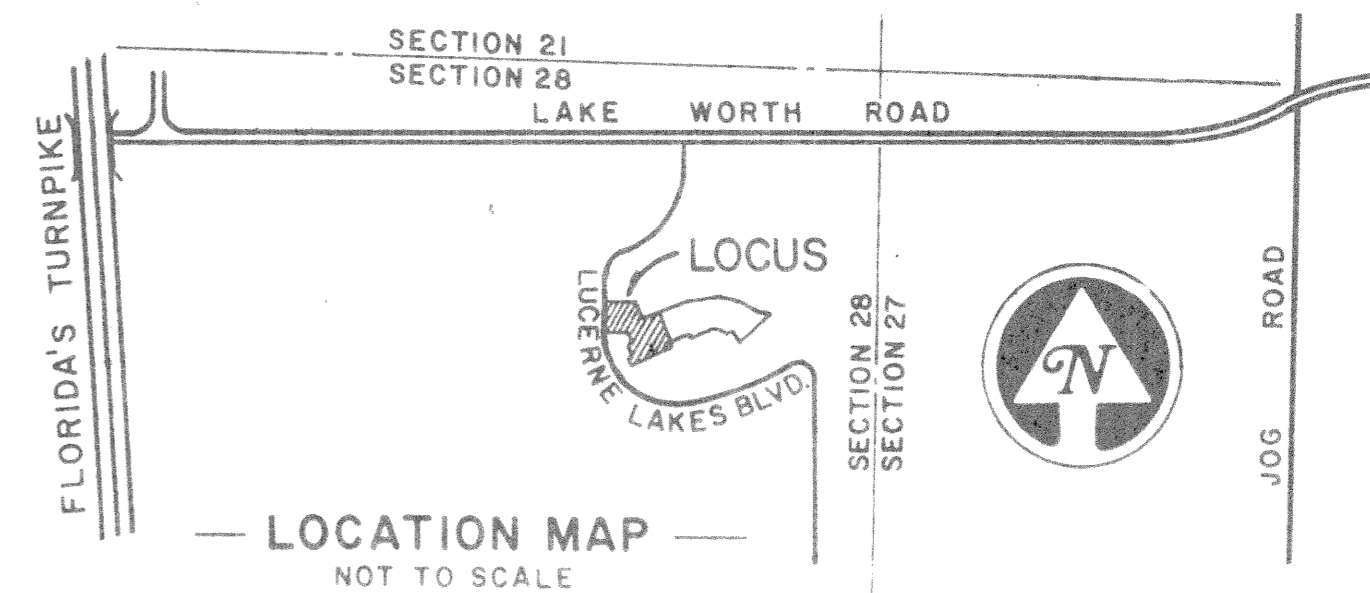


LUCERNE LAKES HOMES, VILLAGE I

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 44 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA.

DECEMBER, 1976



STATE OF FLORIDA COUNTY OF PALM BEACH
This Plat was filed for Record at 7:20 A.M. this 9th day of June A.D., 1977 and duly recorded in Plat Book 33 on Pages 29 and 30.

JOHN B. DUNKLE, Clerk Circuit Court
BY: *Lyle Shreffers* D.C.

39/29

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREOF, BEING A REPLAT OF A PORTION OF TRACTS 26, 27, 28, 37, AND 38, 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 OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS LUCERNE LAKES HOMES, VILLAGE I, FIRST ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT PERMANENT REFERENCE MONUMENT NO. 39, BEING A POINT ON THE WEST RIGHT OF WAY LINE OF LUCERNE LAKES BOULEVARD WHICH BEARS NORTH A DISTANCE OF 886.14 FEET FROM PERMANENT REFERENCE MONUMENT NO. 38, AS SHOWN ON PLAT NO. 2, LUCERNE LAKES P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 191 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 00° 00' 00" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 141.97 FEET; THENCE, NORTH 90° 00' 00" EAST, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID LUCERNE LAKES BOULEVARD, AND THE POINT OF BEGINNING;

THENCE, CONTINUE NORTH 90° 00' 00" EAST, A DISTANCE OF 361.47 FEET TO A POINT ON THE BOUNDARY LINE OF THE RECREATION AREA, (GOLF COURSE TRACT), AS SHOWN ON SAID PLAT NO. 2, LUCERNE LAKES P.U.D.; THENCE, SOUTH 08° 26' 56" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 180.30 FEET; THENCE, NORTH 70° 13' 23" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 112.00 FEET; THENCE, SOUTH 19° 46' 37" EAST, A DISTANCE OF 107.00 FEET; THENCE, SOUTH 70° 13' 23" WEST, A DISTANCE OF 1.07 FEET; THENCE, SOUTH 19° 46' 37" EAST, A DISTANCE OF 107.00 FEET; THENCE, SOUTH 70° 13' 23" WEST, A DISTANCE OF 280.00 FEET; THENCE, NORTH 19° 46' 37" WEST, A DISTANCE OF 82.07 FEET TO A POINT ON A CURVE, CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 225.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 27° 14' 01" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 27' 24", A DISTANCE OF 5.72 FEET TO THE END OF SAID CURVE; THENCE, NORTH 19° 46' 37" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE, NORTH 25° 13' 23" EAST, A DISTANCE OF 35.36 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 386.77 FEET AND WHOSE RADIUS POINT BEARS NORTH 70° 13' 23" EAST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 56' 31", A DISTANCE OF 67.11 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 90° 00' 00" WEST, A DISTANCE OF 261.92 FEET TO THE EAST RIGHT OF WAY LINE OF SAID LUCERNE LAKES BOULEVARD; THENCE, NORTH 00° 00' 00" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.143 ACRES, MORE OR LESS.

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

- 1. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREOF, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 2. LISA DRIVE & PINE PARK DRIVE NORTH AS SHOWN HEREOF ARE HEREBY DEDICATED TO LUCERNE LAKES PROPERTY OWNERS' ASSOCIATION FOR PROPER PURPOSES, AND FOR THE USE OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNER'S ASSOCIATION.
- 3. THE UTILITY EASEMENTS AS SHOWN HEREOF, ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, I, HERBERT PRAVER, AS GENERAL PARTNER OF LUCERNE LAKES ASSOCIATES, LTD DO HEREBY SET FORTH MY HAND AND SEAL THIS 19th DAY OF April, 1977.

WITNESS BY: *Robert C. Hanks* / *Herbert Praver*
WITNESS / HERBERT PRAVER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 19th DAY OF April, 1977.

My Commission Expires
Sept. 15, 1978

Hellen Lewellen
NOTARY

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH FLORIDA, PHONE 689-2111, FOR THE FIRM OF WANTMAN AND ASSOCIATES, INC., 2300 PALM BEACH LAKES BLVD., SUITE 107, WEST PALM BEACH, FLORIDA, PHONE 689-3200.

NOTE: FOR ADDITIONAL MORTGAGES SEE SHEET 2.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HEREOF 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 2253, PAGE 452 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, LANDEL/LUCERNE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF JANUARY, A.D., 1977.

ATTEST: *Daniel J. PASCAL* / *David P. Scheffenkacker*
DANIEL J. PASCAL, VICE PRESIDENT / DAVID P. SCHEFFENACKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF MARYLAND
COUNTY OF HOWARD

BEFORE ME PERSONALLY APPEARED, D.P. SCHEFFENACKER AND DANIEL J. PASCAL, 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 DANIEL J. PASCAL, VICE PRESIDENT OF THE ABOVE NAMED LANDEL/LUCERNE, INC., A CORPORATION, AND I, FULLY AND KNOWLEDGELY TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SAID AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 31st DAY OF JANUARY, A.D., 1977.

Notary Public
COMMISSION EXPIRES 1978

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

FLORIDA SAVINGS AND INVESTMENT COMPANY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREOF 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 1781 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, FLORIDA SAVINGS AND INVESTMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF April, 1977.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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, A DISTRICT OF COLUMBIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SAID AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 23rd DAY OF January, A.D., 1977.

Notary Public
WILLIAM W. HANDEL
COMMISSION EXPIRES June 19, 1977

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 HEREOF 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 2253 PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, HOUSING CAPITAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF January, A.D., 1977.

ATTEST: *Joseph A. Story* / *William A. Schainker*
SECRETARY JOSEPH A. STORY / 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, A DISTRICT OF COLUMBIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SAID AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF January, A.D., 1977.

Notary Public
My Commission Expires 7/17/78

ABSTRACT SUMMARY

AREA OF LOTS ----- 2.285 ACRES
AREA OF ROAD RIGHTS OF WAY ----- 0.858 ACRES
TOTAL AREA THIS PLAT ----- 3.143 ACRES
PLANNED UNIT DEVELOPMENT TABULATIONS:
TOTAL AREA THIS PLAT ----- 3.143 ACRES
LESS ROAD RIGHTS OF WAY ----- 0.858 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA ----- 2.285 ACRES
APPLICABLE DENSITY FACTOR ----- 12 UNITS PER ACRE
TOTAL UNITS PERMITTED ----- 27 UNITS
TOTAL UNITS THIS PLAT ----- 19 UNITS (PROPOSED)
OPEN SPACE THIS PLAT ----- 1.09 ACRES (PROPOSED)
DENSITY ----- 0.64 UNITS PER ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, FRANK P. MEHOK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LUCERNE LAKE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; & THAT I FIND THAT THE PROPERTY IS ENCMBERED BY THE MORTGAGES SHOWN HEREOF, & THAT I FIND THAT ALL MORTGAGES ARE SHOWN & ARE TRUE & CORRECT.

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

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF June, A.D., 1977.

BY: *LaKe Lytal*
LAKE LYTAL
CHAIRMAN, COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: *Herbert F. Kahler*
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS

BY: *Marjorie B. Jamieson*

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREOF IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID SURVEY HAS BEEN MADE UNDER THE PERMANENT CONTROL POINTS WHICH WILL BE SET UNDER THE GUARANTEE OF THE PROFESSIONAL SURVEYOR WITH THE REQUIRED IMPROVEMENTS FURTHER THAT THE CURVE DATA INDICES ALL IN THE REPRESENTATIONS OF SAID PLAT ARE IN ACCORDANCE WITH THE CURVE DATA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

31-177-3118 1/44
000
BENCH MARK
land surveying and mapping
RECORD PLAT
29

NO.	DATE	DESCRIPTION	BY	DRAWN E. OSBARD	FIELD BOOK NO. PG.	DATE DEC. 1976	JOB NO. 2405	SHEET 1 OF 2
REVISIONS				DESIGNED M.V.S.	CHECKED	SCALE 1"=50'	DRAWING NO.	

