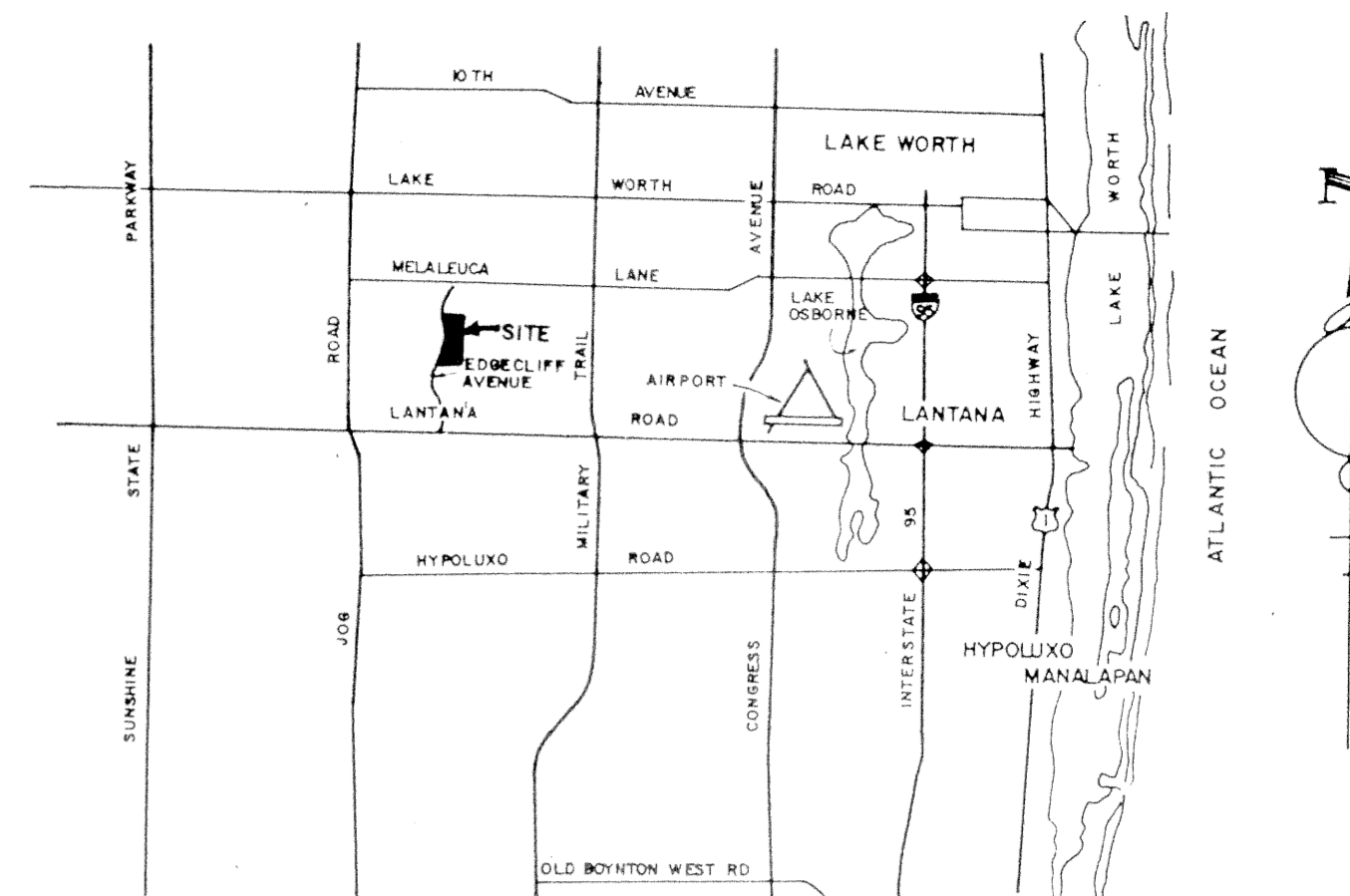


# LANTANA HOMES PLAT 7

A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2 APRIL, 1988



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STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 11:30  
 A.M. this 11 day of April, 1988  
 and duly recorded in Plat Book No. 59  
 on Page 76 & 77  
 John B. Dunkle, Clerk of the Circuit Court  
 of Palm Beach County, Florida

**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 7, 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 89°58'08" EAST (ASSUMED) ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1530.76 FEET; THENCE, NORTH 00°21'31" EAST, A DISTANCE OF 1145.03 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 00°21'31" EAST, A DISTANCE OF 1497.18 FEET; THENCE, NORTH 89°38'29" WEST, A DISTANCE OF 107.00 FEET; THENCE, NORTH 88°42'05" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 84°58'29" WEST, A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'31" AND A RADIUS OF 968.00 FEET, A DISTANCE OF 394.64 FEET; THENCE, SOUTH 67°00'00" WEST, A DISTANCE OF 174.07 FEET; THENCE, SOUTH 23°00'00" EAST, A DISTANCE OF 493.00 FEET; THENCE, SOUTH 68°00'00" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 67°00'00" EAST, A DISTANCE OF 45.00 FEET; THENCE, SOUTH 23°00'00" EAST, A DISTANCE OF 40.00 FEET; THENCE, SOUTH 67°00'00" WEST, A DISTANCE OF 10.22 FEET; THENCE, SOUTH 23°00'00" EAST, A DISTANCE OF 25.00 FEET; THENCE, SOUTH 67°00'00" WEST, A DISTANCE OF 35.00 FEET; THENCE, SOUTH 68°15'59" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND WHOSE CHORD BEARS SOUTH 03°53'38" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 51°15'10" AND A RADIUS OF 880.00 FEET, A DISTANCE OF 787.22 FEET; THENCE, SOUTH 29°31'17" WEST, A DISTANCE OF 54.34 FEET; THENCE, NORTH 84°58'08" EAST, A DISTANCE OF 627.52 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.

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 7 WHICH ARE ASSOCIATED WITH 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), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT.

3. TRACT [0-1] 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.

4. THE LANDSCAPE BUFFER EASEMENT 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 RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF MARCH 1988.

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

ATTEST:  
Norman Rauch, Secy.  
 NORMAN RAUCH, SECRETARY

**P.U.D. TABULATION**

TOTAL ACRES	19.43 ACRES
ROAD R/W	4.13 ACRES
LAKES	0.00 ACRES
OPEN SPACE	9.17 ACRES
PARK	1.59 ACRES
BUILDING COVERAGE	5.04 ACRES
NO. OF UNITS	111 UNITS
DENSITY	5.57 U.O./ACRE

**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: MARCH 10, 1988  
 BY: Roger Gambelin, President  
John Breitwieser, Vice President

**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 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 17 DAY OF February, 1988.

MY COMMISSION EXPIRES: 7-23-88  
Richard P. Breitenbach  
 NOTARY PUBLIC

**VICINITY MAP**  
 NOT TO SCALE

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF April, 1988.  
 BY: Carol A. Roberts, Chair

ATTEST:  
 JOHN B. DUNKLE, CLERK  
 BY: Richard S. Compton  
 DEPUTY CLERK

COUNTY ENGINEER:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF April, 1988.  
 BY: Herbert F. Kahlert, P.E.  
 COUNTY ENGINEER

- NOTES:**
- U.E. DENOTES UTILITY EASEMENT.  
 L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
 D.E. DENOTES DRAINAGE EASEMENT.
  - 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 88-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
  - PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:  PERMANENT CONTROL POINTS ARE SHOWN THIS:
  - BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARING BEING NORTH 84°58'08" EAST, PALM BEACH COUNTY, FLORIDA.
  - 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.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE OVER UTILITY EASEMENTS.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S CERTIFICATION** 0421-006

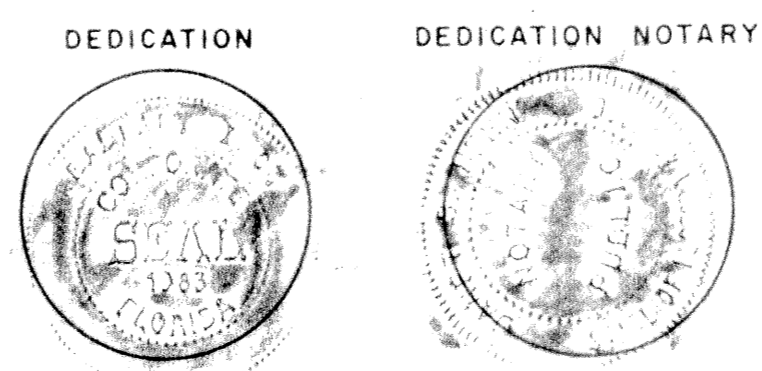
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.C.P.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT REFERENCE MONUMENTS 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 H-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATE COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 10-28-1987 BY: R.P.B.  
 RICHARD P. BREITENBACH, P.L.S.  
 FLORIDA CERTIFICATE NO. 3978

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

**SIDEWALK REQUIRED**  
 :TURNOUT REQUIRED  
 Collect Pet. 84-61  
59/76

702 549  
 RS.  
 55 PD 84-61  
 500 549



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

**LANTANA HOMES PLAT 7**