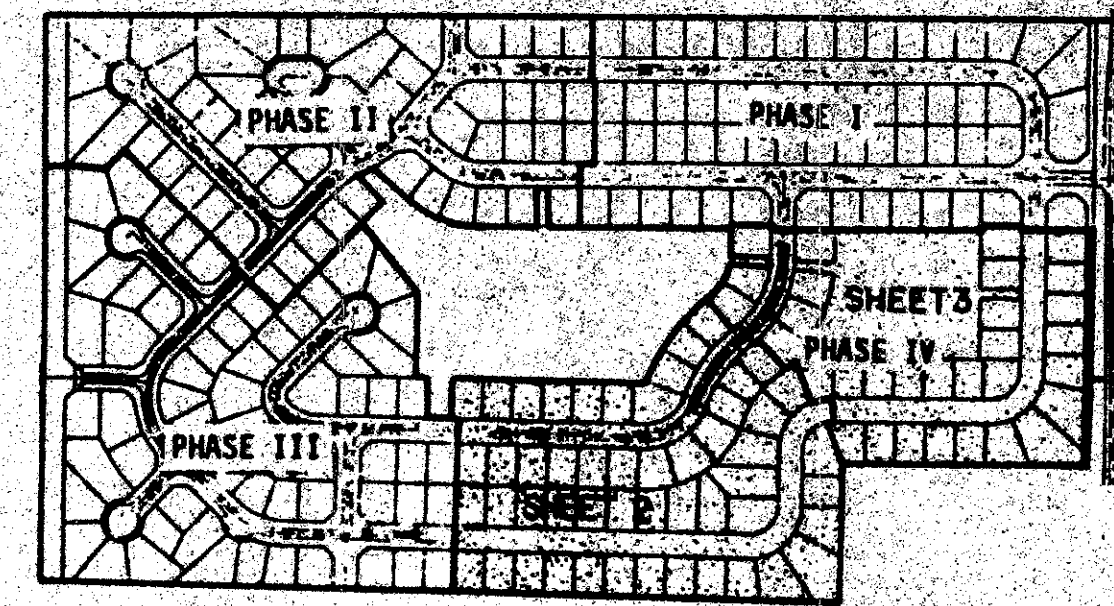


40-162

PLAT OF  
**CONCEPT HOMES OF LANTANA PLAT NO. 4**  
 BEING A PORTION OF SECTION I, TOWNSHIP 45 SOUTH, RANGE 42 EAST.  
 PALM BEACH COUNTY, FLORIDA  
 JANUARY, 1980  
 SHEET 1 OF 3



LOCATION MAP  
 N.T.S.

162

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD AT 9:18 AM  
 THIS 9 DAY OF JANUARY  
 AD. 1980 AND DULY RECORDED  
 IN PLAT BOOK 40 ON PAGES  
 162 AND 163 AND 164.

JOHN B. DUNKLE, CLERK  
 CIRCUIT COURT.  
 BY: \_\_\_\_\_ DC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 60 OF THE PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 1, AS RECORDED IN PLAT BOOK 35, PAGES 108 AND 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 00°12'32"W ALONG THE ULTIMATE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809) A DISTANCE OF 571.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 270 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE N 89°41'51"W ALONG AFORESAID NORTH LINE A DISTANCE OF 597.83 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE S 00°10'21"W ALONG AFORESAID EAST LINE A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE S 00°10'15"W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 A DISTANCE OF 84.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE NORTH DRAINAGE DISTRICT CANAL L-17; THENCE N 88°24'21"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 978.95 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 3 AS RECORDED IN PLAT BOOK 39, PAGES 123 THROUGH 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID CONCEPT HOMES OF LANTANA PLAT NO. 3 THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE N 01°11'31"E A DISTANCE OF 104.62 FEET; THENCE S 88°48'29"E A DISTANCE OF 15.00 FEET; THENCE N 01°11'31"E A DISTANCE OF 320.00 FEET; THENCE N 88°48'29"W A DISTANCE OF 15.65 FEET; THENCE N 01°11'31"E A DISTANCE OF 101.00 FEET; THENCE S 88°48'29"E A DISTANCE OF 481.95 FEET TO A POINT ON A CURVE NON-TANGENT TO AFORESAID LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 474.61 FEET, THE CHORD OF SAID CURVE BEARS N 34°54'27"E; THENCE NORTHEASTERLY 277.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°31'41" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY 98.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°05'12" TO A POINT ON A LINE RADIAL TO AFORESAID CURVE; THENCE S 85°24'55"E ALONG SAID RADIAL LINE A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE RADIAL TO AFORESAID LINE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY 17.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'39" TO A POINT ON A LINE RADIAL TO AFORESAID CURVE; THENCE N 89°50'34"W ALONG SAID RADIAL LINE A DISTANCE OF 100.10 FEET; THENCE N 00°09'26"E A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 52 OF SAID PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 1;

THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF CONCEPT HOMES OF LANTANA PLAT NO. 1 THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE S 89°50'34"E A DISTANCE OF 100.00 FEET; THENCE S 00°09'26"W A DISTANCE OF 10.00 FEET; THENCE S 89°50'34"E A DISTANCE OF 525.00 FEET; THENCE N 00°09'26"E A DISTANCE OF 10.00 FEET; THENCE S 89°50'34"E A DISTANCE OF 100.00 FEET; THENCE S 00°12'32"W A DISTANCE OF 10.00 FEET; THENCE S 89°50'34"E A DISTANCE OF 30.00 FEET; THENCE S 89°47'28"E A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.906 ACRES MORE OR LESS.

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

- 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.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 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.
- THE WATER MANAGEMENT TRACT, TRACT "A" AS SHOWN IS HEREBY DEDICATED TO THE CONCEPT HOMES OF LANTANA PROPERTY OWNERS ASSOCIATION, INC., FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 30 DAY OF JANUARY, 1980.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
 NORMAN RAUCH, SECRETARY HARRY RAUCH, 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 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 30 DAY OF JANUARY, 1980

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

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 183169 AT PAGE 177 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 BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF September, 1980

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

ATTEST: Roy D. Shupp BY: Max K. Schmitzer

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED Max K. Schmitzer 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 30 DAY OF September, 1980

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

Notary Public, State of Florida, No. 1496  
 My commission expires March 17, 1985

TITLE CERTIFICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

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: 9/30/80 \_\_\_\_\_  
 FLAGLER TITLE COMPANY

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S 0°12'32"W FOR THE CENTERLINE OF MILITARY TRAIL AS SHOWN ON CONCEPT HOMES OF LANTANA PLAT NO. 1, P. B. 39, PGS. 104 & 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- U.E. - DENOTES UTILITY EASEMENT  
 D.E. - DENOTES DRAINAGE EASEMENT
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS DESIGNATED THUS:
- 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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10/10/80

Wayne Larry Fish  
 WAYNE LARRY FISH  
 REGISTERED LAND SURVEYOR NO. 3238  
 STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF October, 1980.

BY: \_\_\_\_\_  
 DENNIS P. KOEHLER, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF October, 1980.

BY: \_\_\_\_\_  
 HERBERT KAHLERT, COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
 DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SHEET 1 OF 3 SIGNATURE SHEET  
 SHEET 2 OF 3 MAP SHEET  
 SHEET 3 OF 3 MAP SHEET

Meridian  
 Surveying and mapping inc.

2328 So. Congress Ave.  
 Suite 2-D  
 West Palm Beach Fl. 33406 967-5800

DRAWN: MBL	DATE: JAN 1980
DESIGNED: _____	SCALE: _____
CHECKED: W.L.F.	JOB NO: 78-008
FIELD BOOK NO: _____	DATE: 78-P-008

CONCEPT HOMES OF LANTANA PLAT NO. 4