

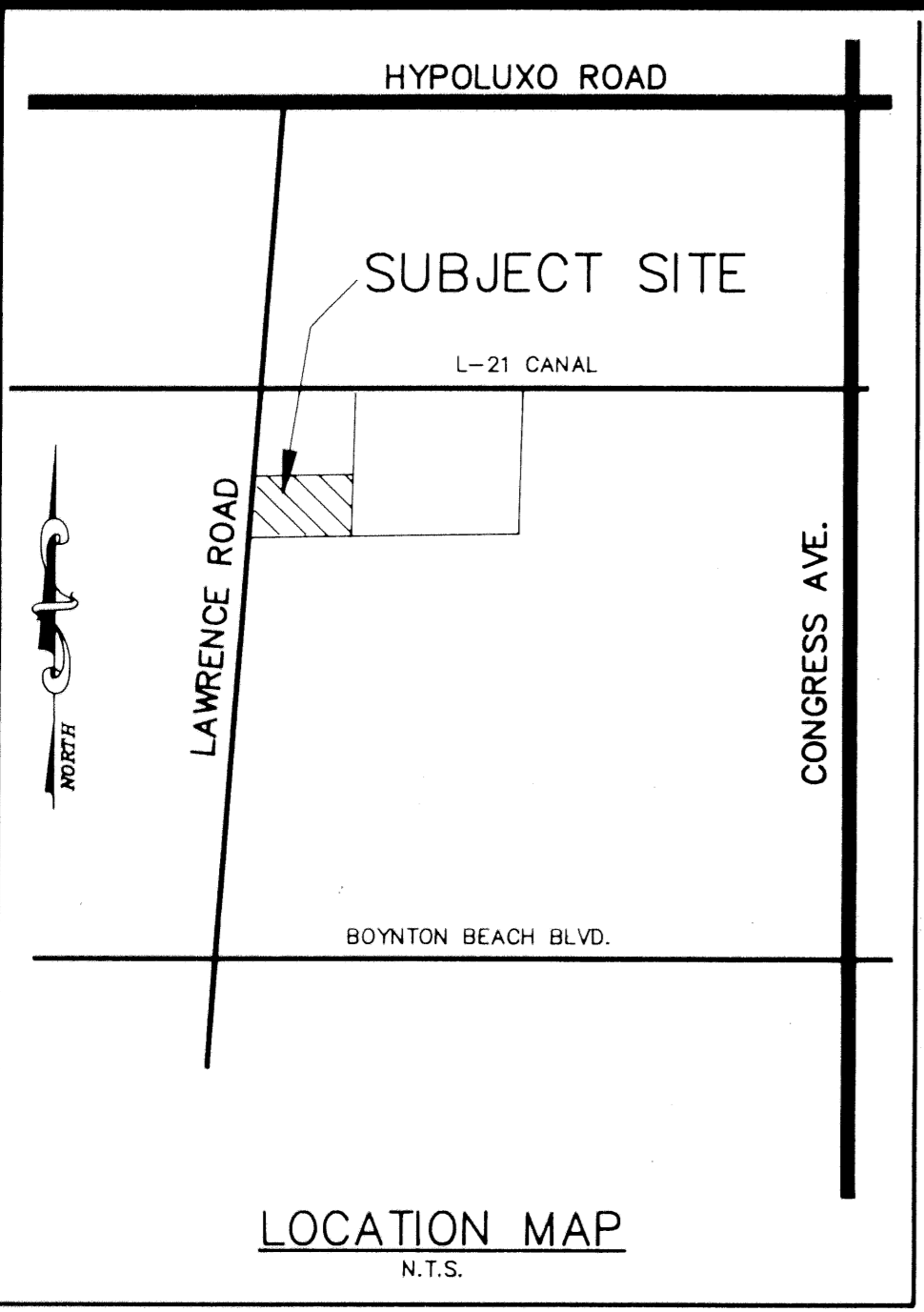
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This plat was filed for record at
3:14 PM this 23rd day at
October 19 95 and duly recorded in
Plat Book No. 76 on page 22-23
DOROTHY H. WILKEN, Clerk Circuit Court
By: *Doug J. Staley*



REPLAT OF RECREATION TRACT "B" OF LAWRENCE LAKE, A P.U.D.

LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, STATE OF FLORIDA

SEPTEMBER 1995 SHEET 1 OF 2



DEDICATION:

STATE OF FLORIDA
KNOW ALL MEN BY THESE PRESENTS THAT LAWRENCE LAKES DEVELOPMENT, INCORPORATED, OWNER OF THE LAND DESCRIBED HEREIN BEING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS A REPLAT OF LAWRENCE LAKE, A P.U.D., (PLAT BOOK 64, PAGES 106 & 107 OF THE PUBLIC RECORD OF PALM BEACH COUNTY) HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) RECREATION AREA

TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE LAWRENCE LAKE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR A RECREATION/PARK AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

2.) LANDSCAPE AND BUFFER

TRACT "X" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE LAWRENCE LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF LANDSCAPING AND BUFFER AND UTILITY EASEMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED = -- P.R.M.
- PERMANENT CONTROL POINTS ARE DESIGNATED = -O- P.C.P.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH AND CURRENT APPROVED MASTER PLAN.
- NOTE: MAXIMUM PROPOSED BUILDABLE AREA: 45% PER LOT
- A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS AND UTILITY EASEMENTS FOR WATER AND SEWER.
C. 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 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.
- BEARING DATUM:
THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BEARS NORTH 02° 03' 34" EAST, STATE PLANE COORDINATES SYSTEM, EAST ZONE DATUM, ACCORDING TO PALM BEACH COUNTY ENGINEERING DEPARTMENT SURVEY OF SAID SECTION AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL LOTS SHOWN ON THIS PLAT CONTAIN A MINIMUM OF 6,000 SQUARE FEET.
- ALL LATERAL LOT LINES ARE RADIAL AND/OR PERPENDICULAR TO REAR LINES UNLESS OTHERWISE NOTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON ANY EASEMENTS.

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA. SAID PARCEL BEING TRACT "B", A RECREATION TRACT, OF THE PLAT OF LAWRENCE LAKE A P.U.D. RECORDED IN PLAT BOOK 64, PAGES 106 & 107 OF THE PUBLIC RECORD OF PALM BEACH COUNTY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 02° 03' 34" WEST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 332.01 FEET TO THE NORTH LINE OF TRACT "D", OF SAID PLAT OF LAWRENCE LAKE; THENCE NORTH 87° 53' 50" EAST ALONG SAID NORTH LINE A DISTANCE OF 40.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAWRENCE ROAD (SAID RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18) AND THE POINT OF BEGINNING; THENCE TRAVERSING THROUGH THE FOLLOWING 10 NUMBERED COURSES & DISTANCES, BACK TO THE POINT OF BEGINNING.

- ONE) NORTH 87° 53' 50" EAST ALONG THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 307.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 346.50 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18).
- TWO) NORTH 35° 36' 34" EAST A DISTANCE OF 29.58 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 78° 04' 03" EAST), WHICH IS A PORTION OF THE WEST LINE OF LAWRENCE LAKE DRIVE, TRACT "S-2" A PRIVATE ROAD ON SAID PLAT OF LAWRENCE LAKE. SAID CURVE HAVING A RADIUS OF 214.00 FEET AND A CENTRAL ANGLE OF 24° 58' 49".
- THREE) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.30 FEET TO A NON-TANGENT LINE.
- FOUR) SOUTH 10° 14' 00" WEST ALONG SAID NON-TANGENT LINE A DISTANCE OF 36.65 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 32° 37' 15" WEST) WHICH IS A PORTION OF THE NORTH LINE OF TRACT "S-1" LAWRENCE LAKE BLVD., A PRIVATE ROAD ON SAID PLAT OF LAWRENCE LAKE. SAID CURVE HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 30° 30' 28".
- FIVE) WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.92 FEET TO A TANGENT LINE.
- SIX) SOUTH 87° 53' 13" WEST ALONG SAID TANGENT LINE AND ALONG THE NORTH LINE OF SAID TRACT "S-1" A DISTANCE OF 149.76 FEET TO A POINT OF CURVATURE OF A REVERSE CURVE.
- SEVEN) CONTINUE ALONG THE NORTH LINE OF SAID TRACT "S-1" AND ALONG SAID REVERSE CURVE, WHICH IS A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.01 FEET AND A CENTRAL ANGLE OF 38° 12' 35"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVE WHICH IS A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.01 FEET AND A CENTRAL ANGLE OF 38° 12' 35"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.02 FEET TO A TANGENT LINE.
- EIGHT) SOUTH 87° 53' 13" WEST ALONG SAID TANGENT LINE AND ALONG THE NORTH LINE OF SAID TRACT "S-1" A DISTANCE OF 49.64 FEET.
- NINE) NORTH 45° 01' 36" WEST ALONG THE NORTH LINE OF SAID TRACT "S-1" A DISTANCE OF 36.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAWRENCE ROAD, WHICH IS A LINE 40.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18.
- TEN) NORTH 02° 03' 34" WEST ALONG SAID EAST RIGHT-OF-WAY OF LAWRENCE ROAD A DISTANCE OF 53.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.8030 ACRES, MORE OR LESS..

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./A.C.
REPLAT TRACT "B" OF LAWRENCE LAKE	0.8034	2	2.49

IN WITNESS WHEREOF, LAWRENCE LAKES DEVELOPMENT, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF October A.D., 1995.

ATTEST: *Greg Berman* GREG BERMAN VICE-PRESIDENT
BY: *Ron Berman* RON BERMAN PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

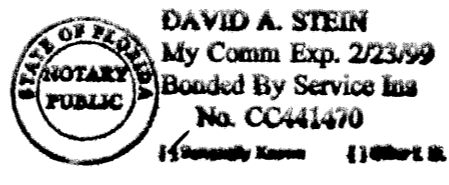
BEFORE ME, PERSONALLY APPEARED RON BERMAN AND GREG BERMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE-PRESIDENT OF LAWRENCE LAKE DEVELOPMENT, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND 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 6 DAY OF October A.D., 1995.

MY COMMISSION EXPIRES: 2/23/99
David Stein NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH



I, ADAM L. BESSEN, ESQUIRE, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO LAWRENCE LAKES DEVELOPMENT, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: October 9, 1995 BY: *John Brown*

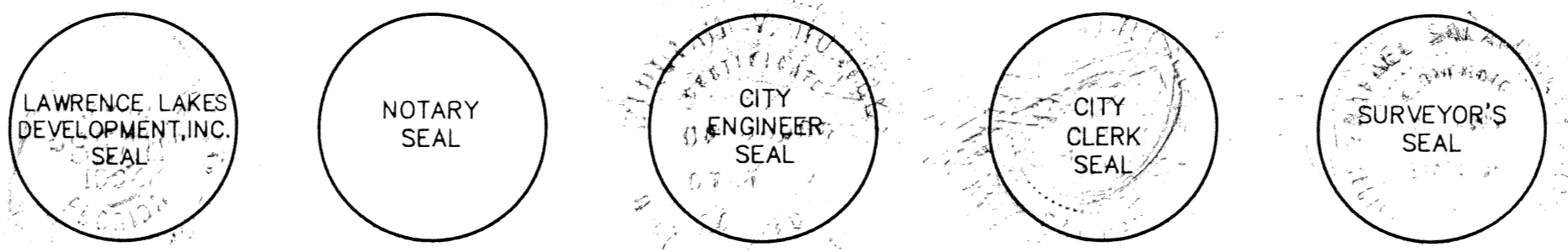
CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF October A.D., 1995.

BY: *Jermy Taylor* MAYOR JERMY TAYLOR

ATTEST: *Sue Kruse* SUE KRUSE-CITY CLERK

BY: *William Hukill* WILLIAM HUKILL-CITY ENGINEER



SURVEYOR'S CERTIFICATION:

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 THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AMENDED.

DATE: Oct 6/95 BY: *Rafael Saladrigas* RAFAEL SALADRIGAS REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 2345

THIS INSTRUMENT PREPARED BY RAFAEL SALADRIGAS P.L.S. IN THE OFFICES OF F.R.S. AND ASSOCIATES, INC. 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM BEACH, FLORIDA, 33407, TELEPHONE (407) 478-7178

REPLAT OF RECREATION TRACT "B" OF LAWRENCE LAKE
SUBDIVISION # OF LAWRENCE LAKE
BOOK 76 PAGE 22 FLOOD MAP #
FLOOD ZONE ZONING
SE ZIP CODE
PUD NAME CITY OF BOYNTON BEACH

F.R.S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: 1" = 1" APPROVED BY: GPW PLOTTED BY: *John W. Taylor*
DATE: 09/08/95

REPLAT OF RECREATION TRACT "B" OF LAWRENCE LAKE, A P.U.D. JOB NUMBER: 95-S-31C
SHEET 1 OF 2

REVISIONS	BY	DATE