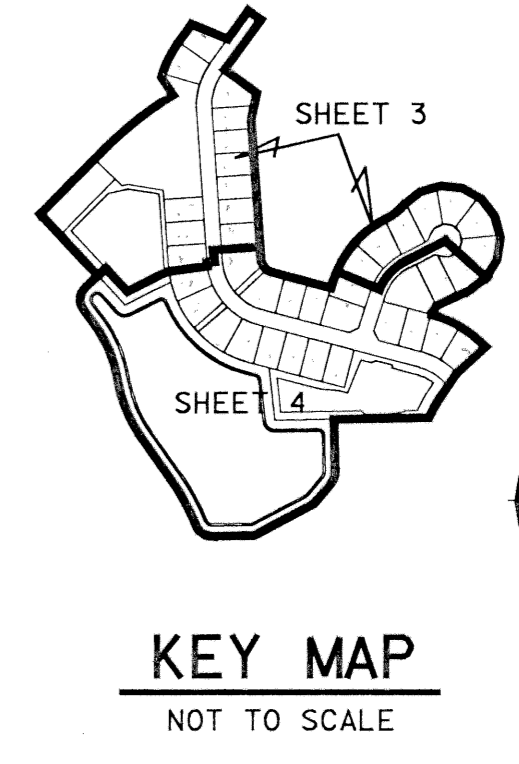
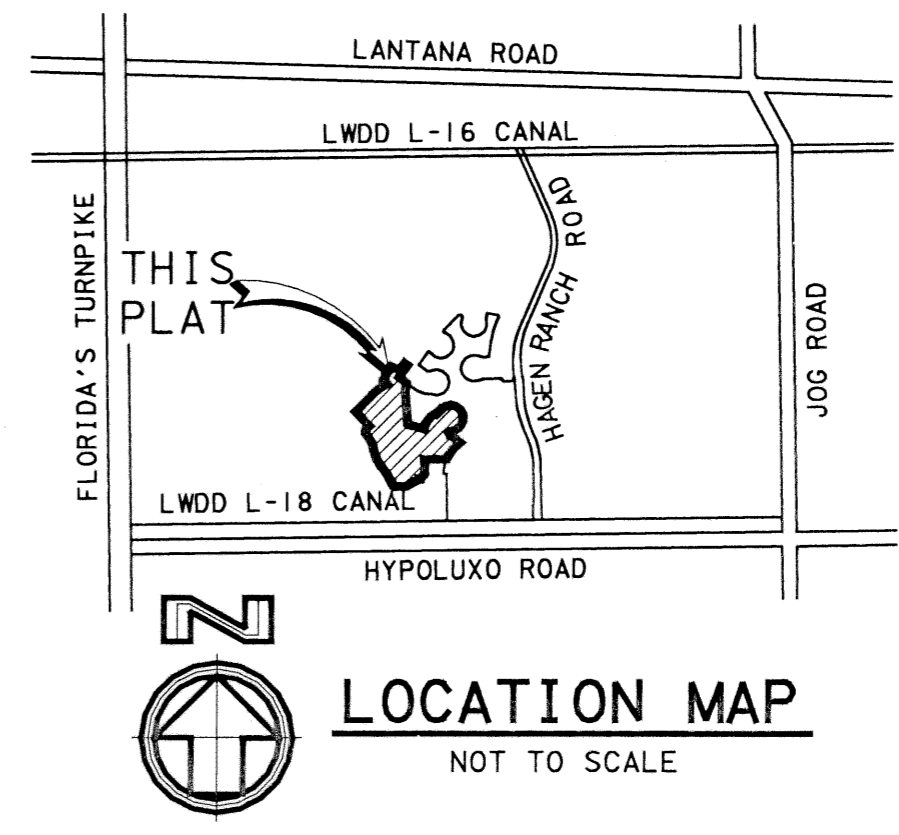
KNOW ALL MEN BY THESE PRESENTS: THAT GOLD COAST HOMES, INC., A FLORIDA CORPORATION, AND LENNAR FLORIDA LAND VI Q.A., LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF BLOCK 38, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND OF THE RIGHTS OF WAY INCLUDED THEREIN, SAID PORTION BEING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "LAKEVIEW ESTATES PHASE 2", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 89°19'28" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2460.10 FEET; THENCE SOUTH 00°40'32" EAST, A DISTANCE OF 2952.54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54°31'40" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 35°28'20" WEST, A DISTANCE OF 199.43 FEET; THENCE SOUTH 53°03'54" EAST, A DISTANCE OF 128.87 FEET; THENCE SOUTH 11°37'34" WEST, A DISTANCE OF 86.99 FEET; THENCE SOUTH 03°59'50" EAST, A DISTANCE OF 453.36 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 71°18'31", A DISTANCE OF 62.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75°18'21" EAST, A DISTANCE OF 196.72 FEET; THENCE NORTH 18°13'45" EAST, A DISTANCE OF 30.76 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 46°13'54", A DISTANCE OF 266.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 25°16'10", A DISTANCE OF 66.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 178.00 FEET AND A CENTRAL ANGLE OF 206°06'25", A DISTANCE OF 640.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°17'54" WEST, A DISTANCE OF 111.89 FEET; THENCE SOUTH 36°02'26" WEST, A DISTANCE OF 34.60 FEET; THENCE SOUTH 75°18'21" EAST, A DISTANCE OF 6.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 28°00'00", A DISTANCE OF 171.04 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°18'21" EAST, A DISTANCE OF 32.37 FEET; THENCE SOUTH 47°37'09" WEST, A DISTANCE OF 125.46 FEET; THENCE SOUTH 34°51'05" WEST, A DISTANCE OF 77.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 10°59'54", A DISTANCE OF 94.06 FEET (THE LAST SIXTEEN DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF "LAKEVIEW ESTATES PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 AT PAGES 58 THROUGH 63 OF SAID PUBLIC RECORDS); THENCE SOUTH 89°07'17" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 306.94 FEET; THENCE SOUTH 00°52'43" EAST, A DISTANCE OF 171.91 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 41°00'00", A DISTANCE OF 42.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°07'17" WEST, A DISTANCE OF 72.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 22°00'00", A DISTANCE OF 23.04 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°07'17" WEST, A DISTANCE OF 204.99 FEET; THENCE SOUTH 89°07'17" WEST, A DISTANCE OF 134.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 67°59'59", A DISTANCE OF 71.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 12°29'08", A DISTANCE OF 172.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°12'52" WEST, A DISTANCE OF 153.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 25°25'27", A DISTANCE OF 221.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 26°25'27", A DISTANCE OF 184.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 36°12'52" WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 83°00'00", A DISTANCE OF 76.78 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°47'08" EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 43°12'52" WEST, A DISTANCE OF 272.86 FEET; THENCE NORTH 44°32'08" EAST, A DISTANCE OF 294.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF 13°44'23", A DISTANCE OF 285.37 FEET; THENCE NORTH 33°02'10" WEST, ALONG A LINE NON-RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 69.29 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 75°03'50" EAST; THENCE NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 20°32'10", A DISTANCE OF 125.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°28'20" EAST, A DISTANCE OF 75.21 FEET; THENCE SOUTH 67°18'07" EAST, A DISTANCE OF 128.17 FEET; THENCE NORTH 35°28'20" EAST, A DISTANCE OF 113.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 27.211 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "G", (THE WATER MANagements TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9809 AT PAGE 1768 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- TRACTS "H", AND "I", (THE CONSERVATION AREAS), AND TRACTS "H-1", AND "I-1", (THE CONSERVATION BUFFER AREAS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THESE AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OF PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SAIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- TRACTS "K" AND "L", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE AREA OF THESE TRACTS ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE \*2 CONTAINED HEREON.
- TRACT "P-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE AREAS OF THIS TRACT ENCUMBERED BY EASEMENTS ARE SUBJECT TO NOTE \*2 CONTAINED HEREON.
- TRACT "P", (THE RECREATION AREA), IS HEREBY RESERVED FOR THE LAKEVIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE ACCESS EASEMENTS AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SMITH DAIRY CENTRAL MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.



IN WITNESS WHEREOF: GOLD COAST HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF October, 1998.

WITNESS: *Michael D. Guinagh*  
 PRINT NAME: MICHAEL D. GUINAGH

GOLD COAST HOMES, INC., A FLORIDA CORPORATION  
 BY: *Jack Butcher*  
 JACK BUTCHER  
 PRESIDENT

WITNESS: *Betty L. Burver*  
 PRINT NAME: BETTY L. BURVER

IN WITNESS WHEREOF: THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR FLORIDA LAND VI Q.A., INC., A FLORIDA CORPORATION, GENERAL PARTNER TO LENNAR FLORIDA LAND VI Q.A. GP, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS GENERAL PARTNER, THIS 13th DAY OF February, 1998.

WITNESS: *Steven D. Ferreira*  
 PRINT NAME: STEVEN D. FERREIRA

LENNAR FLORIDA LAND VI Q.A., LTD., A FLORIDA LIMITED PARTNERSHIP  
 BY: *Jeffrey P. Krasnoff*  
 LENNAR FLORIDA LAND VI Q.A. GP, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS GENERAL PARTNER

WITNESS: *Roberto S. Laurido*  
 PRINT NAME: ROBERTO S. LAURIDO

BY: *Jeffrey P. Krasnoff*  
 JEFFREY P. KRASNOFF  
 PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 BEFORE ME PERSONALLY APPEARED JACK BUTCHER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GOLD COAST HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 8 DAY OF Dec., 1997.

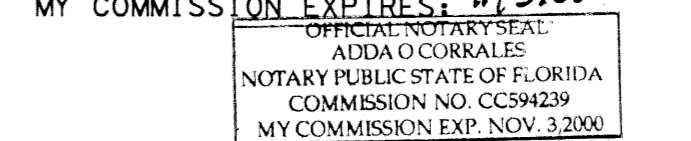


BY: *Janet Williams*  
 JANET WILLIAMS  
 NOTARY PUBLIC-STATE OF FLORIDA  
 COMMISSION NO.

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 BEFORE ME PERSONALLY APPEARED JEFFREY P. KRASNOFF WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF LENNAR FLORIDA LAND VI Q.A., INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 13th DAY OF February, 1998.



BY: *Roberto S. Laurido*  
 ROBERTO S. LAURIDO  
 NOTARY PUBLIC-STATE OF FLORIDA  
 COMMISSION NO. CC594237

NOTICE - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Subdivision Lakeview Estates  
 Block 83 Page 107  
 Flood Zone B  
 Zoning PUD  
 Quad # 49  
 SE 1/4-87  
 T45S R42E  
 FIDNAME Smith Dairy East  
 ZIP CODE 33437

FILE: g:\projects\se08d\se08dapp1.dgn  
 DATE: 23-Sep-97 06:11