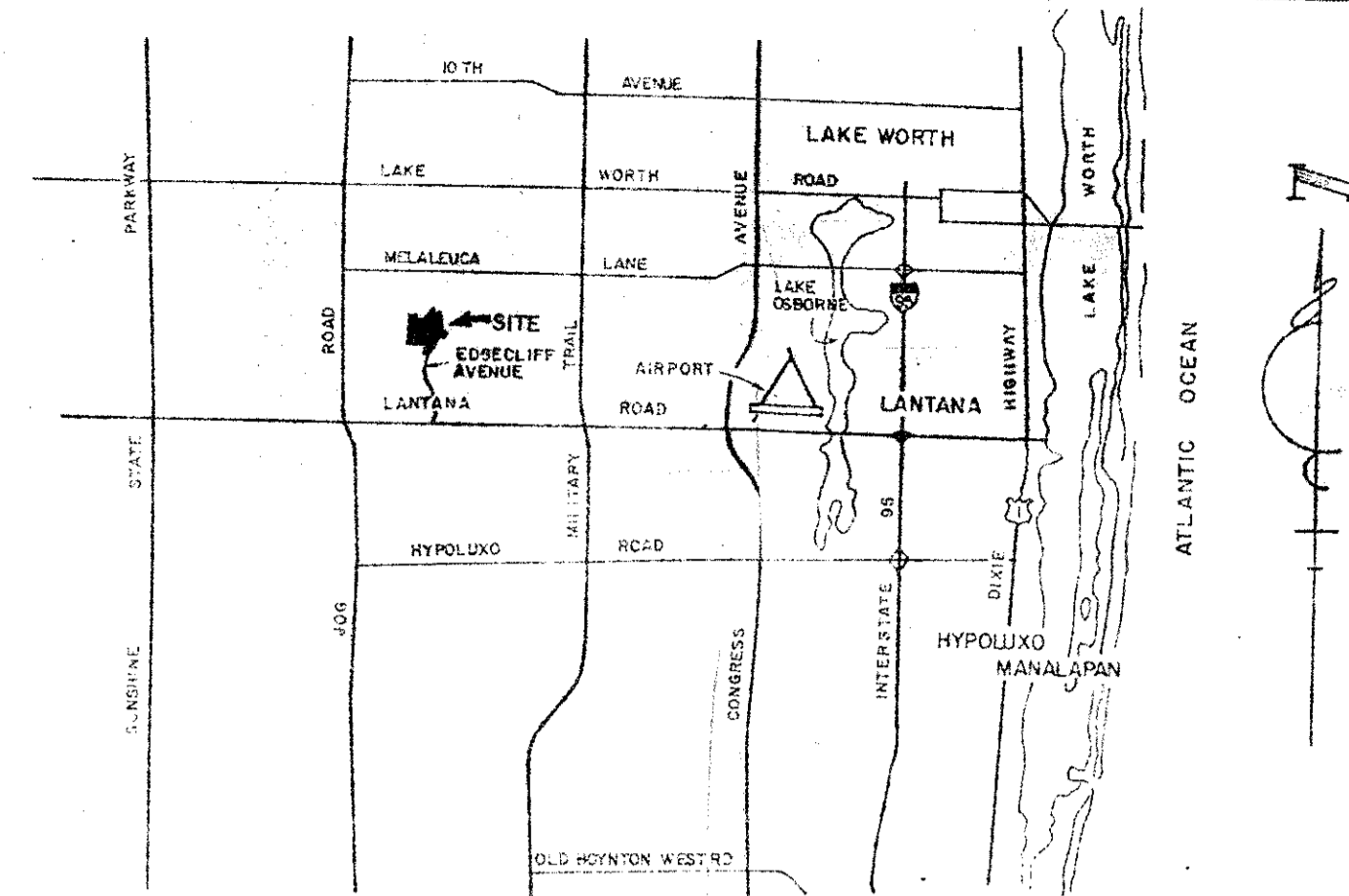


LANTANA HOMES PLAT 3

A PLANNED UNIT DEVELOPMENT
 LYING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 SEPTEMBER, 1987



169

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 2:30 PM on this 9th day of Sept 1987 and duly recorded in Plat Book No. 57 on Page 169 & 170
 John B. Dunke, Clerk of the Circuit Court
 By: [Signature] D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LANTANA HOMES PLAT 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89° 52' 16" WEST (ASSUMED) ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 31' 20" WEST ALONG A LINE 100.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2697.48 FEET; THENCE NORTH 00° 49' 46" EAST, A DISTANCE OF 954.76 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 00° 49' 46" EAST, A DISTANCE OF 672.12 FEET; THENCE SOUTH 89° 10' 14" EAST, A DISTANCE OF 132.00 FEET; THENCE SOUTH 00° 49' 46" WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89° 10' 14" EAST, A DISTANCE OF 104.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40° 49' 46" AND A RADIUS OF 400.43 FEET, A DISTANCE OF 285.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50° 00' 00" EAST, A DISTANCE OF 321.47 FEET; THENCE SOUTH 40° 00' 00" EAST, A DISTANCE OF 57.00 FEET; THENCE NORTH 50° 00' 00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 40° 00' 00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 49° 52' 03" AND A RADIUS OF 590.00 FEET, A DISTANCE OF 513.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31° 03' 59" EAST, A DISTANCE OF 32.76 FEET; THENCE SOUTH 72° 00' 00" EAST, A DISTANCE OF 16.19 FEET; THENCE SOUTH 18° 00' 00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 63° 00' 00" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18° 00' 00" WEST, A DISTANCE OF 542.00 FEET; THENCE NORTH 72° 00' 00" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 72° 00' 00" EAST, A DISTANCE OF 57.00 FEET; THENCE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17° 10' 14" AND A RADIUS OF 1171.92 FEET, A DISTANCE OF 351.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89° 10' 14" WEST, A DISTANCE OF 104.45 FEET; THENCE SOUTH 88° 24' 24" WEST, A DISTANCE OF 50.04 FEET; THENCE NORTH 89° 10' 14" WEST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS:

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LANTANA HOMES PLAT 3 WHICH ARE ASSOCIATED COUNTY RIGHTS-OF-WAY.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY INDIVIDUALLY TO LOTS ADJACENT RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT.

TRACTS:

TRACT 0-5, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATIONS, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS AND MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT 0-6, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF SEPTEMBER, 1987.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: [Signature] Neal Rauch, President

WITNESSES:

[Signatures of Witnesses]

ATTEST:

[Signature] Norman Rauch, Secretary

P.U.D. TABULATION

| | |
|------------------------|-------------|
| TOTAL ACRES..... | 17.68 ACRES |
| ROAD R/W..... | 5.66 ACRES |
| LAKE..... | 0.06 ACRES |
| BUILDING COVERAGE..... | 3.98 ACRES |
| PARK..... | 0.89 ACRES |
| OPEN SPACE..... | 7.45 ACRES |
| NO. OF UNITS..... | 96 UNITS |

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEAL 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 NEALHAR, INC., A FLORIDA CORPORATION, AND 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 SEPTEMBER, 1987.

[Signature] Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE EXAMINED THE TITLE TO THE PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NEALHAR, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

FLAGLER TITLE COMPANY

DATE: 9/4/87 BY: [Signature] Roger Gamblin, President

VICINITY MAP
 NOT TO SCALE

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF SEPTEMBER, 1987.
 BY: [Signature] Carol A. Roberts, Chair

ATTEST:

JOHN B. DUNKE, CLERK
 BY: [Signature] Deputy Clerk

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF SEPTEMBER, 1987.
 BY: [Signature] Herbert F. Kahlert, P.E., County Engineer

NOTES:

U.E. DENOTE UTILITY EASEMENT.
 L.A.E. DENOTE LIMITED ACCESS EASEMENT.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENT CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS NOT IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDINGS AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■
 PERMANENT CONTR. POINTS ARE SHOWN THUS: ●

BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING SOUTH 85° 58' 08" WEST.

THERE SHALL BE TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING IN OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF UTILITY COMPANIES OCCUPYING SAME.

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 AT THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: August 4, 1987 BY: [Signature] Richard P. Breitenbach, P.L.S., Florida Certificate No. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING INC.

Plat 84-61

TURNOUT REQUIRED
 SIDEWALK REQUIRED

57/169 0421-003

34+85/44/42
 SUBDIVISION: Lantana Homes
 BOOK 57 PAGE 169
 PLAT 33
 SE 1/4
 PUB. MAP: Plat 3
 TAG 349

DEDICATION
 DEDICATION NOTARY
 BOARD OF COUNTY COMMISSION
 COUNTY ENGINEER
 SURVEYOR

Landmark Surveying & Mapping Inc.
 1850 FOREST HILL BOULEVARD
 PH. (305) 433-5405 SUITE 200 W.P.B. FLORIDA
LANTANA HOMES PLAT 3