

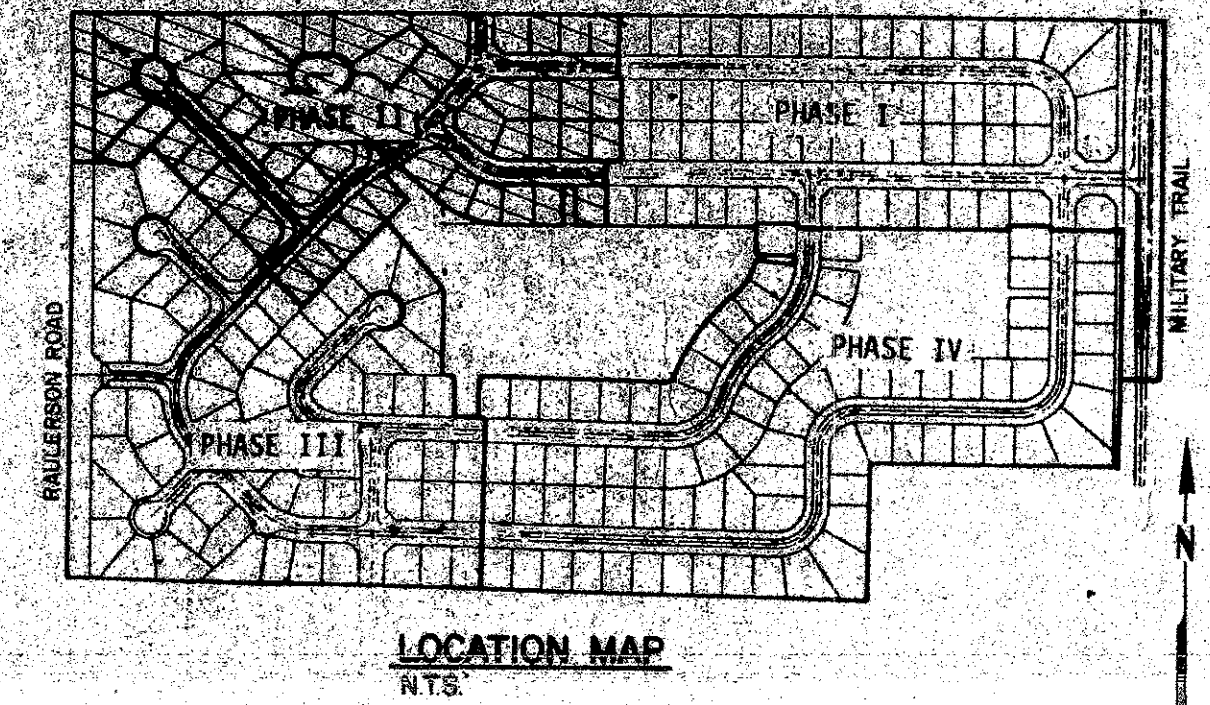
38-13

13

PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 2

BEING A PORTION OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

JUNE, 1979
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:20 AM
THIS 13 DAY OF August
AD, 1979 AND DULY RECORDED
IN PLAT BOOK 38 ON PAGES
13 AND 14.
JOHN B. DUNKLE, CLERK,
CIRCUIT COURT,
BY: *Lydia Sherrill*
STATE OF FLORIDA
COUNTY OF PALM BEACH

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONCEPT HOMES OF LANTANA PLAT NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 1 AS RECORDED IN PLAT BOOK 35, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE N 89°50'34"W A DISTANCE OF 1365.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;
THENCE S 0°03'44"W ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 376.26 FEET;
THENCE S 89°56'16"E A DISTANCE OF 54.00 FEET;
THENCE S 86°38'36"E A DISTANCE OF 98.84 FEET;
THENCE N 44°00'00"E A DISTANCE OF 65.00 FEET;
THENCE S 46°00'00"E A DISTANCE OF 390.00 FEET;
THENCE S 44°00'00"W A DISTANCE OF 16.00 FEET;
THENCE S 46°00'00"E A DISTANCE OF 160.00 FEET;
THENCE N 44°00'00"E A DISTANCE OF 225.00 FEET;
THENCE N 44°27'27"E A DISTANCE OF 75.00 FEET;
THENCE N 53°58'22"E A DISTANCE OF 76.15 FEET;
THENCE N 46°00'00"W A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE BEING NON-TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 334.20 FEET THE CHORD OF SAID CURVE BEARS N 62°46'27"E;
THENCE NORTHEASTERLY 26.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°29'07" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET THE CHORD OF SAID CURVE BEARS N 63°44'23"E;
THENCE NORTHEASTERLY 14.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°31'14" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE;
THENCE S 50°00'00"E A DISTANCE OF 119.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET;
THENCE SOUTHEASTERLY 194.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'34" TO A POINT OF TANGENCY;
THENCE S 89°50'34"E A DISTANCE OF 142.93 FEET;
THENCE N 0°09'26"E A DISTANCE OF 100.00 FEET;
THENCE S 89°50'34"E A DISTANCE OF 27.71 FEET;
THENCE S 0°09'26"W A DISTANCE OF 100.00 FEET;
THENCE S 89°50'34"E A DISTANCE OF 75.00 FEET;
THENCE N 0°09'26"E A DISTANCE OF 160.00 FEET;
THENCE S 89°50'34"E A DISTANCE OF 35.11 FEET;
THENCE N 0°09'26"E A DISTANCE OF 200.00 FEET;
THENCE N 89°50'34"W A DISTANCE OF 5.00 FEET;
THENCE N 0°09'26"E A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.69 ACRES MORE OR LESS.

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

1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES
2. THE 54.00' REQUIRED RIGHT-OF-WAY FOR HAVERHILL ROAD (TRACT "A") IS HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
3. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
4. THE LIMITED ACCESS EASEMENT AS SHOWN IS 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, NORMAN HOMES, INC., A FLORIDA 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 25 DAY OF July, 1979

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA.
ATTEST: *Norman Rauch* NORMAN RAUCH, SECRETARY
BY: *Harry Rauch* HARRY RAUCH, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HARRY RAUCH AND NORMAN RAUCH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED NORMAN HOMES, INC., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS HARRY RAUCH, PRESIDENT AND NORMAN RAUCH, SECRETARY, RESPECTIVELY OF SAID NORMAN HOMES, INC., 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 25 DAY OF July, 1979

NOTARY PUBLIC: *Patricia A. Stone*
MY COMMISSION EXPIRES: 9-21-82

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED STOCKTON, WHATLEY & DAVIN & COMPANY, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 405 AT PAGE 857 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, STOCKTON, WHATLEY & DAVIN & COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HERON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF July, 1979

STOCKTON, WHATLEY & DAVIN & COMPANY A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *Tom D. Shupp* ASSISTANT SECRETARY
BY: *Max K. Hollwitz* VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *Max K. Hollwitz* AND *Roy D. Shupp*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE STOCKTON, WHATLEY, DAVIN & 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 17 DAY OF July, 1979

Holly Kay Harris
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-23-82

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, STEWART TITLE COMPANY, 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 VESTED TO NORMAN HOMES, INC., A FLORIDA CORPORATION; 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: 25. VII. 79
Stewart Title Company
STEWART TITLE COMPANY
H. PRUS.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S0 12'32"W FOR THE CENTERLINE OF MILITARY TRAIL AS SHOWN ON CONCEPT HOMES OF LANTANA PLAT NO. 1, P.B. 34, PGS. 104 & 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS:
8. PERMANENT CONTROL POINTS DESIGNATED THUS:

SURVEYOR'S CERTIFICATION

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.

DATE: July 27, 1979
Wayne Larry Fish
WAYNE LARRY FISH
REGISTERED LAND SURVEYOR NO. 3238
STATE OF FLORIDA

COUNTY APPROVALS:

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Aug 1979
BY: *Herbert Kahlert*
HERBERT KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF August, 1979
BY: *Bill Bailey*
BILL BAILEY, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Marjorie B. Jennings*
DEPUTY CLERK

SHEET NO. 1 - SIGNATURE SHEET
SHEET NO. 2 - LOT LAYOUT SHEET

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC.



EDM SURVEYING & MAPPING, INC.
200 PALM BEACH LAKES BOULEVARD
SUITE 100 305 684 3770
WEST PALM BEACH, FL 33408

Contract M.B.L.	DATE	JUNE 1979
Contract No.	DATE	78-008
Contract No.	DATE	78-008

CONCEPT HOMES
OF LANTANA
PLAT NO. 2

