

# LUCERNE LAKES HOMES, VILLAGE I 2nd ADDITION

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.

ALSO, BEING A REPLAT OF A PORTION OF LUCERNE LAKES PLAT NO. 2  
PLAT BOOK 32, PAGES 191 & 192

NOTE: FOR ADDITIONAL MORTGAGEE'S CONSENTS SEE SHEET 2 OF 2

### 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 HEREON 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 \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOUSING CAPITAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF July, A.D., 1977.

ATTEST: *Joseph A. Story* SECRETARY, JOSEPH A. STORY BY: *William A. Schainker* 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, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, 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 5th DAY OF July, A.D., 1977.

NOTARY PUBLIC *Maria Priddy Adams*  
My Commission Expires: 12/1/77

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

IN WITNESS WHEREOF, LANDEL/LUCERNE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF July, A.D., 1977.

ATTEST: *Daniel J. Pascale* DANIEL J. PASCALE, VICE PRESIDENT BY: *David P. Scheffnacker* DAVID P. SCHEFFENACKER, PRESIDENT

### ACKNOWLEDGMENT

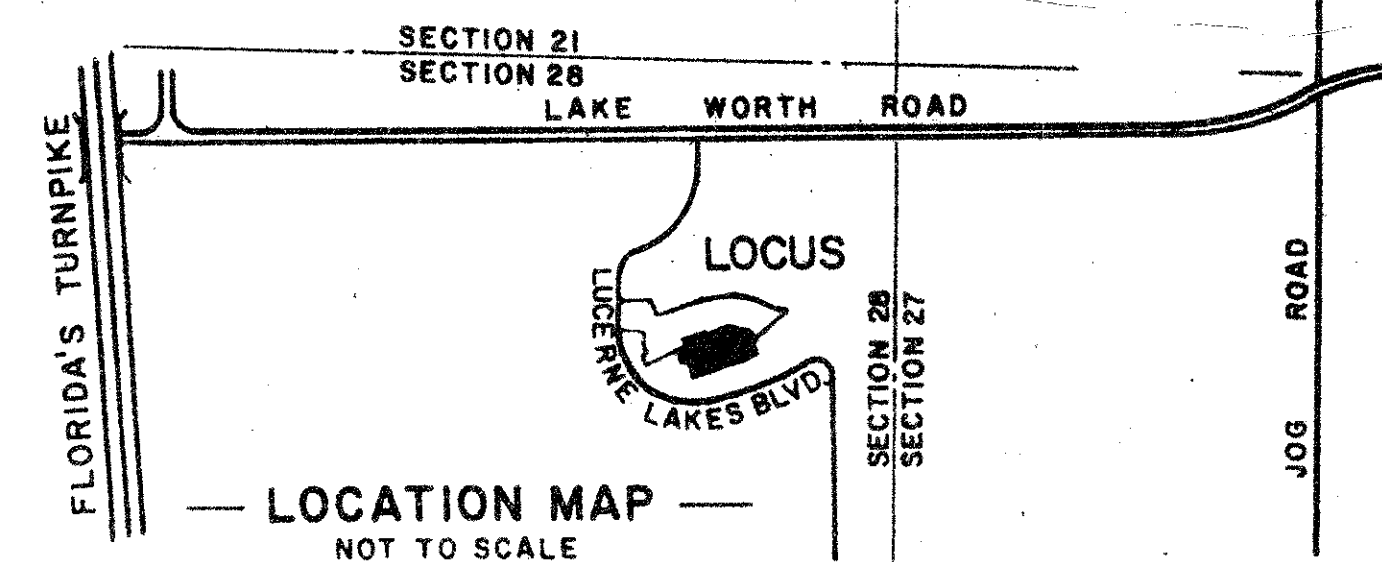
STATE OF MARYLAND  
COUNTY OF HOWARD

BEFORE ME PERSONALLY APPEARED D. P. SCHEFFENACKER AND D. J. PASCALE, 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 D. J. PASCALE, 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 PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, 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 7th DAY OF July, A.D., 1977.

NOTARY PUBLIC *Sharon M. Miller*  
My Commission Expires: 9-1-77

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



# 107

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:44 P.M.  
THIS 28th DAY OF September  
AD., 1977 AND DULY RE-  
CORDED IN PLAT BOOK 33  
ON PAGES 107 AND 108.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT,  
BY: *John B. Dunkle* DC

PLANNED UNIT DEVELOPMENT TABULATIONS  
TOTAL AREA THIS PLAT----- 4.14 ACRES  
LESS ROAD RIGHT OF WAY----- 1.09 ACRES  
EQUALS EFFECTIVE BASE RESIDENTIAL AREA----- 3.05 ACRES

TOTAL UNITS THIS PLAT----- 25 (PROPOSED)  
OPEN SPACE THIS PLAT----- 2.37 ACRES (PROPOSED)  
DENSITY----- 6.20 UNITS PER ACRE

### SURVEY NOTES:

- (P.R.M.'s), PERMANENT REFERENCE MONUMENTS, FLORIDA CERTIFICATE NO. 2424, ARE DESIGNATED THIS:
- (P.C.P.'s), PERMANENT CONTROL POINTS, ARE DESIGNATED THIS:
- ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON, AND RELATIVE TO, THE BEARING STRUCTURE OF PLAT NO. 2, LUCERNE LAKES, P.U.D.
- THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENT.

# 98

### 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 HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LANDEL/LUCERNE, INC., A MARYLAND 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: July 28, 1977 *Frank P. Mehok*  
FRANK P. MEHOK  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### SURVEYORS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND 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 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

APPROVED: *William R. Van Campen*  
WILLIAM R. VAN CAMPEN  
REGISTERED LAND SURVEYOR NO. 2424  
STATE OF FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF September, A.D., 1977.

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF September, A.D., 1977.

0277-310  
ATTEST JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *John B. Dunkle* DC

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LUCERNE LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND LANDEL/LUCERNE, INC., A MARYLAND CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 35, 36, 37, AND 37, BLOCK 29, PALM BEACH FARMS COMPANY PLAT NO. 3, AND A PORTION OF PLAT NO. 2, LUCERNE LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, AND PLAT BOOK 32, PAGES 191 AND 192, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS LUCERNE LAKES VILLAGE I, 2ND ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT P.R.M. (PERMANENT REFERENCE MONUMENT) NO. 48, BEING THE SOUTHEAST CORNER OF LUCERNE LAKES HOMES, VILLAGE I, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 29 AND 30, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 19°46'37" WEST, ALONG THE EAST BOUNDARY OF SAID PLAT, A DISTANCE OF 12.00 FEET TO THE SOUTHERLY BOUNDARY OF LUCERNE LAKES HOMES, VILLAGE I, 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 31 AND 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 70°13'23" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 132.00 FEET; THENCE, SOUTH 19°46'37" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 12.50 FEET; THENCE, NORTH 70°13'23" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 160.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.50 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 70°25'31", A DISTANCE OF 267.34 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 39°21'06" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 84.92 FEET; THENCE, NORTH 50°38'54" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 57.50 FEET; THENCE, SOUTH 39°21'06" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 139.24 FEET TO A POINT 10.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE BOUNDARY LINE OF THAT CERTAIN 66.50 FEET DRAINAGE EASEMENT, AS SHOWN ON SAID PLAT NO. 2, LUCERNE LAKES, P.U.D., THENCE, SOUTH 44°12'55" WEST, PARALLEL WITH SAID BOUNDARY LINE, A DISTANCE OF 6.79 FEET; THENCE, SOUTH 50°38'54" WEST, CONTINUING PARALLEL WITH SAID BOUNDARY LINE, A DISTANCE OF 323.41 FEET; THENCE, SOUTH 70°37'49" WEST, CONTINUING PARALLEL WITH SAID BOUNDARY LINE, A DISTANCE OF 135.81 FEET; THENCE, SOUTH 81°25'15" WEST, CONTINUING PARALLEL WITH SAID BOUNDARY LINE, A DISTANCE OF 10.05 FEET; THENCE, NORTH 19°46'37" WEST, A DISTANCE OF 148.49 FEET; THENCE, SOUTH 70°13'23" WEST, A DISTANCE OF 30.47 FEET; THENCE, NORTH 19°46'37" WEST, A DISTANCE OF 82.00 FEET; THENCE, SOUTH 70°13'23" WEST, A DISTANCE OF 43.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.00 FEET; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°11'51", A DISTANCE OF 93.71 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 75°34'46" WEST, A DISTANCE OF 58.65 FEET; THENCE, NORTH 34°36'47" WEST, A DISTANCE OF 58.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.00 FEET; THENCE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'10", A DISTANCE OF 40.65 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 19°46'37" WEST, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.14 ACRES, MORE OR LESS.

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

1. THE ROAD RIGHTS OF WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LUCERNE LAKES HOME OWNERS' ASSOCIATION FOR PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION AND ARE RESERVED FOR THE USE OF, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

2. UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, I, HERBERT PRAYER, AS GENERAL PARTNER OF LUCERNE LAKES ASSOCIATE, LTD., DO HEREBY SET FORTH MY HAND AND SEAL THIS 28th DAY OF July, 1977.

*Herbert Prayer*  
HERBERT PRAYER

WITNESS: *Richard C. ...*

IN WITNESS WHEREOF, LANDEL/LUCERNE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF July, A.D., 1977.

ATTEST: *Daniel J. Pascale* DANIEL J. PASCALE, VICE PRESIDENT BY: *David P. Scheffnacker* DAVID P. SCHEFFENACKER, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH } 55

BEFORE ME PERSONALLY APPEARED HERBERT PRAYER, 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 28th DAY OF July, 1977.

NOTARY PUBLIC *Helen A. ...*  
My Commission Expires: 9-18-1978

### ACKNOWLEDGMENT

STATE OF MARYLAND  
COUNTY OF HOWARD

BEFORE ME PERSONALLY APPEARED D. P. SCHEFFENACKER AND D. J. PASCALE, 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 D. J. PASCALE, 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 PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, 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 7th DAY OF July, A.D., 1977.

NOTARY PUBLIC *Sharon M. Miller*  
My Commission Expires: 9-1-77

# LUCERNE LAKES HOMES, VILLAGE I 2ND ADD.



BENCH MARK  
land surveying and mapping, inc.

DRAWN	FIELD BOOK	DATE	JOB NO.	SHEET
W.S.	PG	5/25/77	2400	OF
DESIGNED	CHECKED	SCALE	DRAWING NO.	2
A.V.C.	R.B.U.	1"=50'		