

LUCERNE LAKES HOMES, VILLAGE I 4th ADDITION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 34, 35, 36, 60, 61, AND 62, OF BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SHOWN HEREON AS LUCERNE LAKES VILLAGE I, FOURTH ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 37, BEING THE MOST SOUTHEASTERLY CORNER OF PLAT NO. 2, LUCERNE LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 191 AND 192, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 15°00'00" WEST, ALONG THE BOUNDARY LINE OF SAID PLAT NO. 2, LUCERNE LAKES, A DISTANCE OF 100.00 FEET TO A POINT ON THE CURVED BOUNDARY LINE OF SAID PLAT NO. 2, LUCERNE LAKES, CONCAVE NORTHERLY, HAVING A RADIUS OF 470.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 15°00'00" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°05'49", A DISTANCE OF 91.03 FEET TO THE END OF SAID CURVE; THENCE, NORTH 02°54'11" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 151.70 FEET; THENCE, NORTH 52°38'52" EAST, A DISTANCE OF 110.08 FEET; THENCE, NORTH 58°43'20" EAST, A DISTANCE OF 116.60 FEET; THENCE, NORTH 71°07'56" EAST, A DISTANCE OF 178.01 FEET; THENCE, NORTH 70°58'35" EAST, A DISTANCE OF 176.98 FEET; THENCE, NORTH 60°40'50" EAST, A DISTANCE OF 245.44 FEET; THENCE, NORTH 58°59'26" EAST, A DISTANCE OF 377.79 FEET; THENCE, SOUTH 31°00'34" EAST, A DISTANCE OF 133.87 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°04'42" EAST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°55'52", A DISTANCE OF 21.67 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 55°59'26" WEST, A DISTANCE OF 41.60 FEET; THENCE, SOUTH 31°00'34" EAST, A DISTANCE OF 113.24 FEET; THENCE, SOUTH 74°03'53" WEST, A DISTANCE OF 120.13 FEET; THENCE, SOUTH 58°59'26" WEST, A DISTANCE OF 201.78 FEET; THENCE, SOUTH 59°51'22" WEST, A DISTANCE OF 141.20 FEET; THENCE, NORTH 88°39'37" WEST, A DISTANCE OF 45.49 FEET; THENCE, SOUTH 01°20'23" WEST, A DISTANCE OF 137.00 FEET; THENCE, NORTH 88°39'37" WEST, A DISTANCE OF 72.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 975.00 FEET; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°11'21", A DISTANCE OF 360.58 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 19°50'58" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 100.00 FEET; THENCE, SOUTH 70°09'02" WEST, A DISTANCE OF 116.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°50'58", A DISTANCE OF 48.25 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.669 ACRES, MORE OR LESS.

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

- 3. ROAD RIGHTS OF WAY (TRACT "B") OTHER THAN LUCERNE LAKES BOULEVARD, AS SHOWN HEREON ARE RESERVED FOR PRIVATE ROAD PURPOSES, AND SAID TRACT "B" AND THE DRAINAGE EASEMENT AS SHOWN THEREON ARE DEDICATED TO THE LUCERNE LAKES HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS.
- 4. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 5. TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LUCERNE LAKES HOME OWNERS' ASSOCIATION FOR PURPOSES OF PARKING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- 6. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY 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, I, HERBERT PRAVER, AS GENERAL PARTNER OF LUCERNE LAKES ASSOCIATE, LTD., DO HEREBY SET FORTH MY HAND AND SEAL THIS 29 TH DAY OF March, 1978.

Herbert Praver
HERBERT PRAVER
WITNESS
Carol A. Veliz
CAROL A. VELIZ

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAVER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 TH DAY OF March, 1978.

NOTARY PUBLIC: *Carol A. Veliz*
MY COMMISSION EXPIRES: Oct. 17, 1981

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2874, PAGE 855, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS THEREOF THE UNDERSIGNED BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 TH DAY OF MARCH, AD, 1978.

Richard J. Watchel
RICHARD J. WATCHEL
BY: *Timothy R. Roe*
TIMOTHY R. ROE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Timothy R. Roe* AND *Richard J. Watchel*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Sr. Vice President* AND *Vice President*, RESPECTIVELY, OF SAID FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK, 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 TH DAY OF March, AD, 1978.

NOTARY PUBLIC: *Carol A. Veliz*
MY COMMISSION EXPIRES: October 17, 1981

BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TWP. 44S., RGE. 42E., PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

MORTGAGEE'S CONSENT

DISTRICT OF COLUMBIA

HOUSING CAPITAL CORPORATION, A DISTRICT OF COLUMBIA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2799, PAGE 335 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOUSING CAPITAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 TH DAY OF FEBRUARY, A.D., 1978.

ATTEST: *Joseph A. Story* SECRETARY, JOSEPH A. STORY BY: *William A. Schainker* VICE PRESIDENT, WILLIAM A. SCHAINKER

ACKNOWLEDGMENT

DISTRICT OF COLUMBIA

BEFORE ME PERSONALLY APPEARED WILLIAM A. SCHAINKER AND JOSEPH A. STORY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WILLIAM A. SCHAINKER, VICE-PRESIDENT AND JOSEPH A. STORY, SECRETARY OF THE ABOVE NAMED HOUSING CAPITAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, 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 12 TH DAY OF FEBRUARY, A.D., 1978.

NOTARY PUBLIC: *William A. Schainker*
MY COMMISSION EXPIRES: 1-1-79

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2777, PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, LANDEL/LUCERNE, 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 10 TH DAY OF FEBRUARY, A.D., 1978.

ATTEST: *Daniel J. Pascale* DANIEL J. PASCALE, VICE PRESIDENT BY: *David P. Scheffnacker* DAVID P. SCHEFFENACKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF MARYLAND
COUNTY OF HOWARD

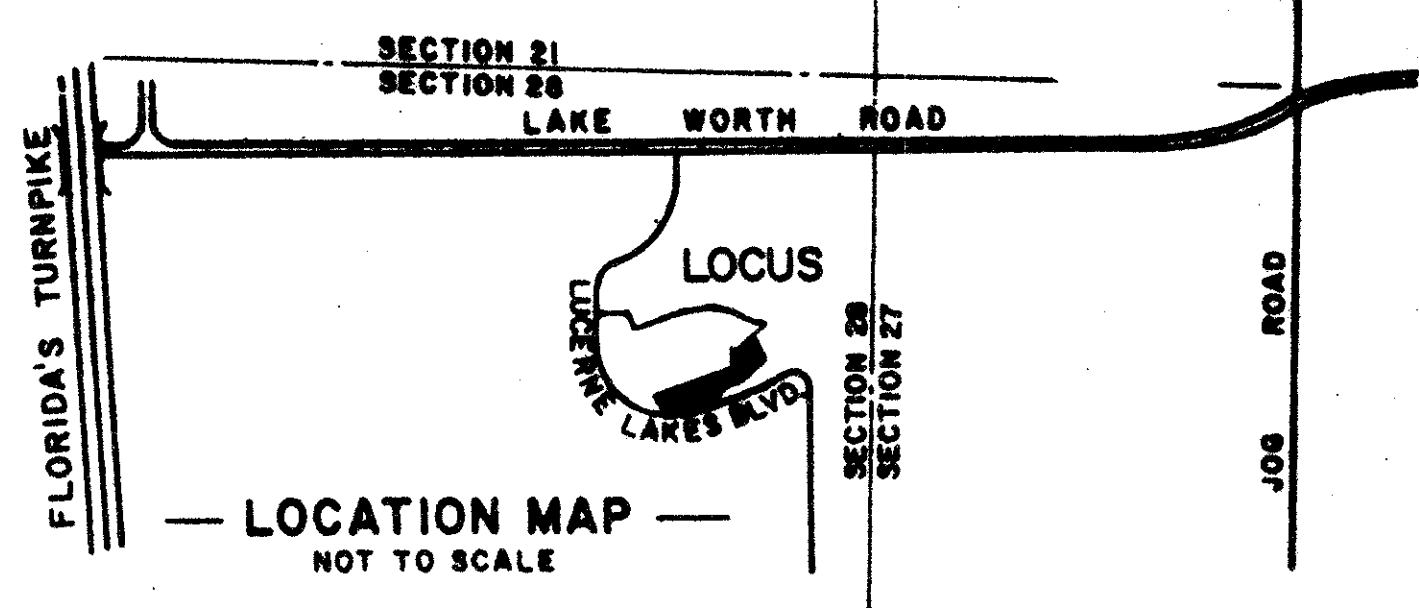
BEFORE ME PERSONALLY APPEARED D. P. SCHEFFENACKER AND D. J. PASCALE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS D. P. SCHEFFENACKER, PRESIDENT AND D. J. PASCALE, VICE PRESIDENT OF THE ABOVE NAMED LANDEL/LUCERNE, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, 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 10 TH DAY OF FEBRUARY, A.D., 1978.

NOTARY PUBLIC: *Charles A. Waters*
MY COMMISSION EXPIRES: July 1, 1978

- 1. TRACT "A" (LUCERNE LAKES BOULEVARD) IS RESERVED FOR PRIVATE ROAD PURPOSES IT AND THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED TO LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS.
- 2. AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSES OF INGRESS, EGRESS AND USE AS A PRIVATE ROAD IN AND TO TRACT "A" (LUCERNE LAKES BOULEVARD) IS DEDICATED TO LUCERNE LAKES HOMEOWNERS ASSOCIATION, INC., LANDEL / LUCERNE, INC., FLORIDA GARDENS LAND & DEVELOPMENT CORPORATION, LUCERNE LAKES ASSOCIATES, L.T.D., A FLORIDA LIMITED PARTNERSHIP, HERB PRAVER, TRUSTEE AND ALL MEMBERS OF LUCERNE LAKES MASTER HOMEOWNERS ASSOCIATION, INC., AND THE RESPECTIVE MEMBERS THEREOF.

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 109, WEST PALM BEACH, FLORIDA, PHONE 689-2111.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:10 A.M. THIS 4TH DAY OF MAY, AD. 1978 AND DULY RECORDED IN PLAT BOOK 34 ON PAGES 151 AND 152
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John B. Dunkle*

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT----- 6.669 ACRES
LESS ROAD RIGHT OF WAY----- 1.942 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA----- 4.727 ACRES

TOTAL UNITS THIS PLAT----- 50 UNITS (PROPOSED)

OPEN SPACE THIS PLAT----- 4.258 ACRES (PROPOSED)
DENSITY----- 10.590 UNITS PER ACRE

SURVEY NOTES:

- 1. (P.R.M.'s), PERMANENT REFERENCE MONUMENTS, FLORIDA CERTIFICATE NO. 2424, ARE DESIGNATED THUS:
- 2. (P.C.P.'s), PERMANENT CONTROL POINTS, ARE DESIGNATED THUS:
- 3. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON, AND RELATIVE TO, THE BEARING STRUCTURE OF PLAT NO. 2, LUCERNE LAKES, P.U.D.
- 4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

0277-308

I, FRANK P. MEHOK, 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 LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LANDEL/LUCERNE, INC., A MARYLAND CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: March 3, 1978

Frank P. Mehok
FRANK P. MEHOK
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYORS CERTIFICATION

STATE OF FLORIDA
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 PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES LISTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMES WITH ALL THE REQUIREMENTS OF SECTION 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 TH DAY OF March, 1978.

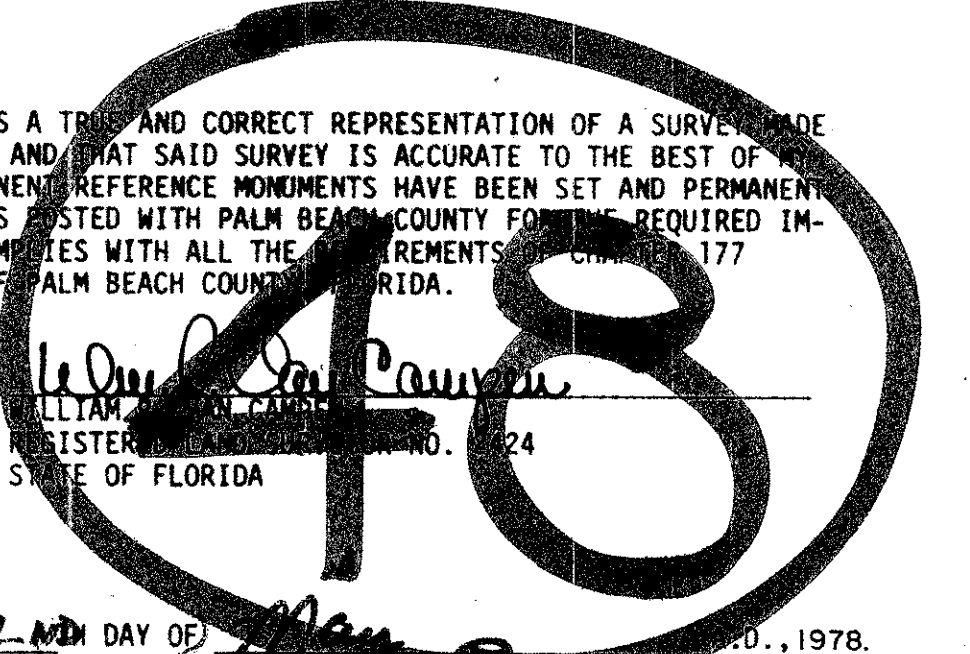
BY: *Peggy Eva*
PEGGY EVA
CHAIRMAN, COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 TH DAY OF MAY, 1978.

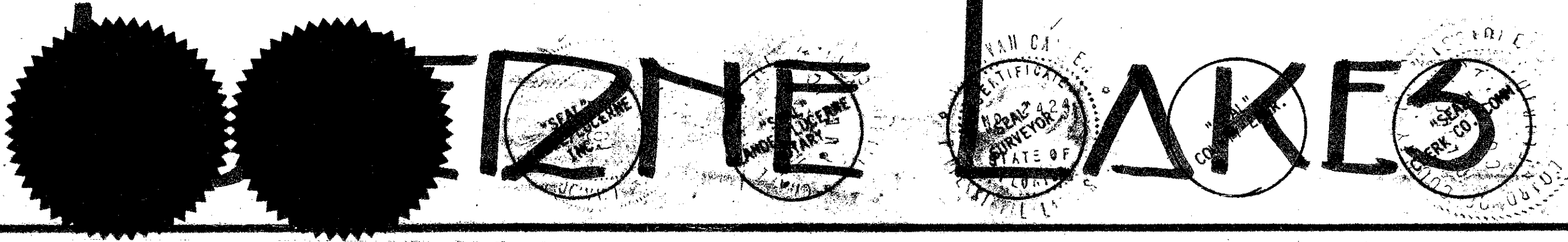
ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*



28/2 MAY 34 151

1/42 1/42



DRAWN BY		FIELD BOOK NO.	DATE	JOB NO.	SHEET
CHECKED BY		1-15-78	2400	1	OF 2
DRAWING NO.		1-50			