

# - Le Lac Plat 3 -

May, A.D., Nineteen Hundred Eighty Seven

A Part Of Le Lac, A Planned Unit Development, Lying In Sections 34 and 35, Township 46 South, Range 42 East, Palm Beach County, Florida  
Being A Replat Of A Portion Of "Le Lac", (P.B. 39, Pp. 145 & 146), Public Records, Palm Beach County, Florida

### Dedication:

State of Florida )  
County of Palm Beach )

Know all men by these presents, that South Lac Development Company, Inc., a Florida Corporation, owner of the land shown hereon as "Le Lac Plat 3", said land lying in Sections 34 and 35, Township 46 South, Range 42 East, Palm Beach County, Florida, said lands, being a replat of a portion of "Le Lac", according to the Plat thereof, as recorded in Plat Book 39, Pages 145 and 146, Public Records, Palm Beach County, Florida, said land being more particularly described as follows:

**Commencing** at the Southwest Corner of said Section 35; Thence, North 00°04'18" East, along the West line of said Section 35, a distance of 25.00 feet to the intersection thereof with the North right-of-way line of Clint Moore Road, as recorded in Deed Book 784, Page 153, Public Records, Palm Beach County, Florida for a point of beginning (P.O.B.)

**Thence**, continue North 00°04'18" East, along the West line of said Section 35, a distance of 35.00 feet; Thence, North 89°39'07" West, along the South line of said Plat of "Le Lac", a distance of 70.00 feet to the intersection thereof with the centerline of Tract "F", said Plat of "Le Lac"; Thence, North 00°04'18" East, along the centerline of said Tract "F", a distance of 251.43 feet to the point of curvature of a curve to the left, having a radius of 96.63 feet; Thence, Northerly along said curve, continuing along the centerline of said Tract "F", through a central angle of 28°47'57", a distance of 48.57 feet to the end of said curve; Thence, North 24°44'46" East, along the boundary of said Tract "F", a distance of 64.37 feet to the point of curvature of a curve to the left, having a radius of 150.00 feet; Thence, Northerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 39°56'35", a distance of 104.57 feet to the point of tangency; Thence, North 15°11'49" West, continuing along the boundary of said Tract "F", a distance of 64.90 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet; Thence, Northerly and Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 73°42'11", a distance of 128.64 feet to a point of compound curvature of a curve, concave Southerly, having a radius of 130.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 40°17'33", a distance of 91.42 feet to the point of reverse curvature of a curve, concave Northerly, having a radius of 1000.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 08°34'21", a distance of 149.62 feet to the point of tangency; Thence, South 89°46'26" East, continuing along the boundary of said Tract "F", a distance of 375.25 feet to the point of curvature of a curve to the left, having a radius of 150.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 22°00'00", a distance of 57.60 feet to the point of reverse curvature of a curve, concave Southerly, having a radius of 380.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 22°00'00", a distance of 145.91 feet to the point of tangency; Thence, South 89°46'26" East, continuing along the boundary of said Tract "F", a distance of 75.00 feet; Thence, North 84°43'34" East, continuing along the boundary of said Tract "F", a distance of 96.00 feet to the point of curvature of a curve to the right, having a radius of 320.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 08°30'00", a distance of 47.47 feet to the point of tangency; Thence, South 86°46'26" East, continuing along the boundary of said Tract "F", a distance of 65.00 feet to the point of curvature of a curve to the left, having a radius of 500.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 10°40'00", a distance of 93.08 feet to the point of tangency; Thence, North 82°33'34" East, continuing along the boundary of said Tract "F", a distance of 90.00 feet to the point of curvature of a curve to the right, having a radius of 210.00 feet; Thence, Easterly and Southeasterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 32°00'15", a distance of 117.30 feet to the point of reverse curvature of a curve, concave Northerly, having a radius of 500.00 feet; Thence, Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 24°20'15", a distance of 212.38 feet to the point of tangency; Thence, South 89°46'26" East, continuing along the boundary of said Tract "F", a distance of 437.72 feet to the Northeast corner of Lot 3, said Plat of "Le Lac"; Thence, South 58°35'41" East, along the North line of said Lot 3, a distance of 73.00 feet to the point of curvature of a curve to the left, having a radius of 300.00 feet; Thence, Easterly along said curve, continuing along the North line of said Lot 3, through a central angle of 32°41'57", a distance of 171.21 feet to the point of tangency; Thence, North 88°41'22" East, continuing along the North line of said Lot 3, a distance of 446.22 feet to the Northwest corner of said Lot 3 and the intersection thereof with the East line of the Southwest one quarter of said Section 35; Thence, South 00°06'40" East, along the East line of the Southwest one quarter of said Section 35, a distance of 605.03 feet; Thence, North 89°47'28" West, along a line 25.00 feet North of and parallel with, as measured at right angles to the South line of the said Section 35, a distance of 2687.79 feet to the point of beginning (P.O.B.)

Containing 42.30 acres, more or less.

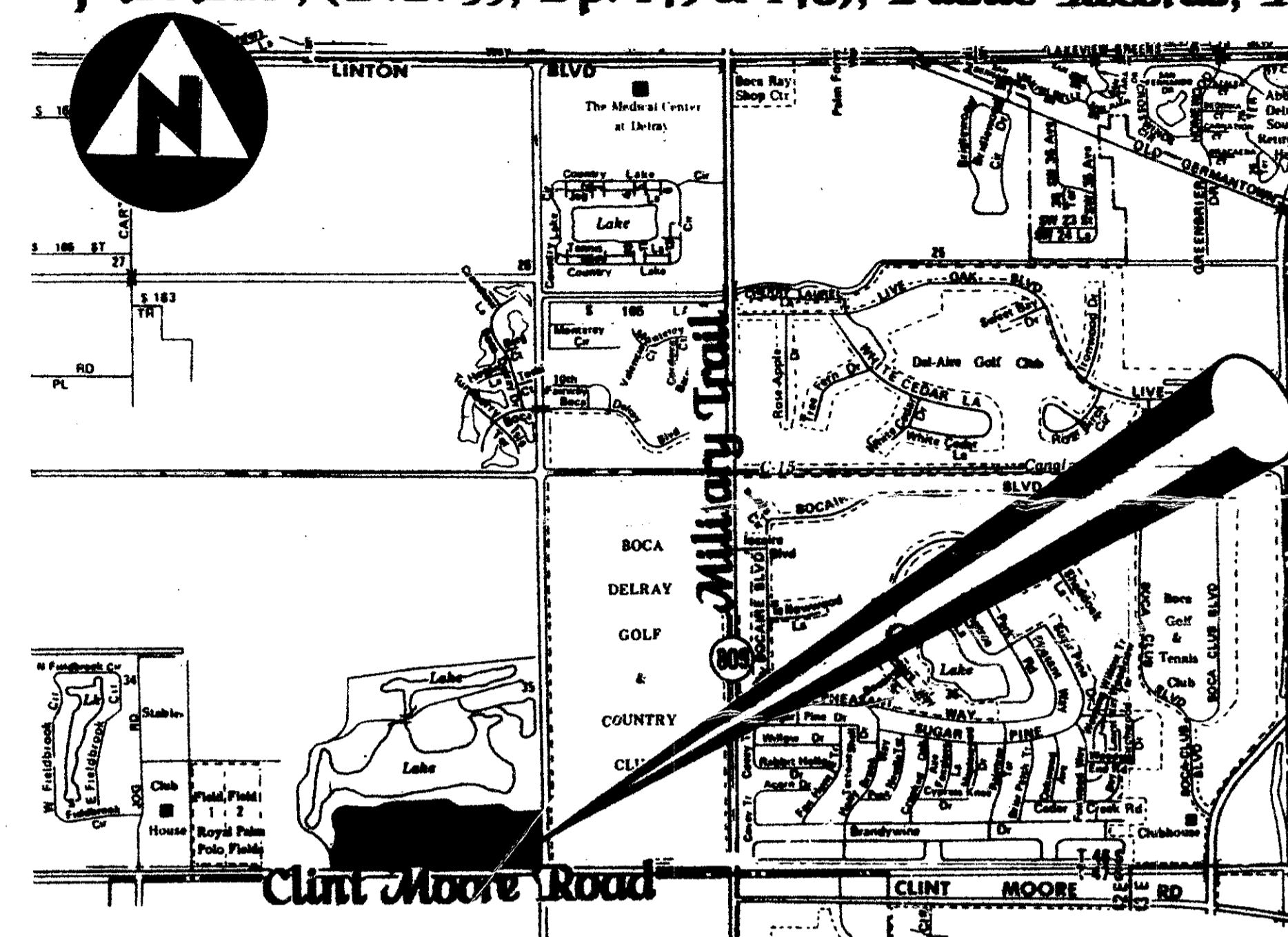
Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

- The road easement, as shown hereon, is hereby dedicated to the "Le Lac" Property Owner's Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Tract "L", (The Water Management Tract and Drainage Easement), as shown hereon, is hereby dedicated to the "Le Lac" Property Owner's Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Tract "R", as shown hereon, is hereby dedicated to the "Le Lac" Property Owner's Association, Inc., a Florida Corporation not-for-profit, for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- The 20' lake maintenance easement, as shown hereon, is hereby dedicated to the "Le Lac" Property Owner's Association, Inc., a Florida Corporation not-for-profit for the purposes of drainage, maintenance, access and pathways, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- The buffer easements, and, as shown hereon, are hereby dedicated to the "Le Lac" Property Owner's Association, Inc., a Florida Corporation not-for-profit for the proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, and maintenance, of utilities, INCLUDING CABLE TELEVISION SYSTEMS.
- The drainage easements, as shown hereon, are hereby dedicated to the "Le Lac" Property Owner's Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.
- The additional right-of-way for Clint Moore Road, as shown hereon, is hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for use for the Public for proper purposes.

In Witness Whereof, South Lac Development Company, Inc. A Florida 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 9th day of July, A.D., 1987.

South Lac Development Company, Inc.

Attest: George F. Elmore, Secretary  
By: H. Ric Luhrs, President



- Location Map -

Not To Scale.

### Acknowledgment:

State of Florida )  
County of Palm Beach )

Before Me, personally appeared H. Ric Luhrs, and George T. Elmore to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of South Lac Development Company, Inc., a Florida Corporation, and severally acknowledged to and before me that they executed said 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 9 day of July, A.D., 1987.

My Commission Expires: 2-25-90

Sharon C. Smith  
Notary Public

### Mortgagee's Consent:

State of Florida )  
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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 1111 at Page 1111 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said Bank has caused these presents to be signed by its \_\_\_\_\_ and attested to by its \_\_\_\_\_, and its seal to be affixed hereto by and with the authority of its Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.

Boca Bank

Attest: STEVEN F. SCOTT, VICE PRESIDENT

### Acknowledgment:

State of Florida )  
County of Palm Beach )

Before Me personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as \_\_\_\_\_, respectively, of said Bank, and severally acknowledged to and before me that they executed such instrument as such officers of said Bank, and that the seal affixed hereto is the Seal of said Bank, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Bank.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1987.

My commission expires: \_\_\_\_\_ Notary Public

### Title Certification:

State of Florida )  
County of Palm Beach )

I, Peter L. Breton, Esquire, 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 South Lac Development Company, Inc., A Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that there are no other encumbrances of record.

Dated: this 29th day of July, A.D., 1987

By: Peter L. Breton  
Peter L. Breton, Esquire

### Surveyor's Notes:

- Bearings shown hereon are based on an assumed bearing of North 00°04'18" East along the West Line of Section 35, Township 46 South, Range 42 East, Palm Beach County, Florida.
- Denotes a Permanent Reference Monument (P.R.M.)
- Denotes a Permanent Control Point (P.C.P.)
- Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

### General/Easement Notes & Restrictive Covenants:

- Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
- There shall be no buildings, or other structures, placed on utility easements.
- There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements, or lake maintenance easements.
- Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
- In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
- Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
- 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.

### Surveyor's Certification:

State of Florida )  
County of Palm Beach )

I Herby 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 is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law 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 date complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the hereon described property is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 7 day of JULY, A.D., 1987

By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

### County Approvals:

State of Florida )  
County of Palm Beach )

### Board of County Commissioners:

This Plat is hereby approved for record this 24th day of NOVEMBER, A.D., 1987.

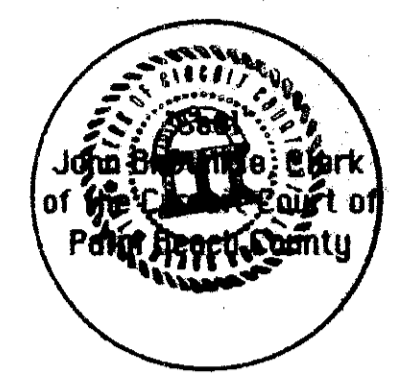
By: Carol A. Roberts  
Carol A. Roberts, Chair  
Board of County Commissioners  
Palm Beach County, Florida

Attest: John B. Dunfee  
John B. Dunfee, Clerk  
By: Rick S. Compton  
Deputy Clerk

### County Engineer:

This Plat is hereby approved for record this 24th day of NOVEMBER, A.D., 1987.

By: Herbert F. Kahler  
Herbert F. Kahler, P.E.  
Certificate No. 12284  
County Engineer,  
Palm Beach County, Florida



State of Florida )  
County of Palm Beach )

This Plat was filed for record at 2:52 PM this 1 day of Dec., A.D., 1987, and duly recorded in Plat Book 58 on Pages 130 thru 132.

John B. Dunkle,  
Clerk of the Circuit Court.  
By: Debra J. West  
Deputy Clerk

Seal  
South Lac Development Company, Inc.

Seal  
South Lac Development Company, Inc.  
Notary

Seal  
Boca Bank

Seal  
Boca Bank  
Notary

Seal  
Wm. R. Van Campen, R.L.S.  
2424

Seal  
Board of County Commissioners  
Palm Beach County

Seal  
Herbert F. Kahler, P.E.  
12284  
County Engineer  
Palm Beach County

### Area Tabulations:

LAKE	=	3.50 ACRES
TRACT "R"	=	4.25 ACRES
ADDITIONAL R/W	=	
CLINT MOORE ROAD	=	1.80 ACRES
LOTS (12)	=	26.62 ACRES
TOTAL	=	42.30 ACRES
DWELLING UNITS	=	10 UNITS
DENSITY	=	0.24 UNITS/ACRE

This instrument was prepared by Wm. R. Van Campen, R.L.S. in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL, 33404.

**BENCH MARK**  
LAND SURVEYING & MAPPING, INC.  
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

Record Plat  
**Le Lac Plat 3**

OWN SCALE SIZE FB P SHEET OF

SUBDIVISION \* Le Lac # 3  
BOOK 58 PAGE 130  
FLOOD MAP # 51-2218  
ZONING  
ZIP CODE 33471  
SUD NAME

58/130