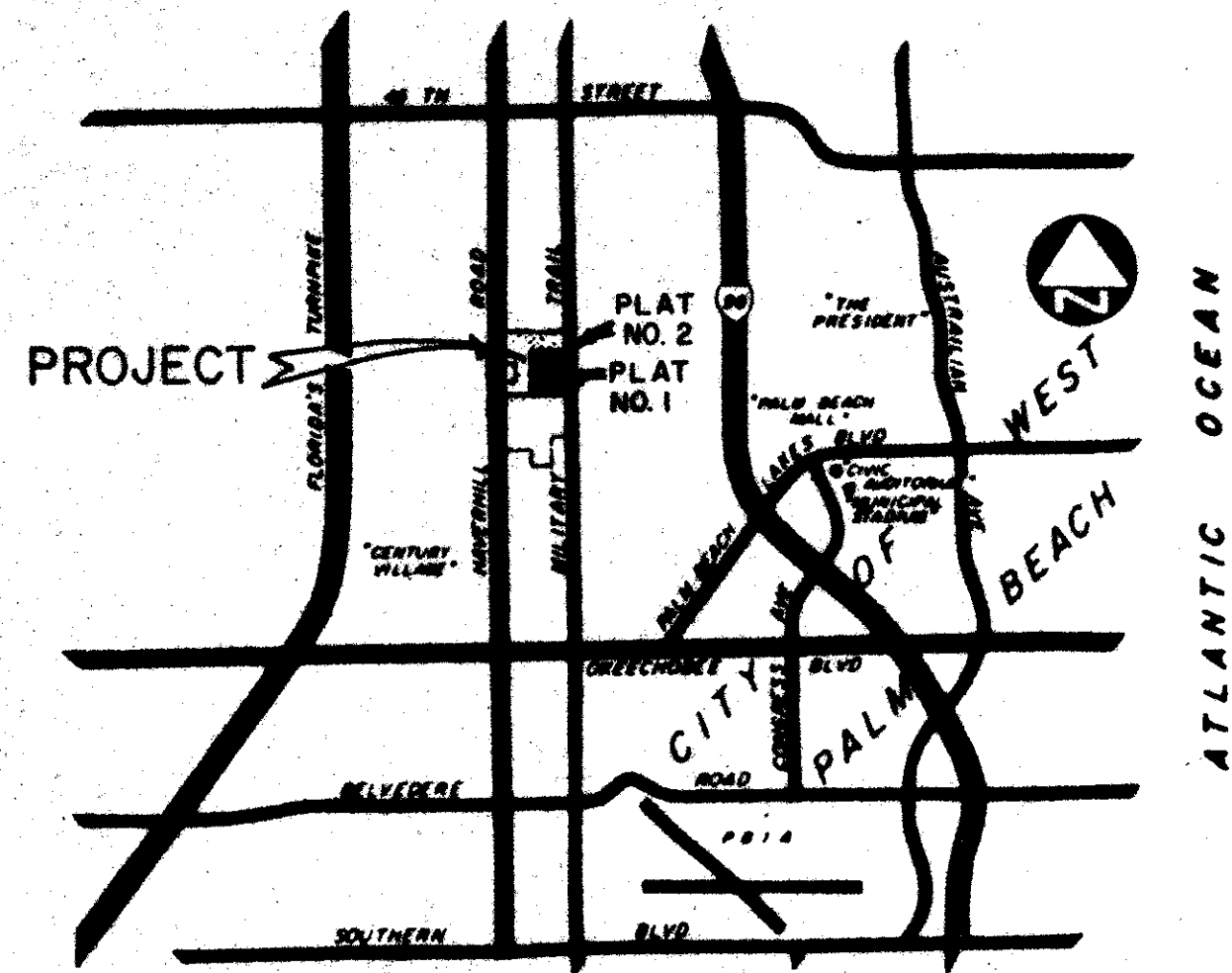


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VICINITY SKETCH

A PORTION OF A P.U.D. LAKESIDE GREEN-PLAT NO. 2 SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1 JULY 1983

P.U.D. DENSITY TABULATION

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY D.U./ACRE	AGGREGATE TOTALS		
				AGGR. ACRES	NO. OF UNITS	OVERALL DENSITY D.U./ACRE
PLAT NO. 1	33.89	106	3.12	33.89	106	3.12
PLAT NO. 2	31.37	160	5.10	65.26	266	4.07

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 9-26-83
this 26th day of September
1983, and duly recorded in Plat Book No.
46 on page 136 & 137

JOHN B. DUNKLE, Clerk Circuit Court
By Patricia Jones, D.C.

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT THE ENGLE GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKESIDE GREEN - PLAT NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE SUBDIVISION LAKESIDE GREEN, PLAT NO. 1, P.U.D., AS RECORDED IN PLAT BOOK 40, PAGES 20-22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 1° 36' 12" EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF HOLLOW POND ROAD, AS RECORDED IN THE ABOVE DESCRIBED SUBDIVISION, LAKESIDE GREEN, PLAT NO. 1, A DISTANCE OF 45.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 25° 29' 38", AND AN ARC LENGTH OF 173.53 FEET; THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 13° 54' 10", AND AN ARC LENGTH OF 92.21 FEET; THENCE WITH A BEARING OF NORTH 49° 00' 00" WEST, A DISTANCE OF 196.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 73° 00' 00", AND AN ARC LENGTH OF 127.41 FEET; THENCE WITH A BEARING OF NORTH 24° 00' 00" EAST, A DISTANCE OF 204.55 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 6° 14' 16" EAST, A DISTANCE OF 213.01 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 2° 50' 14" EAST, A DISTANCE OF 185.52 FEET TO A POINT; THENCE WITH A BEARING OF 89° 51' 00" EAST, A DISTANCE OF 408.90 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 28° 51' 00" EAST, A DISTANCE 255.34 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 89° 51' 00" EAST, A DISTANCE OF 1050.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF SOUTH 1° 56' 37" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, SAID LINE LYING 50.00 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SECTION 12, A DISTANCE OF 672.00 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF THE ABOVE MENTIONED PLAT LAKESIDE GREEN, PLAT NO. 1; THENCE WITH THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF THE LAKESIDE GREEN PLAT NO. 1, A BEARING OF NORTH 88° 03' 23" WEST, A DISTANCE OF 319.69 FEET; THENCE SOUTH 32° 09' 40" WEST, A DISTANCE OF 110.00 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CHORD BEARING OF NORTH 59° 00' 58" WEST, A CENTRAL ANGLE OF 2° 21' 19", AND AN ARC LENGTH OF 18.70 FEET TO A POINT; THENCE NORTH 60° 11' 39" WEST, A DISTANCE OF 23.03 FEET; THENCE SOUTH 29° 48' 21" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 89° 51' 00" WEST, A DISTANCE OF 520.23 FEET; THENCE NORTH 34° 42' 11" WEST, A DISTANCE OF 188.78 FEET; THENCE NORTH 88° 23' 48" WEST, A DISTANCE OF 355.30 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF SOUTH 14° 30' 47" WEST, A CENTRAL ANGLE OF 25° 29' 09", AND AN ARC LENGTH OF 137.90 FEET TO A POINT; THENCE SOUTH 1° 36' 12" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 88° 23' 48" WEST, A DISTANCE OF 80.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 31.37 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS OF WAYS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREET SHOWN HEREON AS WILLOW POND COURT EAST IS DEDICATED FOR PRIVATE ROAD PURPOSES TO THE LAKESIDE GREEN II-A HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS SHOWN HEREON AS WILLOW POND CIRCLE AND WILLOW BROOK CIRCLE ARE HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS SHOWN HEREON AS WILLOW POND ROAD AND BROOK DRIVE AND THE 10' ADDITIONAL R/W FOR MILITARY TRAIL AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- THE LAKES SHOWN HEREON AS WATER MANAGEMENT TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS; FOR LAKE AND WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "A" AND "B" ARE ALSO DRAINAGE EASEMENTS.
- TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKESIDE GREEN II-A HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "C" AND "D" ARE ALSO DRAINAGE EASEMENTS.
- TRACTS "E", "F", "G" AND "H" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKESIDE GREEN II-B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AS COMMON AREAS FOR PARKING, ACCESS, LANDSCAPING, BUFFER AND RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS EASEMENTS - 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.
 - LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- TRACT "I" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKESIDE GREEN RECREATIONAL ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR P.U.D. BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ENGLE GROUP, INC. HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, MORTGAGEES, LICENSEES, AND FRANCHISEES THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS TO OTHERS FOR INGRESS AND EGRESS, THE INSTALLATION AND MAINTENANCE OF DRAINAGE EASEMENTS, PUBLIC AND/OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ANY OTHER PURPOSES WHICH DO NOT PERMANENTLY INHIBIT THE USE OF THE ACCESS TRACTS FOR THEIR INTENDED PURPOSE, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ENGLE GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF September A.D. 1983.

ATTEST:
 Harry Englestein
 Vice-President
 ALEC ENGLESTEIN
 President

ACKNOWLEDGEMENT
 STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND HARRY ENGLESTEIN, TO BE WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ENGLE GROUP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED THE SAME 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 22nd DAY OF September 1983.

Patricia Jones
 Notary Public, State of Florida
 My Commission Expires March 31, 1984
 MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT
 STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3942 AT PAGE 1381 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF September A.D. 1983.

ATTEST:
 David L. Demmey
 SUNRISE SAVINGS AND LOAN ASSOCIATION CORPORATION OF THE STATE OF FLA.
 BY: Wilbur Frank

ACKNOWLEDGEMENT
 STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED William Crane AND David L. Demmey TO BE WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Secretary OF THE ABOVE NAMED Sunrise Savings Loan AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS Sunrise President AND Secretary RESPECTIVELY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 26th DAY OF September A.D. 1983.
 MY COMMISSION EXPIRES: 1-6-84 L.T. Balentine
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATION
 STATE OF FLORIDA SS
 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 THAT (P.C.P.'S) 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.

DATE: Sept 27, 1983
 Joseph M. Tucker
 JOSEPH M. TUCKER
 FLORIDA CERTIFICATE NO. 3285

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF _____ A.D., 1983.
 BY: John B. Dunkle
 PEGGY B. LEWIS, CHAIRMAN

ATTEST:
 JOHN BY DUNKLE, CLERK
 BY: Elizabeth Richards
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF _____ A.D., 1983.
 BY: H.F. Kohler
 H.F. KOHLER, COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- 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.
 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.
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH SS

Attorney A. TITLE INSURANCE COMPANY, 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 NESTED TO THE ENGLE GROUP, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 9-26-1983

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401. PHONE: 737-6546

46/136 0265-308
 SIDEWALL REQUIRED

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA

A PORTION OF A P.U.D.
 LAKESIDE GREEN-PLAT NO. 2
 IN 2 SHEETS SHEET NO. 1

Date	Designed	Scale	Sheet
Approved	Drawn	Job No.	1 of 2
	Checked	File No.	

