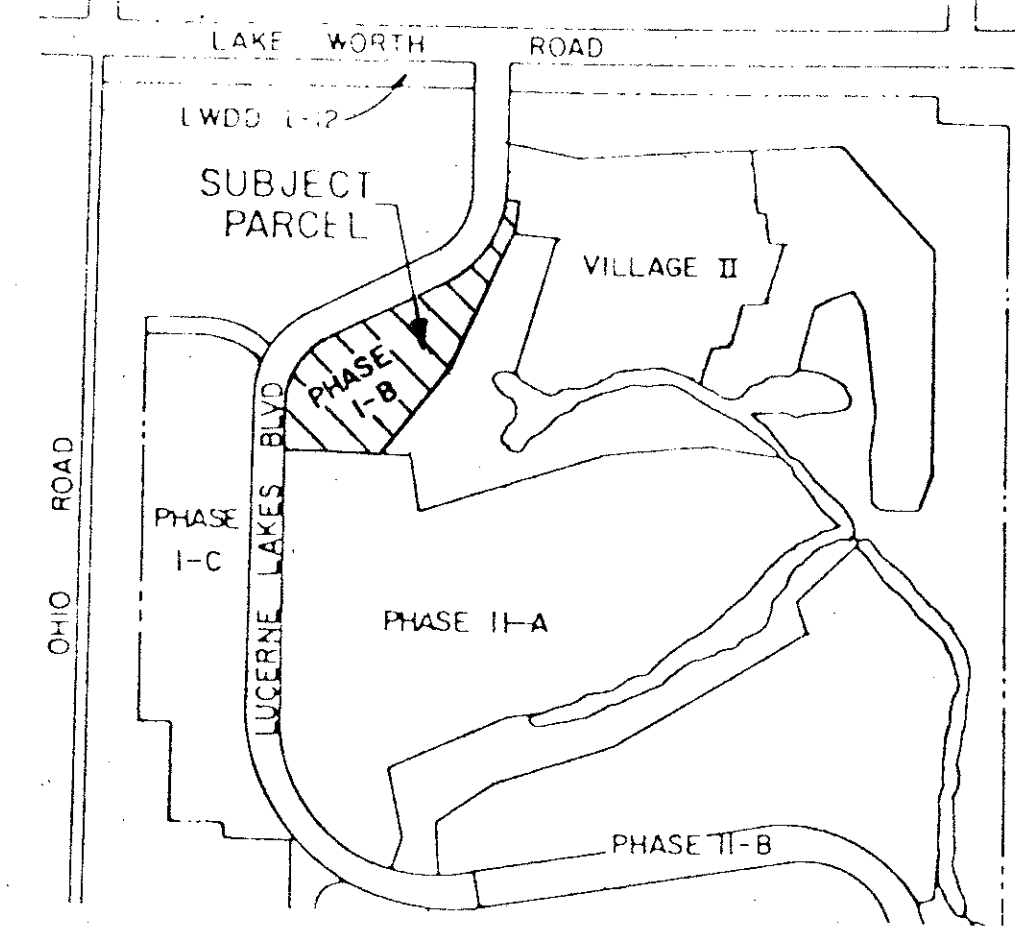
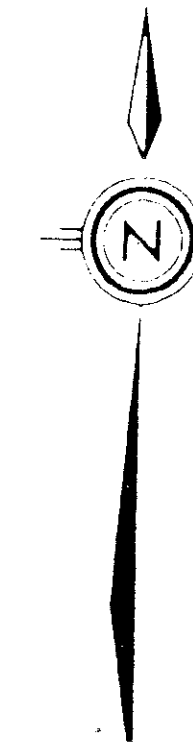


# LUCERNE LAKES HOMES

## VILLAGE II SECOND ADDITION

A PORTION OF LUCERNE LAKES PLANNED UNIT DEVELOPMENT  
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 OF PALM  
BEACH COUNTY, FLORIDA, BEING IN SECTION 28, TWP.  
44S., RGE. 42E., PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:45 A.M.  
THIS 17 DAY OF APRIL  
A.D. 1979 AND IS RECORDED  
IN PLAT BOOK 37 ON PAGES  
75 AND 76  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: [Signature]

75

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LUCERNE ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LUCERNE LAKES HOMES VILLAGE II SECOND ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT P.R.M. NO. 44 AS SAID P.R.M. IS SHOWN ON THE PLAT OF LUCERNE LAKES HOMES, VILLAGE I, AS SAID PLAT IS RECORDED IN PLAT BOOK 33, PAGES 29 AND 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID P.R.M. ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LUCERNE LAKES BOULEVARD AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT NO. 2, LUCERNE LAKES (P.U.D.), SAID PLAT IS RECORDED IN PLAT BOOK 32, PAGES 191 AND 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 141.97 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 222.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°45'00" TO A POINT OF TANGENCY; THENCE N 63°45'00" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 408.25 FEET TO A POINT OF CURVATURE OF CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 156.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°58'44" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF A 20.00 FOOT WIDE DRAINAGE EASEMENT AS SAID DRAINAGE EASEMENT IS SHOWN ON SAID PLAT NO. 2, LUCERNE LAKES (P.U.D.), SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF LUCERNE LAKES HOMES VILLAGE II FIRST ADDITION AS RECORDED IN PLAT BOOK 36 PAGES 155 AND 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 35.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°55'58" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 382.85 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG THE FOREMENTIONED NORTHERLY LINE AND SOUTHERLY BOUNDARY LINE, A DISTANCE OF 64.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°39'25" TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE RECREATION AREA AS SHOWN ON SAID PLAT NO. 2, LUCERNE LAKES (P.U.D.), SAID POINT ALSO BEING A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE; THENCE S 30°30'00" W ALONG SAID WESTERLY BOUNDARY LINE OF SAID RECREATION AREA A DISTANCE OF 386.62 FEET; THENCE S 39°24'33" W ALONG SAID WESTERLY BOUNDARY LINE OF SAID RECREATION AREA A DISTANCE OF 333.93 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LUCERNE LAKES HOMES, VILLAGE I; THENCE N 90°00'00" W ALONG THE NORTHERLY BOUNDARY LINE OF SAID LUCERNE LAKES HOMES, VILLAGE I A DISTANCE OF 278.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.34 ACRES MORE OR LESS.

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

1. THE ACCESS WAY AS SHOWN HEREON, IS HEREBY DEDICATED TO LUCERNE LAKES NORTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.
2. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
3. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. THE RECREATION AREA, AS SHOWN HEREON, IS DEDICATED TO LUCERNE ENTERPRISES, INC., ITS SUCCESSORS, OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 27 DAY OF MARCH, 1979.

ATTEST: [Signature] HERMAN RINGLER, ASST. SECRETARY  
BY: [Signature] HERBERT PRAYER, PRESIDENT  
LUCERNE ENTERPRISES, INC., A CORPORATION OF THE STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HERBERT PRAYER AND HERMAN RINGLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED LUCERNE ENTERPRISES, INC., 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 27 DAY OF March, 1979.

[Signature] Marion M. Panella  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/29/79

SEAL LUCERNE ENTERPRISES, INC.

SEAL NOTARY PUBLIC

SEAL FLORIDA GARDENS LAND & DEVELOPEMENT CO.

SEAL NOTARY PUBLIC

SEAL LANDEL/LUCERNE, INC

SEAL NOTARY PUBLIC

SEAL LAND SURVEYOR

SEAL HERBERT F. KAHLERT, P.E.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2877 AT PAGE 199 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 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, 1979.

FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: [Signature] BY: [Signature]

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME 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 ABOVE NAMED FLORIDA GARDENS LAND AND DEVELOPEMENT COMPANY, A 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, 1979.

[Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/31/79

### MORTGAGEE'S CONSENT

STATE OF MARYLAND  
COUNTY OF CARROL } SS

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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2983 AT PAGE 450 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 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 8th DAY OF March, 1979.

ATTEST: [Signature] DANIEL J. PASCALE, VICE PRESIDENT  
BY: [Signature] DAVID P. SCHEFFENACKER, PRESIDENT  
LANDEL/LUCERNE, INC., A CORPORATION OF THE STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF MARYLAND  
COUNTY OF CARROLL } SS

BEFORE ME PERSONALLY APPEARED DAVID P. SCHEFFENACKER AND DANIEL J. PASCALE, TO ME 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 ABOVE NAMED LANDEL/LUCERNE, INC., A 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 10 DAY OF March, 1979.

[Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/1/82

SEAL NOTARY PUBLIC

SEAL LAND SURVEYOR

SEAL HERBERT F. KAHLERT, P.E.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

I, PAUL WOLFE, 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 ENTERPRISES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND 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: March 27, 1979 [Signature] PAUL WOLFE, ATTORNEY

### SURVEYOR'S CERTIFICATE

THIS IS TO 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 (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 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: APRIL 6, AD, 1979 [Signature] ROBERT C. FINLAY PROFESSIONAL LAND SURVEYOR NO. 2576 STATE OF FLORIDA

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF April, A.D., 1979

BY: [Signature] BILL BAILEY, CHAIRMAN

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF April, A.D., 1979.

BY: [Signature] HERBERT F. KAHLERT, P. E. COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: [Signature] DEPUTY CLERK

### SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS: [Symbol]
2. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS: [Symbol]
3. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON, AND RELATIVE TO THE BEARING STRUCTURE OF PLAT NO. 1, LUCERNE LAKES, P.U.D.
4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
5. U.E. DENOTES UTILITY EASEMENTS.  
D.E. DENOTES DRAINAGE EASEMENTS.
6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
7. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
8. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

SHEET NO. 1 - SIGNATURE SHEET

SHEET NO. 2 - LOT LAYOUT SHEET

SEE SHEET 2 OF 2 FOR AREA SUMMARY AND PLANNED UNIT DEVELOPMENT TABULATION.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770

SEAL DEPUTY CLERK

<b>EDM</b>		EDM SURVEYING & MAPPING INC. 2300 PALM BEACH LAKES BOULEVARD SUITE 109 305 684-3770 WEST PALM BEACH, FL 33409	
DRAWN: M.B.L.	DATE: JAN 1979	LUCERNE LAKES HOMES	
CHECKED: RCF	SCALE: AS SHOWN	VILLAGE II SECOND ADDITION	
FILED: [ ]	DATE: 78-181		
FILED: [ ]	DATE: 78-181		