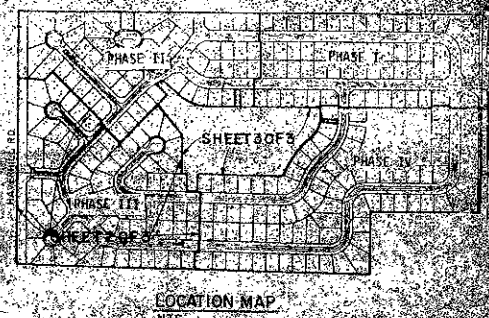


PLAT OF
CONCEPT HOMES OF LANTANA PLAT NO 3

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

NOVEMBER, 1979

SHEET 1 OF 3



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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF MARCH, 1979.

BEGIN AT THE SOUTHWEST CORNER OF CONCEPT HOMES OF LANTANA PLAT NO. 2, AS RECORDED IN PLAT BOOK 38, PAGES 13 AND 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONCEPT HOMES OF LANTANA PLAT NO. 2, THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE S 89°56'16"E, A DISTANCE OF 54.00 FEET; THENCE S 86°38'36"E, A DISTANCE OF 80.84 FEET; THENCE N 84°00'00"E, A DISTANCE OF 65.00 FEET; THENCE S 46°00'00"E, A DISTANCE OF 300.00 FEET; THENCE S 84°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 75.00 FEET; THENCE N 53°58'22"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 26.15 FEET; THENCE N 46°00'00"W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT NON-TANGENT TO THE LAST DESCRIBED LINE HAVING A RADIUS OF 334.20 FEET, THE CHORD OF SAID CURVE BEARS N 62°45'27"E, THENCE NORTHEASTERLY 26.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°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 02°31'14" TO A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED 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 200.00 FEET; THENCE SOUTHWESTERLY 134.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°50'34" TO A POINT OF TANGENCY; THENCE S 83°50'34"E, A DISTANCE OF 142.93 FEET; THENCE N 00°09'26"E, A DISTANCE OF 100.90 FEET; THENCE S 89°50'34"E, A DISTANCE OF 27.73 FEET; THENCE S 00°09'26"W, A DISTANCE OF 100.00 FEET; THENCE S 89°50'34"E, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID CONCEPT HOMES OF LANTANA PLAT NO. 2, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER 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 S 89°50'34"E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONCEPT HOMES OF LANTANA PLAT NO. 1, A DISTANCE OF 325.00 FEET; THENCE S 00°09'26"W DEPARTING SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 85.00 FEET; THENCE S 89°50'34"E, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT RADIAL TO THE LAST DESCRIBED LINE HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHERLY 17.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°23'09" TO A POINT ON A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE N 85°49'29"W ALONG SAID RADIAL LINE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT RADIAL TO THE LAST DESCRIBED LINE HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY 98.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°05'12" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 474.61 FEET; THENCE SOUTHWESTERLY 27.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'41" TO A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE; THENCE N 89°49'29"W, A DISTANCE OF 481.95 FEET; THENCE S 01°11'31"W, A DISTANCE OF 101.00 FEET; THENCE S 89°49'29"E, A DISTANCE OF 15.66 FEET; THENCE S 01°11'31"W, A DISTANCE OF 320.00 FEET; THENCE N 88°49'29"W, A DISTANCE OF 15.00 FEET; THENCE S 01°11'31"W, A DISTANCE OF 104.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-17; THENCE N 88°24'21"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET; THENCE N 00°09'26"E DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET; THENCE N 89°04'06"W, A DISTANCE OF 523.24 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N 88°24'21"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 141.57 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 1; THENCE N 00°09'30"E ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 400.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N 00°09'30"E CONTINUING ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 979.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.689 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 66.00' ADDITIONAL RIGHT-OF-WAY FOR HAVENHILL 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.
5. THE WATER MANAGEMENT TRACT "B" IS HEREBY DEDICATED TO CONCEPT HOMES OF LANTANA PROPERTY OWNERS ASSOCIATION, INC., FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. THE RECREATION AREA AS SHOWN IS HEREBY DEDICATED TO THE CONCEPT HOMES OF LANTANA PROPERTY OWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WITNESSETH THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF MARCH, 1979.

NORMAN HOMES, INC.,
CORPORATION OF THE STATE OF FLORIDA
[Signature]
PRESIDENT

ACKNOWLEDGEMENT:

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 NORMAN HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 13 DAY OF March, 1979.

MY COMMISSION EXPIRES: 3-1-82 NOTARY PUBLIC: *[Signature]*

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, WHEN IS RECORDED IN OFFICIAL RECORD BOOK 3021 AT PAGE 37 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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF March, 1979.

STOCKTON, WHATLEY, DAVIN & COMPANY, A CORPORATION OF THE STATE OF FLORIDA

ATTEST *[Signature]* BY *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* SECRETARIES OF THE STOCKTON, WHATLEY, DAVIN & COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 22 DAY OF March, 1979.

MY COMMISSION EXPIRES: 4-20-82 NOTARY PUBLIC: *[Signature]*

TITLE CERTIFICATION:

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

WE, FLAGLER 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: 3/13/80 *[Signature]*
FLAGLER TITLE COMPANY

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF 72°50'00" FOR THE CENTRAL LINE OF HAVENHILL ROAD AS SHOWN ON PLAT NO. 3 OF CONCEPT HOMES OF LANTANA PLAT NO. 1, P.D. 35, 1955, 104 & 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. "E" DENOTES UTILITY EASEMENT.
4. "D" DENOTES DRAINAGE EASEMENT.
5. THERE SHALL BE NO OUTLINGS OF ANY KIND OF CONSTRUCTION OR ENCLOSURE SHOWN PLACED ON DRAINAGE EASEMENTS.
6. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON DRAINAGE EASEMENTS.
7. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. GOVERNMENT REFERENCE MONUMENTS DESIGNATED THIS:
9. PERMANENT CONTROL POINTS DESIGNATED THIS:
10. 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 THE SAME IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE NEAREST PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THE SURVEY DATA SHOWN HEREON WAS SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY ZONING REGULATIONS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL REQUIREMENTS OF CHAPTER 777 FLORIDA STATUTES AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3-14-80 *[Signature]*
MAYNOR, FURBER & COMPANY, INC.
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF March, 1979.

[Signature]
DENNIS E. KOEHLER, CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF March, 1979.

0223-306 BY *[Signature]*
HERBERT KAEFER, COUNTY ENGINEER

JOHN B. HUNLEY, CLERK
BOARD OF COUNTY COMMISSIONERS

[Signature]
CLERK

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS INSTRUMENT WAS PREPARED BY MICHAEL S. COOPER, TITLE INSURANCE COMPANY, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY THEREON.

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Mendon
COUNTY ENGINEER
STATE OF FLORIDA