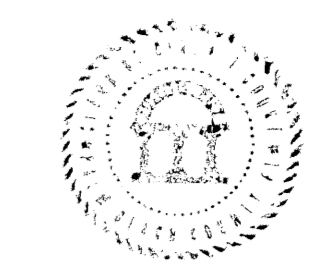


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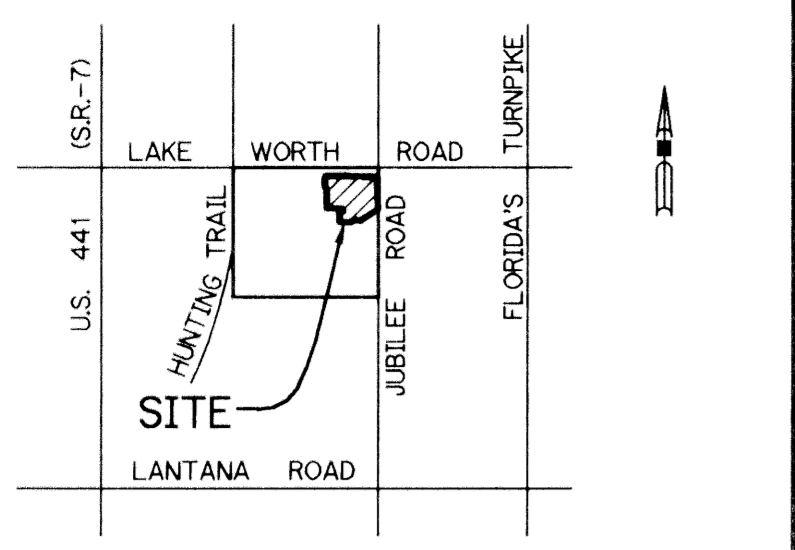
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# REGENCY LAKE ESTATES - PLAT TWO

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF TRACTS 1, 2, AND 14, ALL IN BLOCK 27  
ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED  
IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

SHEET 1 OF 2 MAY, 1998



LOCATION SKETCH  
SEC. 30 TWP. 44S. RGE. 42E.

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss.  
This Plat was filed for record at 12:10 p.m.  
this 11th day of October 1998  
and duly recorded in Plat Book No. 33  
on page 118-119  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Dawn Anjalen

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS REGENCY LAKE ESTATES - PLAT TWO, BEING A REPLAT OF A PORTION OF TRACTS 1, 2, AND 14, ALL IN BLOCK 27 ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "W2" OF "REGENCY LAKES ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGES 100 THROUGH 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°59'32" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD (FORMERLY JUBILEE ROAD) AS RECORDED IN OFFICIAL RECORD BOOK 8747, PAGE 1080, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 439.02 FEET TO THE SOUTHEAST CORNER OF TRACT "F" OF SAID "REGENCY LAKES ESTATES"; THENCE, FOLLOWING ALONG THE BOUNDARY OF SAID "REGENCY LAKES ESTATES" FOR THE REMAINING COURSES, SOUTH 89°01'58" WEST, A DISTANCE OF 202.26 FEET; THENCE NORTH 87°18'42" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 89°56'01" WEST, A DISTANCE OF 247.81 FEET; THENCE SOUTH 89°01'58" WEST, A DISTANCE OF 61.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 173.00 FEET, A CENTRAL ANGLE OF 59°52'21" AND WHOSE RADIUS POINT BEARS SOUTH 65°02'07" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 00°03'50" WEST, A DISTANCE OF 257.35 FEET; THENCE SOUTH 89°23'23" EAST, A DISTANCE OF 215.64 FEET; THENCE SOUTH 00°03'50" WEST, A DISTANCE OF 44.41 FEET; THENCE NORTH 89°56'10" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 45°03'50" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°03'50" WEST, A DISTANCE OF 118.79 FEET; THENCE NORTH 89°55'51" EAST, A DISTANCE OF 154.02 FEET; THENCE NORTH 51°18'32" EAST, A DISTANCE OF 31.47 FEET; THENCE NORTH 59°49'10" EAST, A DISTANCE OF 29.60 FEET; THENCE SOUTH 81°43'24" EAST, A DISTANCE OF 30.75 FEET; THENCE SOUTH 74°46'25" EAST, A DISTANCE OF 49.66 FEET; THENCE NORTH 55°35'47" EAST, A DISTANCE OF 281.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING 8.384 ACRES, MORE OR LESS.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C.L.E. 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.
- 2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. 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.
- 6. WETLAND BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WETLAND BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. THE SWALE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS 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 EASEMENTS, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF August, 1998.

ENGLE HOMES / PALM BEACH, INC.  
A FLORIDA CORPORATION

ATTEST: David Shapiro DAVID SHAPIRO BY: John A. Kraynick JOHN A. KRAYNICK  
ITS: SECRETARY ITS: VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES / PALM BEACH, INC., A FLORIDA 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 6 DAY OF August, 1998.

9/6/98 MY COMMISSION EXPIRES: KATHLEEN DOLENCE Notary Public, State of Florida My Comm. Expires Sept. 6, 1998 No. 001-605-126

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE C.L.E. HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10 DAY OF August, 1998.

C.L.E. HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: [Signature] BY: Greg Pilleren GREG PILLEREN PRESIDENT  
WITNESS: [Signature]

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GREG PILLEREN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF C.L.E. HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 10th DAY OF August, 1998.

TERESA BOUCK Notary Public, State of Florida My Commission Exp. October 18, 1998

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE COMPANY, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 22, 1998 BY: Eileen Elms EILEEN ELMS TITLE EXAMINER

### 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10-09-98 PERRY C. WHITE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213 STATE OF FLORIDA

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 17 DAY OF October, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: George T. Webb GEORGE T. WEBB, P.E., COUNTY ENGINEER

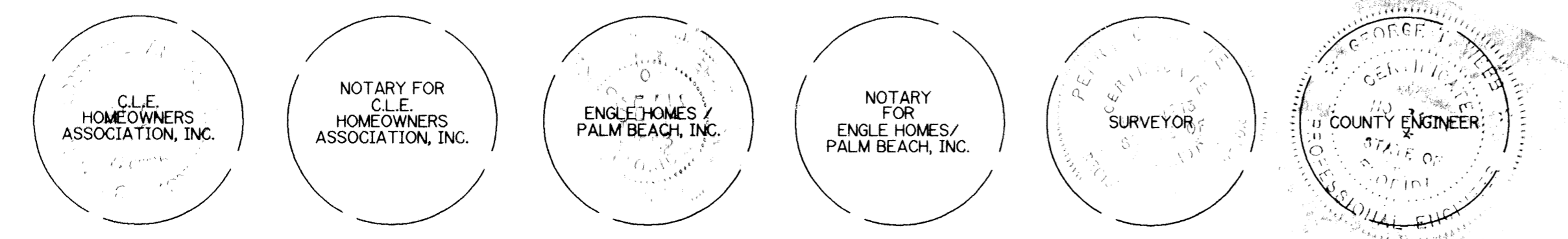
### SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 00°59'32" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF JUBILEE ROAD (LYONS ROAD) AS RECORDED OFFICIAL RECORD BOOK 8747, PAGE 1080, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
(NR) = NON-RADIAL  
(RF) = RADIAL TO FRONT LOT LINE  
(RR) = RADIAL TO REAR LOT LINE
- 4) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6) COORDINATES SHOWN ARE GRID COORDINATES  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
SCALE FACTOR = 1.00002125  
BEARING ROTATION = 0°00'32" CLOCKWISE (PLAT TO GRID)  
N00°59'32"W (PLAT BEARING) = N00°59'00"W (GRID BEARING)  
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

### SITE PLAN DATA

ZONING PETITION NO (THE KENT PROPERTY)	94-04
TOTAL AREA	8.38 ACRES
OPEN SPACE/BUFFER TRACTS	0.58 ACRES
TOTAL DWELLING UNITS	23
DENSITY	2.74 UNITS/ACRE

Subdivision: Regency Lake Estates  
Book 83, Page 118  
Flood Zone B  
Quadrant 4B  
SE - 94-004  
TAZ 72A  
FUD NAME: Regency Lakes



THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
ENGINEERS PLANNERS SURVEYORS  
CERTIFICATE OF AUTHORIZATION NUMBER LB 6674