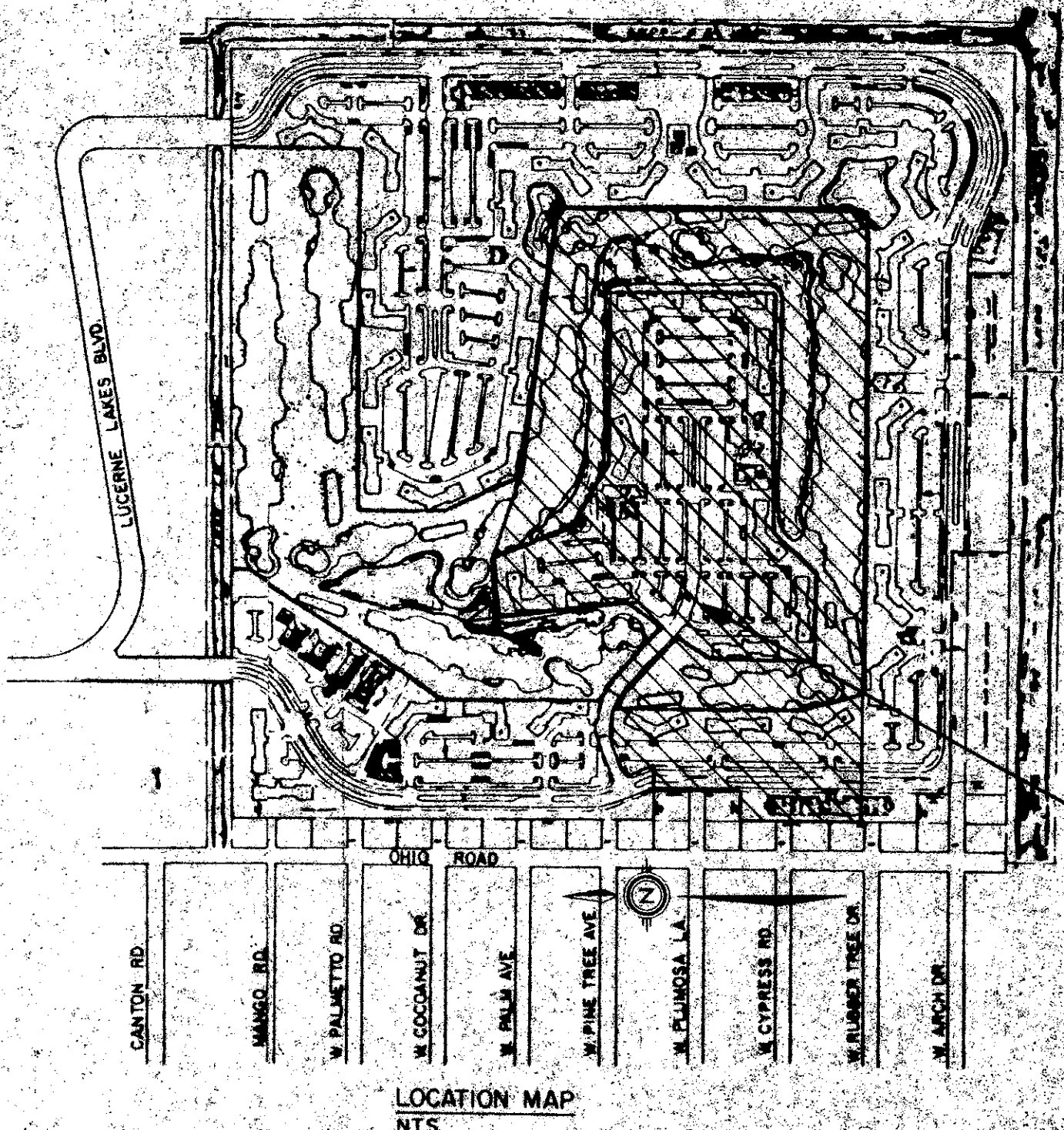


SUNRISE OF PALM BEACH PLAT NO. 2

A PORTION OF LUCERNE LAKES PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF BLOCK 29 OF PALM BEACH FARMS
 COMPANY PLAT NO. 3, PLAT BOOK 2, AT PAGES 45 THRU 54, PUBLIC
 RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 28,
 TOWNSHIP 44S, RANGE 42E, PALM BEACH COUNTY FLORIDA.

APRIL, 1981
 SHEET 1 OF 2



51

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 9:58 AM
 THIS 7 DAY OF September
 AD. 1981 AND DULY RECORDED
 IN PLAT BOOK 43 ON PAGES
 51 AND 52
 JOHN B. DUNKLE, CLERK
 CIRCUIT COURT
 BY: *Stella Shreffler* DC.

PROJECT LOCATION

LOCATION MAP
 N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUNRISE OF PALM BEACH PLAT NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SUNRISE OF PALM BEACH PLAT NO. 1, AS SAME IS RECORDED IN PLAT BOOK 39 ON PAGES 88 AND 89 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N 90°00'00"E, ALONG THE PERIMETER OF SAID PLAT NO. 1, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE:

CONTINUING ALONG THE PERIMETER OF SAID PLAT NO. 1, N 90°00'00"E, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 343.56 FEET, FROM WHICH A RADIAL LINE BEARS N 90°00'00"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 15°03'04", A DISTANCE OF 90.75 FEET TO THE END OF SAID CURVE; THENCE N 24°18'59"E A DISTANCE OF 37.48 FEET; THENCE N 65°46'09"E A DISTANCE OF 43.66 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 117.04 FEET, FROM WHICH A RADIAL LINE BEARS S 24°13'51"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 68°26'12", A DISTANCE OF 139.80 FEET TO THE END OF SAID CURVE; THENCE N 44°12'21"E, RADIAL TO LAST SAID CURVE, 60.00 FEET; THENCE DEPARTING FROM THE PERIMETER OF AFORESAID PLAT NO. 1, S 45°47'39"E A DISTANCE OF 242.00 FEET; THENCE N 78°40'16"E A DISTANCE OF 139.83 FEET; THENCE N 01°13'31"W A DISTANCE OF 532.52 FEET; THENCE N 45°15'41"E A DISTANCE OF 42.30 FEET; THENCE N 83°58'48"E A DISTANCE OF 310.07 FEET; THENCE S 50°01'49"W A DISTANCE OF 82.77 FEET; THENCE S 48°26'20"E A DISTANCE OF 207.59 FEET; THENCE S 78°02'21"E A DISTANCE OF 296.83 FEET; THENCE S 89°54'39"E A DISTANCE OF 269.12 FEET; THENCE N 83°51'12"E A DISTANCE OF 291.07 FEET; THENCE S 06°20'23"E A DISTANCE OF 582.73 FEET; THENCE N 89°13'31"W A DISTANCE OF 56.20 FEET; THENCE S 02°41'04"E A DISTANCE OF 476.31 FEET; THENCE N 88°17'50"W A DISTANCE OF 632.12 FEET; THENCE S 85°01'19"W A DISTANCE OF 403.23 FEET; THENCE S 82°48'19"W A DISTANCE OF 565.84 FEET; THENCE S 88°22'24"W A DISTANCE OF 76.94 FEET; THENCE N 90°00'00"W A DISTANCE OF 241.95 FEET; THENCE N 00°00'00"E A DISTANCE OF 214.71 FEET; THENCE N 90°00'00"W A DISTANCE OF 105.00 FEET TO A LINE 140.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF OHIO ROAD, A PLATTED ROAD RIGHT-OF-WAY BEING 30.00 FEET IN WIDTH; THENCE N 00°00'00"E ALONG SAID PARALLEL LINE, A DISTANCE OF 245.50 FEET; THENCE N 90°00'00"E A DISTANCE OF 100.00 FEET; THENCE N 00°00'00"E A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PARCEL SHOWN AND DESIGNATED HEREON AS "GOLF COURSE".

CONTAINING 28.936 ACRES MORE OR LESS.

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

- LUCERNE LAKES BLVD. (TRACT "A") IS HEREBY DEDICATED TO LUCERNE LAKES MASTER HOME-OWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND SHALL BE AVAILABLE FOR USE AS UTILITY AND DRAINAGE EASEMENTS.
- TAHITI LANE (TRACT "B") IS HEREBY DEDICATED TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY AND ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS OF FUTURE RESIDENTS OF THE PROPERTY AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SHALL BE AVAILABLE FOR UTILITY AND DRAINAGE EASEMENTS.
- IN ADDITION TO THOSE EASEMENTS SHOWN, A PERPETUAL EASEMENT ACROSS TRACTS "C", "D" AND "E" IS HEREBY DEDICATED FOR THE USE OF FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE BUFFER ZONE (TRACT "E") IS HEREBY DEDICATED TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, AND ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS.
- THE RESIDENTIAL HOUSING AREAS (TRACTS "C" AND "D") ARE HEREBY DEDICATED TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY AND ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS.
- THE PARKING AREA (TRACT "F") IS HEREBY DEDICATED TO FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY AND ITS SUCCESSORS OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 10th DAY OF August, 1981.

FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *J.P. Rand and* SECRETARY
 BY: *G.J. Beachler* VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *G.J. Beachler* AND *W.J. Tarsbauch* TO ME, WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF THE FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A 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 10th DAY OF August, 1981.

MY COMMISSION EXPIRES: April 2, 1983

James P. Morse
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

I, WILLIAM A. WEBER, 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 IN FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

GREENBERG, TRAUIG, ASKEW, HOFFMAN, LIPOFF, QUENTEL & WOLFF, P.A.

DATE: July 2, 1981

William A. Weber
 BY: WILLIAM A. WEBER, ATTORNEY

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 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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.

10th DAY OF August, 1981

Wesley B. Haas
 WESLEY B. HAAS
 REGISTERED LAND SURVEYOR NO. 3708
 STATE OF FLORIDA

NOTE: PORTIONS OF THIS PLAT CONTAINING OPEN SPACE, AFTER IMPROVEMENT OF THE PROPERTY, MAY NOT BE VACATED IN WHOLE OR IN PART UNLESS THE ENTIRE PLAT IS VACATED, EXCEPT AS PERMITTED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH ITS LAW, RULES, ORDINANCES, AND RESOLUTIONS AS EVIDENCED BY THE SIGNATURE OF A DULY AUTHORIZED COUNTY OFFICIAL.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Sept, 1981.

BY: *Frank M. Foster Jr.*
 FRANK M. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Sept, 1981.

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

ATTEST:
 JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

BY: *Stella Shreffler*
 DEPUTY CLERK

NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS:
- EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 3238 DESIGNATED THIS:
- PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS:
- THE BEARINGS AS SHOWN HEREON ARE BASED ON THE BEARING STRUCTURE OF "SUNRISE OF PALM BEACH PLAT NO. 1" AS SAID PLAT IS RECORDED IN PLAT BOOK 39, ON PAGES 88 AND 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SO. CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

ACREAGE SUMMARY

TRACT "A" ROAD RIGHT-OF-WAY:	1.500 AC.
TRACT "B" ROAD RIGHT-OF-WAY:	1.520 AC.
TRACT "C" RESIDENTIAL HOUSING AREA:	21.445 AC.
TRACT "D" RESIDENTIAL HOUSING AREA:	3.786 AC.
TRACT "F" PARKING AREA:	0.592 AC.
OPEN SPACE:	0.033 AC.
TOTAL:	28.926 AC.

PLANNED UNIT DEVELOPMENT DATA

TOTAL AREA THIS PLAT:	28.926 AC.
TOTAL UNITS THIS PLAT (M/F):	656 UNITS
OPEN SPACE THIS PLAT:	0.033 AC.
DENSITY:	22.7 UNITS/ACRE

SHEET 1 OF 2 SIGNATURE SHEET
 SHEET 2 OF 2 MAP SHEET

0277-300

SEAL
 FLORIDA GARDENS LAND AND DEVELOPMENT COMPANY

SEAL
 NOTARY PUBLIC

SEAL
 REGISTERED LAND SURVEYOR

SEAL
 COUNTY ENGINEER

SEAL
 DEPUTY CLERK

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	DATE
CHECKED	SCALE
DRAWING NO.	79-P-104

APRIL, 1981
 SCALE 1"=100'
 SUNRISE OF PALM BEACH PLAT NO. 2

43/51