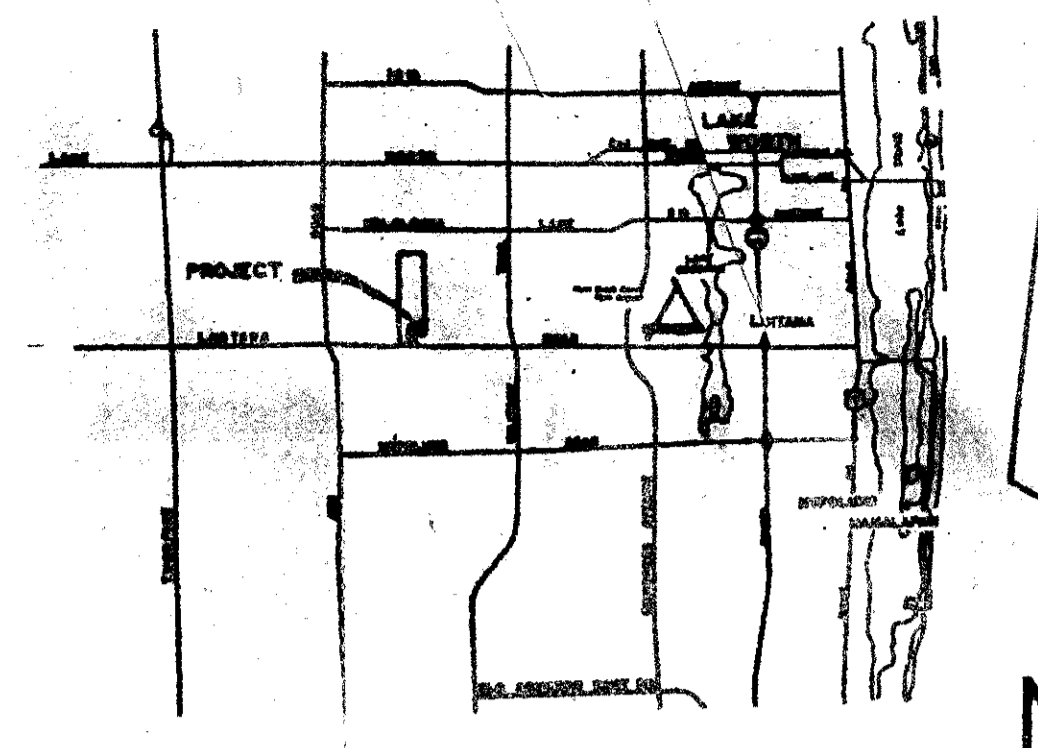


A PLANNED UNIT DEVELOPMENT
LANTANA HOMES PLAT 9
 LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 OCTOBER, 1987

80



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on 10/27
 at 10:27 AM on this 27 day of October 1987
 and duly recorded in Plat Book No. 58
 on Page 80 & 81
 John B. Dunks, Clerk Circuit Court
 By John B. Dunks D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LANTANA HOMES PLAT 9, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE, NORTH 80°58'08" EAST (ASSUMED) ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 604.06 FEET; THENCE, NORTH 00°07'43" WEST, A DISTANCE OF 78.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE, NORTH 01°17'43" WEST, A DISTANCE OF 527.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°39'00" AND A RADIUS OF 272.31 FEET, A DISTANCE OF 84.95 FEET; THENCE, NORTH 16°31'17" EAST, A DISTANCE OF 177.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 13°00'00" AND A RADIUS OF 841.47 FEET, A DISTANCE OF 190.92 FEET; THENCE, NORTH 29°31'17" EAST, A DISTANCE OF 355.85 FEET; THENCE, NORTH 89°58'08" EAST, A DISTANCE OF 622.52 FEET; THENCE, SOUTH 00°21'31" WEST, A DISTANCE OF 77.02 FEET; THENCE, SOUTH 89°58'08" WEST, A DISTANCE OF 636.42 FEET; THENCE, SOUTH 00°31'17" EAST, A DISTANCE OF 316.01 FEET; THENCE, SOUTH 89°58'08" WEST, A DISTANCE OF 270.64 FEET; THENCE, NORTH 45°04'48" WEST, A DISTANCE OF 35.55 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:

1. STREETS:

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

2. EASEMENTS:

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

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.

3. LANDSCAPE BUFFERS:

THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT REVERSION TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED 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 21ST DAY OF SEPTEMBER, 1987.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA
 By: Neal Rauch
 NEAL RAUCH, PRESIDENT

ATTEST:

Norman Rauch
 NORMAN RAUCH, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

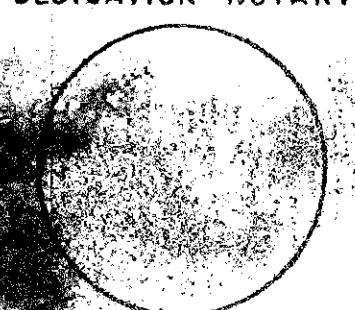
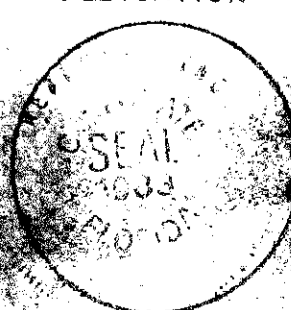
BEFORE ME PERSONALLY APPEARED NEAL RAUCH AND NORMAN RAUCH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NEALHAR, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED 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 ME AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE DIRECT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 19____

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

DEDICATION DEDICATION NOTARY



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 HAVE 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 THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

FLAGLER TITLE COMPANY

DATE: 9/21/87

By: Roger Gamblin
 ROGER GAMBLIN, PRESIDENT

NOTES:

1. U.E. DENOTES UTILITY EASEMENT.
 L.A.E. DENOTES LIMITED ACCESS EASEMENT.
 D.E. DENOTES DRAINAGE EASEMENT.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: -■-
 PERMANENT CONTROL POINTS ARE SHOWN THUS: -●-
4. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARING BEING NORTH 89°58'08" EAST, PALM BEACH COUNTY, FLORIDA.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
6. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
7. WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT OVER UTILITY EASEMENTS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. TABULATION

TOTAL ACRES	16.60 ACRES
ROAD R/W	3.48 ACRES
OPEN SPACE	10.12 ACRES
BUILDING COVERAGE	3.00 ACRES
No. of UNITS	59 UNITS
DENSITY	3.55 D.U./ACRE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27TH DAY OF OCTOBER, 1987.
 By: Carol Roberts
 CAROL ROBERTS, CHAIR

ATTEST:
 JOHN B. DUNKLE, CLERK
 By: Paul A. Compton
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27TH DAY OF OCTOBER, 1987.
 By: Herbert F. Kahler
 HERBERT F. KAHLER, P.E.
 COUNTY ENGINEER

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 PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE 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 HB-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

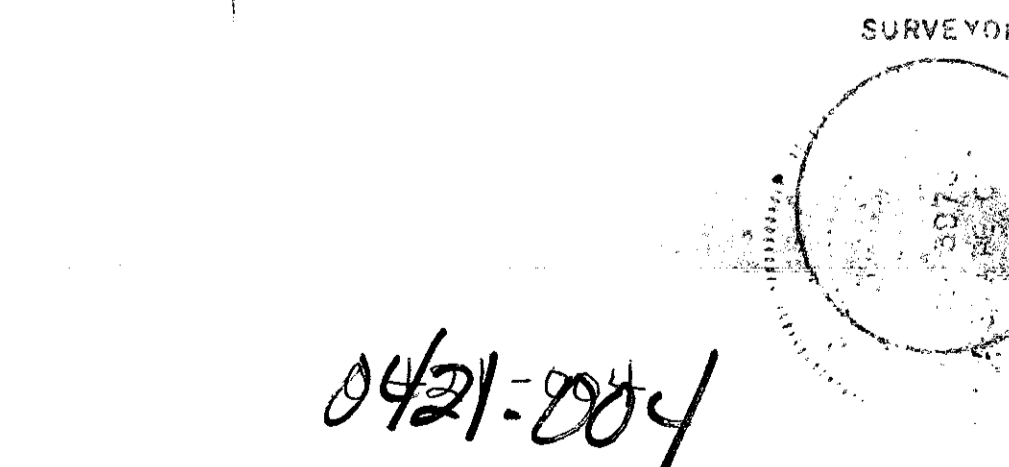
DATE SEPT 22, 1987 By: Richard P. Breitenbach
 RICHARD P. BREITENBACH, P.L.S.
 FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF MICHAEL B. SCHORAH & ASSOCIATES, INC.

COUNTY ENGINEER

BOARD OF COUNTY COMMISSION

TURNOUT REQUIRED



SUBDIVISION: Lantana Homes
 BOOK: 58
 PAGE: 80
 PLAT NO.: 1758
 QUAD: 33
 DE: P40
 PUD NAME: J.A.R. 2019

LANTANA HOMES PLAT 9 58/80
 MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS
 TEL. (305) 968-0080
 5500 S.W. 11TH BLVD., SUITE 205
 PALM BEACH, FLORIDA 33406