

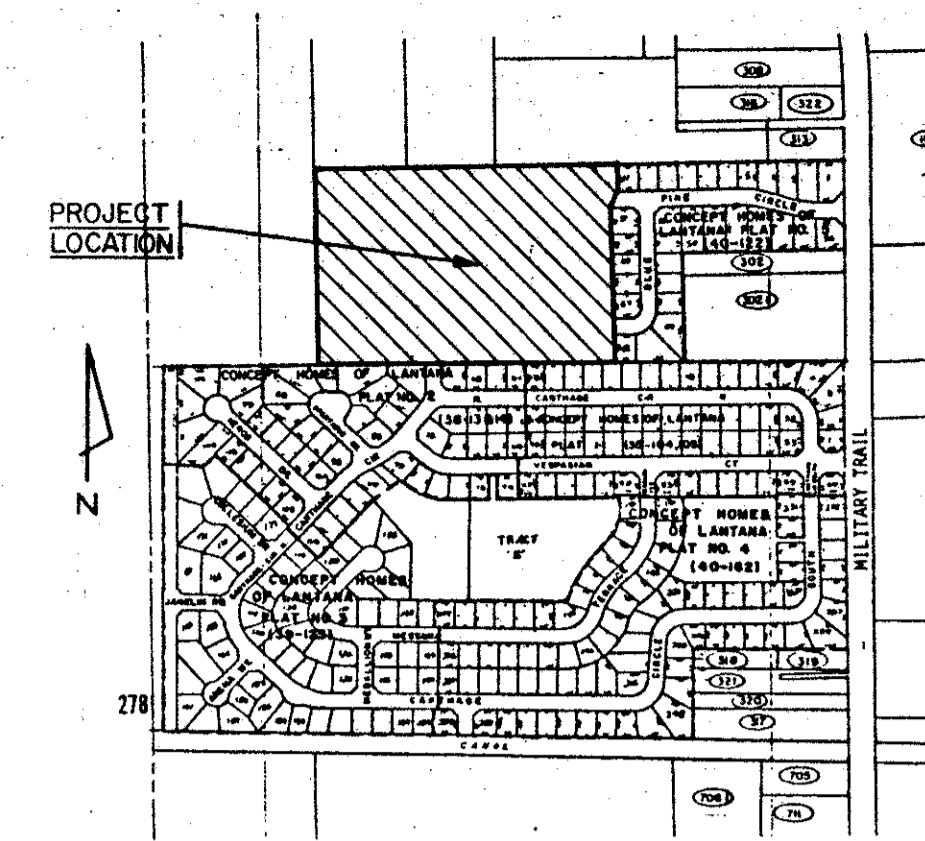
45/158

CONCEPT HOMES OF LANTANA PLAT NO. 6

BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 1,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 1983

SHEET 1 OF 2



LOCATION MAP

158

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 9:53 AM
THIS 5 DAY OF MAY
AD, 1983 AND DULY RECORDED
IN PLAT BOOK 45 ON PAGES
157 AND 158.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, AND SOUTHEAST ATLANTIC ESTATES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CONCEPT HOMES OF LANTANA PLAT NO. 6", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF "CONCEPT HOMES OF LANTANA PLAT NO. 5", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40 ON PAGES 122 AND 123 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE ALONG THE WESTERLY PERIMETER OF SAID PLAT NO. 5, S 00°00'13"W A DISTANCE OF 100.00 FEET; THENCE S 22°15'02"W A DISTANCE OF 64.83 FEET; THENCE S 00°10'21"W A DISTANCE OF 412.45 FEET; THENCE S 04°07'01"E A DISTANCE OF 60.17 FEET; THENCE S 00°09'26"W A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF "CONCEPT HOMES OF LANTANA PLAT NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 ON PAGES 104 AND 105 OF THE AFORESAID PUBLIC RECORDS; THENCE N 89°50'34"W ALONG THE NORTHERN PERIMETER OF SAID PLAT NO. 1 AND "CONCEPT HOMES OF LANTANA PLAT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38 ON PAGES 13 AND 14 OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 1075.73 FEET; THENCE DEPARTING FROM THE NORTHERN PERIMETER OF SAID PLAT NO. 2, N 00°05'57"E A DISTANCE OF 729.58 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF AFORESAID SECTION 1; THENCE S 89°59'47"E ALONG SAID NORTH LINE A DISTANCE OF 1096.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.070 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 PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. TRACT "A" (WATER MANAGEMENT TRACT) IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES OF LANTANA PROPERTY OWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "B" (RECREATION AREA) IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES OF LANTANA PROPERTY OWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND ATTESTED BY THEIR SECRETARIES AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 4 TH DAY OF FEBRUARY, 1983.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: *[Signature]*
NORMAN RAUCH, SECRETARY
BY: *[Signature]*
HARRY RAUCH, PRESIDENT
SOUTHEAST ATLANTIC ESTATES, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: *[Signature]*
NORMAN RAUCH, PRESIDENT
BY: *[Signature]*
HARRY RAUCH, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 4TH DAY OF FEBRUARY, 1983.

MY COMMISSION EXPIRES: Nov 11, 1984
[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND HARRY 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 SOUTHEAST ATLANTIC ESTATES, 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 4TH DAY OF FEBRUARY, 1983.

MY COMMISSION DOES NOT EXPIRE: Nov 11, 1984
[Signature]
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 3740 AT PAGE 165 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 *[Signature]* AND ATTESTED TO BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9TH DAY OF FEBRUARY, 1983.

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

ATTEST: *[Signature]* BY *[Signature]*
VICE PRES.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HENRY E. RESCH JR. AND JANE H. LINCOLN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* 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 9TH DAY OF FEBRUARY, 1983.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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.; 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 Feb 7, 1983
[Signature]
FLAGLER TITLE COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 4TH DAY OF FEBRUARY, 1983.
[Signature]
WESLEY W. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF May, 1983.

BY: *[Signature]*
PEGGY B. BOYD, CHAIRPERSON

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF May, 1983.

BY: *[Signature]*
HERBERT F. KARLERT, COUNTY ENGINEER

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

BY: *[Signature]*
DEPUTY CLERK

NOTES:

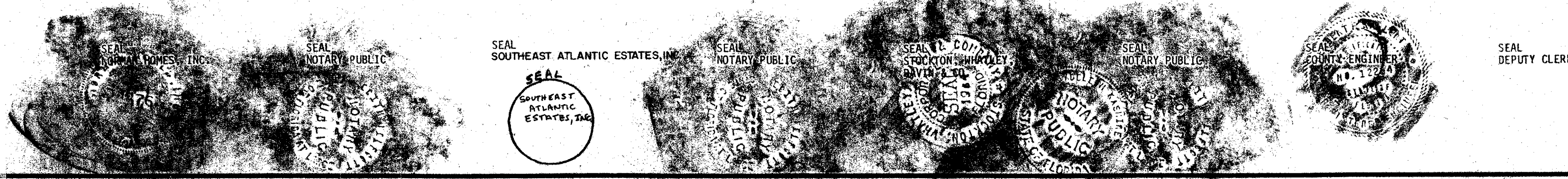
- 1.) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 2.) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS; LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 3.) BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 4.) PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS: —■— IF SET; —○— IF FOUND
- 5.) PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS: —●—
- 6.) D.E. DENOTES DRAINAGE EASEMENT
- 7.) U.E. DENOTES UTILITY EASEMENT
- 8.) ALL BEARINGS HEREON ARE RELATIVE TO THE BEARING DATUM OF CONCEPT HOMES OF LANTANA PLAT NO. 5.

0223-305

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA



Meridian Surveying and Mapping Inc.
WEST PALM BEACH, FLORIDA
DRAWN M.E.H. DATE AUG, 1981
CHECKED SCALE
DRAWING NO. 78-P-008
CONCEPT HOMES OF LANTANA PLAT NO. 6



RS Prop. #6
3rd class share #22
Quoted 3/4 1/45/42
TURNOUT REQUIRED

45/158 SIDEWALK REQUIRED