

LAKES OF LANTANA

PHASE 2-B

A PORTION OF THE LAKES OF LANTANA (P.U.D.)
A SUBDIVISION OF A PORTION OF BLOCK 33
PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGE 48
BEING A PART OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

Know all men by these presents that A. E. Development Corporation, a Florida Corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Lakes of Lantana, Phase 2-B, is more particularly described as follows:

Commencing at the Northeast corner of LAKES OF LANTANA PHASE IA as recorded in Plat Book 34, Pages 93 and 94, Public Records of Palm Beach County, Florida; thence North 00°38'48" West (assumed bearing datum) along the East line of Tracts 26 and 47, Block 33, Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, 981.17 feet to the Northeast corner of Tract 26; thence South 89°20'53" West, 330.00 feet to the Northwest corner of Tract 26; thence North 00°38'48" West along the East line of Tracts 3 and 22, 1320.00 feet to a point on a line that is 30.00 feet South of and parallel with the North line of Tracts 3 through 12; thence South 89°23'05" West along said parallel line, 585.00 feet to the POINT OF BEGINNING; thence South 89°23'05" West along said parallel line, 2115.79 feet; thence South 00°36'55" East, 105.00 feet; thence North 89°23'-05" East, 122.71 feet to a point of curvature; thence southeasterly 398.84 feet along the arc of a curve concave to the Southwest having a radius of 918.36 feet and a central angle of 24°52'59", to a point of compound curvature; thence southeasterly 1250.99 feet along the arc of a curve concave to the Southwest having a radius of 1210.00 feet and a central angle of 59°14'13", to a point of reverse curvature; thence southeasterly 945.24 feet along an arc of a curve concave to the Northeast having a radius of 2240.00 feet and a central angle of 24°10'40"; thence North 59°19'37" East along a line that is radial to the preceding course and the succeeding course, 80.00 feet; thence northwesterly 699.21 feet along the arc of a curve concave to the Northeast having a radius of 2160.00 feet and a central angle of 18°32'49"; thence North 74°10'17" East along a non-radial line, 211.57 feet to a point of curvature; thence northerly 324.36 feet along an arc of a curve concave to the West having a radius of 180.00 feet and a central angle of 103°14'55", to a point of non-tangency; thence North 00°38'48" West, 84.96 feet; thence North 89°21'12" East, 205.91 feet; thence South 00°38'48" East, 205.00 feet to a point of non-tangency through which a radial line bears South 43°12'54" East; thence southerly and easterly 588.31 feet along an arc of a curve concave to the Northeast having a radius of 170.00 feet and a central angle of 198°16'46", to a point of non-tangency; thence North 89°21'12" East, 16.53 feet; thence North 00°38'48" West, 178.01 feet; thence North 09°20'50" West, 66.11 feet; thence North 00°38'48" West, 174.65 feet; thence South 89°21'12" West, 20.00 feet; thence North 00°38'48" West, 135.00 feet; thence North 89°21'12" East, 30.00 feet; thence North 00°38'48" West, 250.00 feet; thence North 08°14'29" West, 75.66 feet; thence North 00°38'48" West, 225.00 feet; thence South 89°21'12" West, 20.00 feet; thence North 00°38'48" West, 125.00 feet; thence North 89°21'12" East, 30.00 feet; thence North 00°38'48" West, 150.31 feet to the POINT OF BEGINNING.

Above described parcel contains 37.44 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets. The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- Utility and Drainage Easements. The utility and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of utility and drainage.
- The 25 foot buffer easements as shown are a part of the adjacent lot and are hereby dedicated to the adjacent lot owner, as open space and are the perpetual maintenance obligation of said adjacent property owner.
- Tract "A" is hereby dedicated to Lakes of Lantana Homeowners' Association for the exclusive use of the Placid Recreation Association, Inc. as "Parks" and is the perpetual maintenance obligation of said association.
- The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its 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 27th day of DECEMBER, 1978.

A. E. Development Corporation
Attest: Sheila Engelstein SECRETARY By: Alec Engelstein PRESIDENT

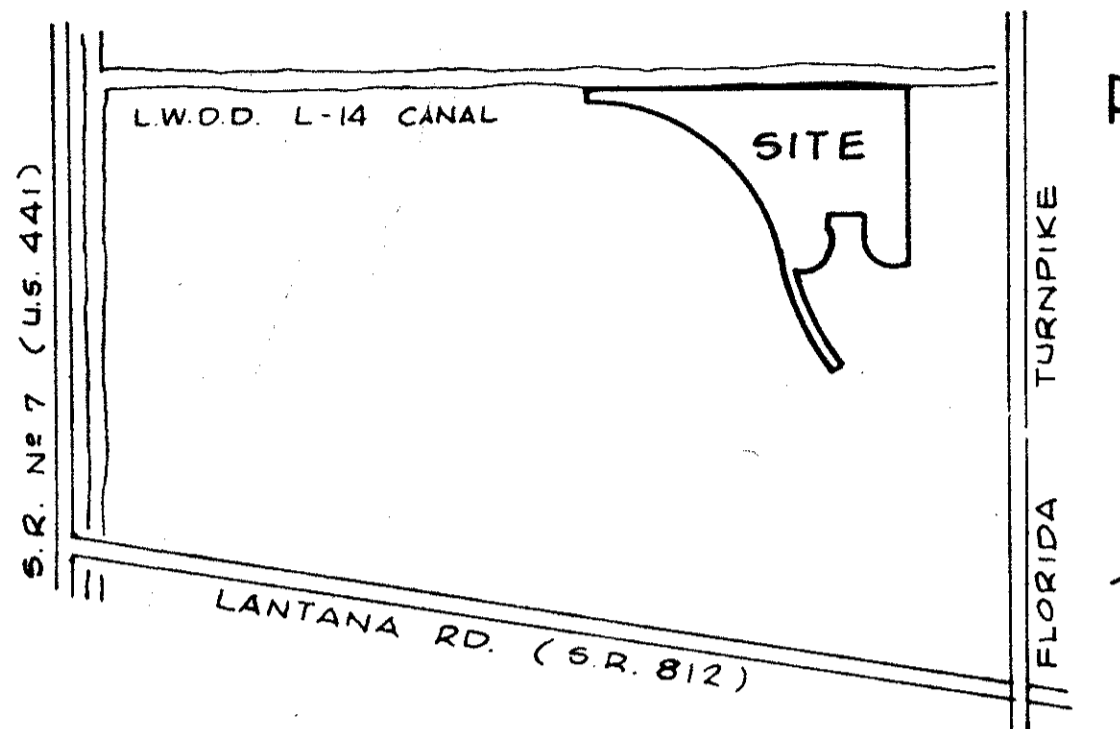
ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared SHEILA ENGELSTEIN and ALEC ENGELSTEIN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SECRETARY and PRESIDENT of the A. E. Development 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 27th day of DECEMBER, 1978.
My commission expires: MAY 31, 1980

Barbara Stanton
Notary Public



LOCATION MAP

NOT TO SCALE

NOTE:

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

■ indicates Permanent Reference Monument

○ indicates Permanent Control Point

All Palm Beach Farms Company platted road right-of-ways have been abandoned in O.R.B. 3012, pages 285, 286, and 287, in the records of Palm Beach County, Florida.

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 2917 at page 1113 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 PRESIDENT and attested to by its ASST. SECRETARY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 17th day of DECEMBER, 1978.

ATTEST:

AMERICAN CAPITAL CORPORATION

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared LEONARD SILVERSTEIN and ROBERT BIRENBAUM to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as ASST. SECRETARY and PRESIDENT of the

AMERICAN CAPITAL CORPORATION

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 14th day of DECEMBER, 1978.

My commission expires: JAN. 6, 1972

Barbara Stanton
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

I, HEAMAN T. ISLES, 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 A.E. DEVELOPMENT CORP. that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

Date: December 25, 1978

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 21 day of March, 1979.

By: Bill Bailey
Bill Bailey, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 17 day of March, 1979.

By: Herbert Kahert
Herbert Kahert, County Engineer

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

By: Marjorie B. Jennings
Deputy Clerk

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 2267 at page 396 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 VICE PRESIDENT and attested to by its SECRETARY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27 day of DECEMBER, 1978.

ATTEST:

HOUSING INVESTMENT CORP.
OF FLORIDA

John Smith SECRETARY Robert E. Gallagher, Jr. VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared J. O'Han Smith and Robert E. Gallagher, Jr. 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

Housing Investment Corporation of Florida, 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 27 day of December, 1978.

My commission expires: 8-22-79

Dorinda A. Jupp
Notary Public

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 placed as required by law and that (P.C.P.'s) will be set under the guarantees posted with the Board of County 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.

WITNESS my hand and official seal this 32/44/42 day of December, 1978.
My commission expires: 37/45

"TURNOUT REQUIRED"
Jones RS/PUD
Flood zone "No"
Inspection Area 6
Fire Show Area 20

This instrument was prepared by:
James L. Kramer, PLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida

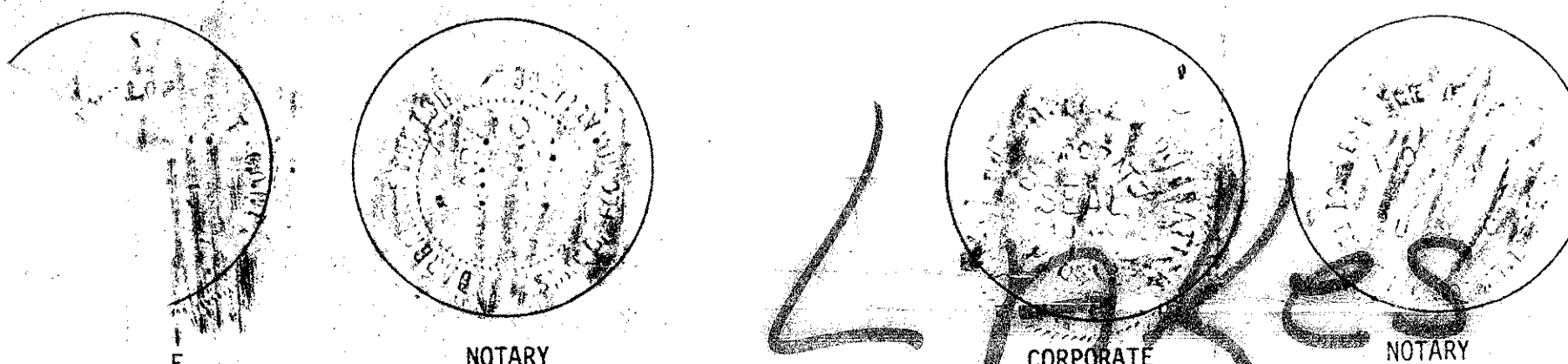
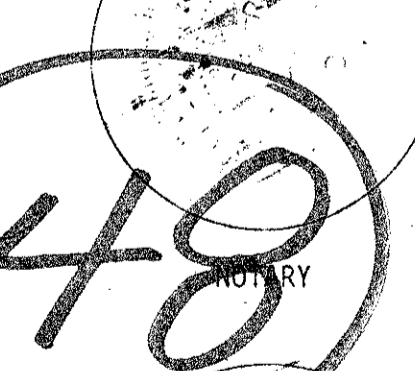
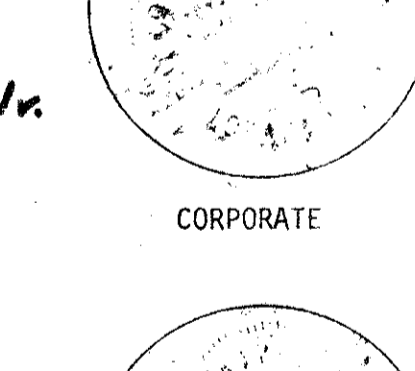
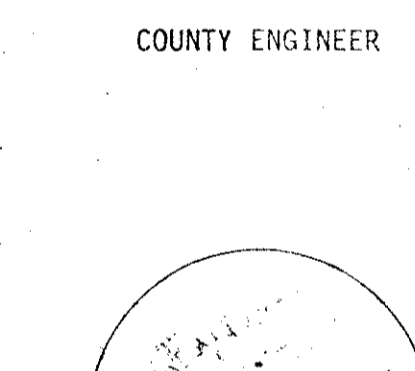
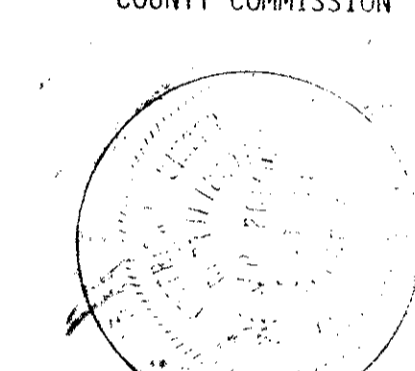
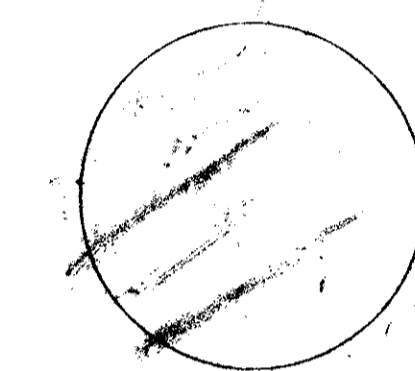
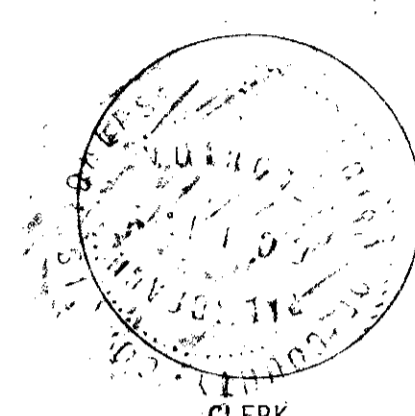
ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS	1958 SOUTH CONGRESS AVENUE WEST PALM BEACH, FLORIDA 33411	6-3595
LAKES OF LANTANA		FP1055
1-4		

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FLOOD ZONE 'B'
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

This Plat was filed for record at
9:58 AM this 29 day of March,
1979, and duly recorded in Plat Book No.
37 on page 45, 46, 47 & 48

JOHN B. DUNKLE, Clerk Circuit Court
By: Bill Bailey, D.C.



LAKES OF LANTANA PHASE 2-B