

LUCERNE LAKES GOLF COURSE

A PORTION OF LUCERNE LAKES P.U.D.

LYING IN SECTIONS 28 AND 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING
A REPLAT OF A PORTION OF TRACTS 1, 2, 30 THROUGH 38, 58 THROUGH 71, 90 THROUGH 95, 98 THROUGH 103, AND 122 THROUGH 127,
BLOCK 29, PALM BEACH FARMS Co. PLAT No.3 RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY

JANUARY 1999

SHEET 2 OF 6

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

1) WATER MANAGEMENT TRACTS (W.M.T.): THE WATER MANAGEMENT TRACTS (W.M.T.) AS SHOWN HEREON ARE HEREBY RESERVED FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES IN FAVOR OF FLORIDA GARDENS LAND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

AN EASEMENT OVER THE WATER MANAGEMENT TRACTS (W.M.T.) AND/OR ANY DRAINAGE EASEMENTS DEPICTED HEREIN ARE GRANTED TO LUCERNE LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, LUCERNE LAKES MASTER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PALM BEACH COUNTY, FLORIDA, AND/OR ANY OTHER ASSOCIATION, ENTITY OR INDIVIDUAL WHICH HAS A DUTY TO MAINTAIN ANY LANDS ADJOINING THE W.M.T., THE W.M.T., AND/OR SAID DRAINAGE EASEMENTS, IS HEREBY GRANTED FOR PURPOSES OF REASONABLE ACCESS, CONTINUED USE OF EXISTING DRAINAGE FLOW AND MAINTENANCE OF SUCH LANDS ADJOINING THE W.M.T., THE W.M.T., AND/OR SAID DRAINAGE EASEMENTS. THE GRANTEEES HEREOF SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE W.M.T.'S AND/OR SAID DRAINAGE EASEMENTS.

2) GOLF COURSE TRACTS (G.C.) TRACTS GC-1 THROUGH GC-E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FLORIDA GARDENS LAND DEVELOPMENT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. UTILITY EASEMENTS (U.E.): 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.

4. LIMITED ACCESS EASEMENTS (L.A.E.): THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VIC. PRESIDENT AND ATTESTED BY ITS SECRETARY/TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12TH DAY OF JANUARY, 2000

FLORIDA GARDENS LAND DEVELOPMENT COMPANY, A FLORIDA CORPORATION
ATTEST: [Signature] BY: [Signature]
(PRINT NAME) W. Farabaugh (PRINT NAME) G.J. Beachler
(TITLE) Sec./Treasurer (TITLE) V. Pres.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Green J. Beachler AND W.J. Farabaugh WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V. President AND Secretary/Treasurer OF FLORIDA GARDENS LAND DEVELOPMENT COMPANY, 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 12TH DAY OF JANUARY, 2000.
MY COMMISSION EXPIRES: 1/28/2002
CC 694281
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEPHEN S. MATHISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FLORIDA GARDENS LAND DEVELOPMENT COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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.

DATED: 1/11/00
[Signature]
STEPHEN S. MATHISON
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

SURVEYORS 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

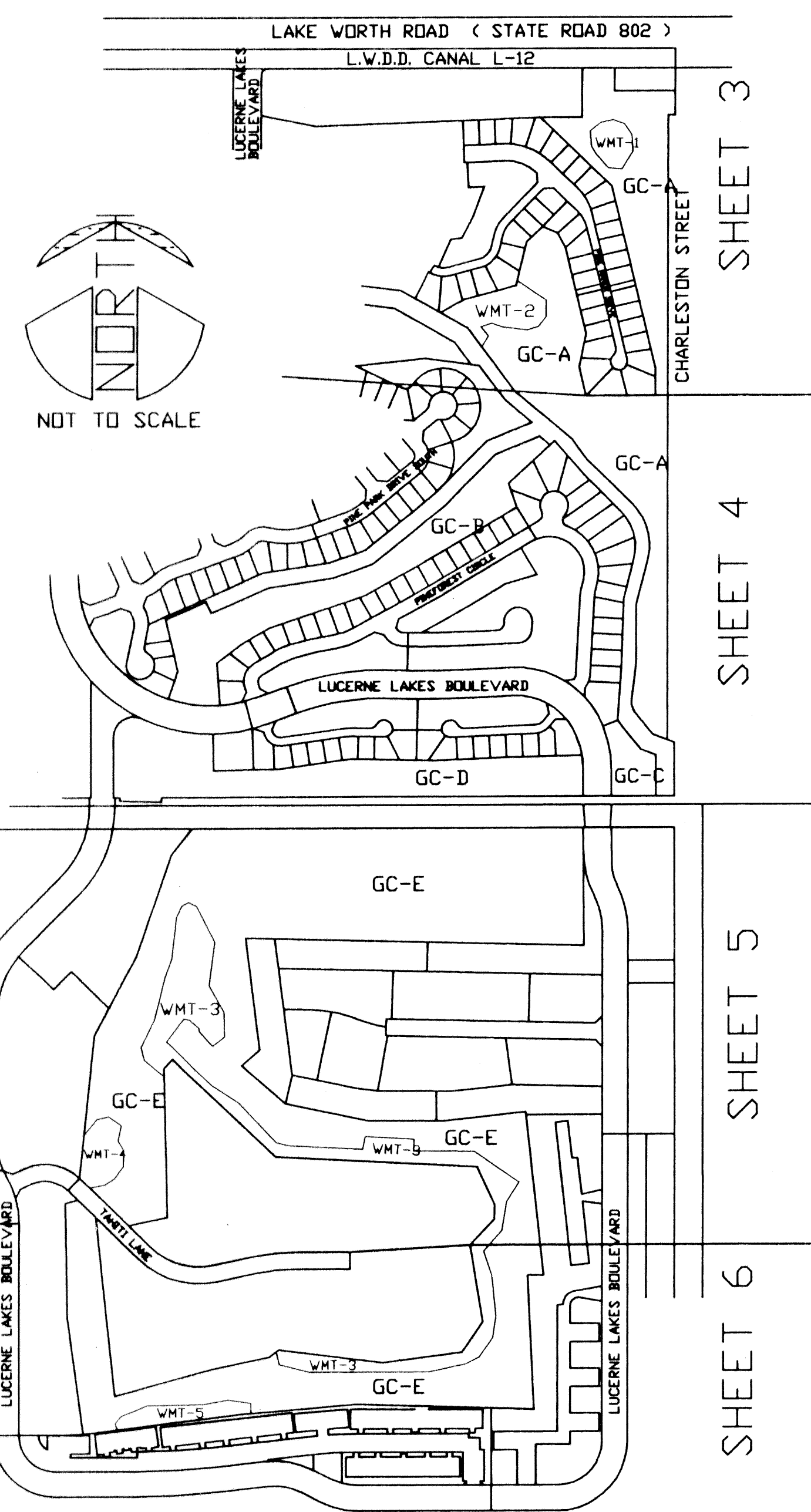
[Signature]
CHARLES H. ANDERSON, P.S.M.
LICENSE NO.4392
STATE OF FLORIDA

COUNTY APPROVAL
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 12 DAY OF April, 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
[Signature]
GEORGE WEBB, P.E. - COUNTY ENGINEER

NOTES:

- 1. ABBREVIATIONS:
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
PG. - PAGE
ORB or O.R.B. - OFFICIAL RECORD BOOK
PRM or P.R.M. - PERMANENT REFERENCE MONUMENT
IR - 5/8" IRON ROD
IR/C - 5/8" IRON ROD WITH CAP
C.M. or CM - 4"x4" CONCRETE MONUMENT
NO I.D. - 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION STAMP
R - RADIUS Δ - CENTRAL ANGLE A - ARC LENGTH
FND. - FOUND LB or L.B. - LICENSED BUSINESS
LWDD or L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
(P) - DIMENSION PER RECORD PLATS NOTED HEREON
(C) - CALCULATED DIMENSION, BASED ON RECORD PLAT DATA
F.S. - FLORIDA STATUTES
SEC. - SECTION
P.E. - PROFESSIONAL ENGINEER
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
U.E. - UTILITY EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
P.U.D. - PLANNED UNIT DEVELOPMENT
- 2. PROPERTY CORNER REFERENCES:
■ - SET FROM NO. LB 4897
□ - FOUND 4"x4" CONCRETE MONUMENT (Identification stamp noted on sketch)
■ - BROKEN - found broken C.M. & replaced with PRM No. LB 4897
● - SET 5/8" IRON ROD WITH "LB4897" CAP
- 3. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR - 1.0000283910
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION:
IR S89°10'10"W (PLAT BEARING)
S89°13'00"W (GRID BEARING)
= 0°57'10" COUNTER-CLOCKWISE BEARING ROTATION, PLAT TO GRID, ON LINE BETWEEN PALM BEACH COUNTY CONTROL MONUMENTS "PBF 36 AND "PBF 35"
- 5. PLAT AREA: 62.353 ACRES, MORE OR LESS.
6. LINES ALONG CURVES ARE NOT RADIAL UNLESS LABELED "RADIAL".



KEY MAP

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 ON THE PUBLIC RECORDS OF THIS COUNTY.

SUBDIVISION: Lucerne Lakes Golf Course
BOOK: 87
PAGE: 185
FLOOD MAP: 1704
FLOOD ZONE: B
ZONING: R1M
QUAD: #46
SE: 346
TAX: 346
PUD NAME: Lucerne Lakes

FLORIDA GARDENS LAND DEVELOPMENT COMPANY
NOTARY
SURVEYOR
COUNTY ENGINEER
CLERK OF THE CIRCUIT COURT

KESHAVARZ & ASSOCIATES, INC.
THIS INSTRUMENT WAS PREPARED BY
CHARLES H. ANDERSON, IN THE OFFICE OF
KESHAVARZ & ASSOCIATES, INC.
1280 N. CONGRESS AVENUE SUITE 206
WEST PALM BEACH, FLORIDA 33409
TELEPHONE: (561)689-8600 FAX: (561)689-7476
LICENSED BUSINESS No. LB4897