

PLAT	AREA ACRES	NO. OF UNITS	PLAT DENSITY DU/AC	AGGREGATE TOTALS		OVERALL DENSITY DU/AC
				AGGR. ACRES	NO. OF UNITS	
TRACT I, SPORTSMAN CLUB APTS. - P.B. 29 PG. 97	8.72	52	5.96			
LANTANA PINES PLAT NO. 1	9.10	63	6.92	17.82	115	6.45
LANTANA PINES PLAT NO. 2	6.43	23	3.57	24.25	138	5.69
LANTANA PINES PLAT NO. 3	6.65	38	5.71	30.90	176	5.70

PETITION No 86-31

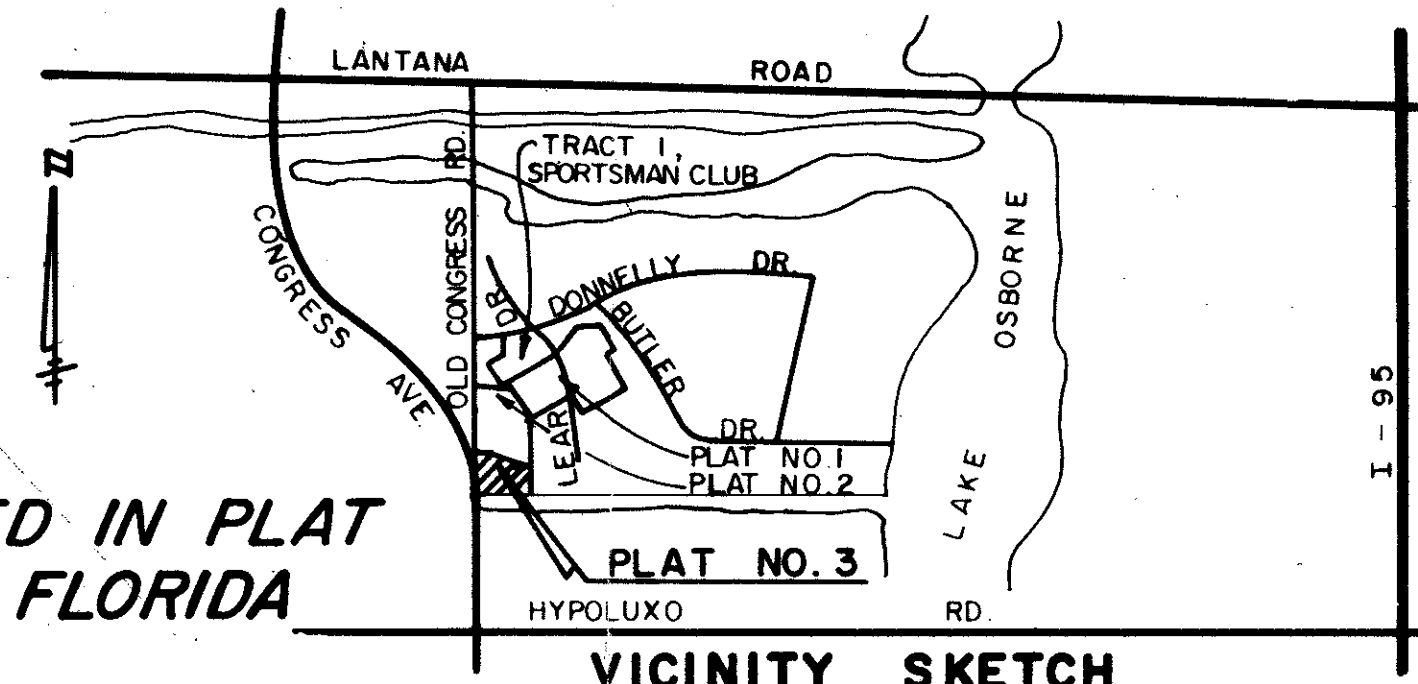
LANTANA PINES - PLAT NO. 3

SPORTSMEN'S CLUB - P.U.D.

IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF LANAIR PARK, AS RECORDED IN PLAT BOOK 21, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MAY, 1989



VICINITY SKETCH

311-004

94

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }
 This Plat was filed for record at 8:39A
 this 20th day of MARCH
 1990, and duly recorded in Plat Book No
 65 on pages 94 + 95
 JOHN B. DUNKLE, Clerk Circuit Court
 By *Barbara A. Platt*, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT VICTOR FRANKEL HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON BEING IN SECTION 5, TOWNSHIP 45 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LANTANA PINES - PLAT NO. 3, AND BEING A REPLAT OF A PORTION OF LANAIR PARK RECORDED IN PLAT BOOK 21, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 00° 16' 35" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1539.94 FEET; THENCE NORTH 89° 43' 25" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF DONNELLEY DRIVE A DISTANCE OF 50.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00° 16' 35" EAST A DISTANCE OF 642.50 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89° 43' 25" EAST, A DISTANCE OF 32.50 FEET; THENCE WITH A BEARING OF NORTH 0° 16' 35" WEST, A DISTANCE OF 7.50 FEET; THENCE WITH A BEARING OF NORTH 44° 43' 25" EAST, A DISTANCE OF 14.14 FEET; THENCE WITH A BEARING OF NORTH 89° 43' 25" EAST, A DISTANCE OF 209.20 FEET; THENCE WITH A BEARING OF SOUTH 68° 41' 14" EAST, A DISTANCE OF 7.36 FEET; THENCE WITH A BEARING OF SOUTH 47° 05' 53" EAST, A DISTANCE OF 49.91 FEET; THENCE WITH A BEARING OF SOUTH 8° 58' 19" EAST, A DISTANCE OF 30.87 FEET; THENCE WITH A BEARING OF SOUTH 38° 12' 47" EAST, A DISTANCE OF 67.45 FEET; THENCE WITH A BEARING OF SOUTH 47° 14' 28" EAST, A DISTANCE OF 383.94 FEET; THENCE WITH A BEARING OF SOUTH 2° 39' 05" EAST, A DISTANCE OF 30.78 FEET; THENCE NORTH 87° 20' 55" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 2° 39' 05" EAST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 87° 20' 55" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 2° 39' 05" EAST, A DISTANCE OF 85.27 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF L.W.D.D. LATERAL NO. 17, THENCE WITH A BEARING OF SOUTH 87° 20' 55" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF L.W.D.D. LATERAL NO. 17, (SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE EAST-WEST QUARTER LINE OF SECTION 5) A DISTANCE OF 634.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE; THENCE WITH A CURVE TO THE LEFT, ALONG THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE, HAVING A CHORD BEARING OF NORTH 5° 57' 02" WEST, A RADIUS OF 1960.08 FEET SUBTENDED BY AN ANGLE OF 3° 45' 15", AND AN ARC LENGTH OF 128.43 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 0° 16' 35" WEST, A DISTANCE OF 221.89 FEET; THENCE NORTH 87° 02' 55" EAST, A DISTANCE OF 17.21 FEET; THENCE NORTH 0° 16' 35" WEST, A DISTANCE OF 221.80 FEET MORE OR LESS TO THE POINT OF BEGINNING.
 CONTAINING 6.647 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE LANTANA PINES MASTER ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY DEDICATED FOR RECREATIONAL AND LANDSCAPE PURPOSES TO THE LANTANA PINES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "D" IS ALSO HEREBY DEDICATED FOR BUFFER PURPOSES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS, SUBJECT TO ORDINANCES OF RECORD.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LANTANA PINES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B, AS SHOWN HEREON IS HEREBY DEDICATED AS ACCESS TRACTS TO THE LANTANA PINES HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS, DRAINAGE, UTILITIES, WATER AND SEWER FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20' MAINTENANCE EASEMENT ALONG THE L.W.D.D. CANAL L-17 IS HEREBY DEDICATED TO THE L.W.D.D. FOR CANAL MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LANTANA PINES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID 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 20th DAY OF MARCH, A.D., 1990.

VICTOR FRANKEL HOMES, INC.
 ATTEST: *Nuria Frankel* BY: *Victor Frankel*
 NURIA FRANKEL, SECRETARY VICTOR FRANKEL, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VICTOR FRANKEL AND NURIA FRANKEL 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 THE ABOVE NAMED VICTOR FRANKEL HOMES, INC. A CORPORATION OF THE STATE OF FLORIDA, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION 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, ON THIS _____ DAY OF _____ A.D., 1989.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIED 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 6883 AT PAGE 469 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLA., SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF November A.D., 1989.

NCNB NATIONAL BANK OF FLORIDA

ATTEST: *Lisa N. Cleaveland* BY: *Senior Vice President*
 Vice President Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF THE NCNB NATIONAL BANK OF FLORIDA, A CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH _____ AND _____, RESPECTIVELY, 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 _____ DAY OF _____ A.D., 1989.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, EDWARD D. POPKIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VICTOR FRANKEL HOMES, INC. AND THAT CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF MORTGAGES, EXCEPT AS STATED HEREON, AND THAT ALL MORTGAGES ARE SHOWN HEREON AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD, WHICH WILL AFFECT THE SUBDIVISION OF THIS PROPERTY.

EDWARD D. POPKIN (ATTORNEY-AT-LAW LICENSED IN FLORIDA)

DATE: _____

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF MARCH A.D., 1990.

BY: *Carol J. Elmqvist*
 CAROL J. ELMQUIST, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE, CLERK

BY: *John B. Dunkle*
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF MARCH A.D., 1990.

BY: *H.F. Kahlert*
 H.F. KAHLERT, P.E., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: P.R.M.
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: P.C.P.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY.
- A. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
 C. APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARINGS, SHOWN HEREON ARE BASED ON THE BEARING OF N 00° 16' 35" W, ALONG THE WEST LINE OF SECTION 5 AS RECORDED IN THE PLAT OF LANTANA PINES PLAT NO. 2 IN PLAT BOOK 45, PAGE 162-163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

Pet. 86-31

0311-004

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

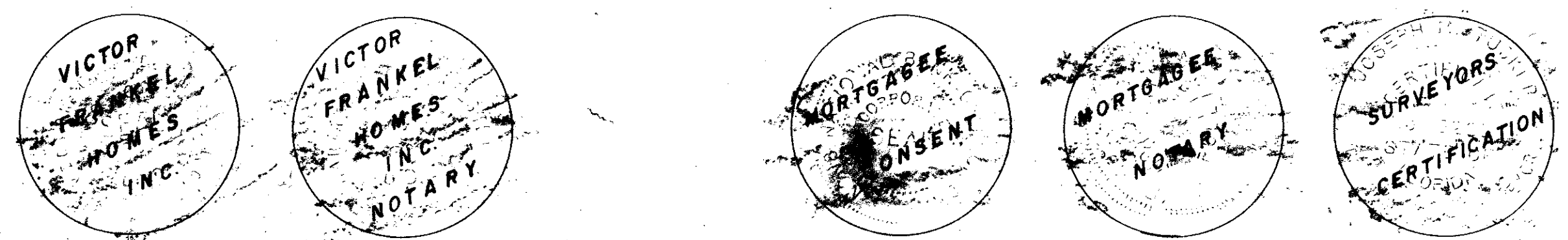
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH TALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AMENDED.

DATE: Dec. 1st, 1989

Joseph M. Tucker
 JOSEPH M. TUCKER, P.L.S.
 FLORIDA CERTIFICATE NO. 3285

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, PALM BEACH, FLORIDA 33481 TELEPHONE 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH FLORIDA		LANTANA PINES PLAT NO. 3 IN 2 SHEETS SHEET NO. 1	
Date	MAY, 1989	Designed	R. ANDERSON
Drawn	T. CURBELO	Scale	1" = 50'
Checked		Job No.	
Approved		File No.	



SUBDIVISION OF LANTANA PINES PLAT 3
 PAGES 94
 86-31
 SPORTSMEN'S CLUB ROAD

TAZ 409