



# LANTANA PLACE

ALSO KNOWN AS LANTANA PLAZA  
BEING A REPLAT OF A PORTION OF TRACTS 14 AND 15 OF THE SOUTHWEST ONE-QUARTER,  
PLAT OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
AS RECORDED IN PLAT BOOK 3, PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

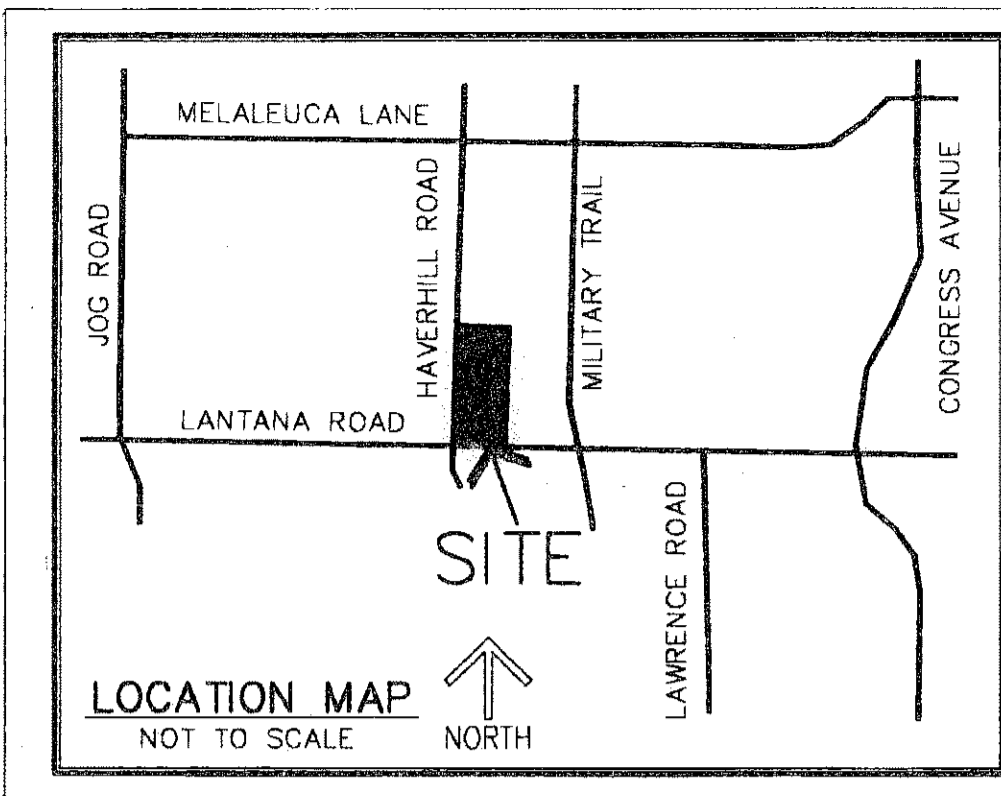
THIS INSTRUMENT PREPARED BY  
JEFFREY R. WAGNER  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
AUGUST - 2007

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:51 PM  
THIS 2 DAY OF September  
A.D. 2008 AND DULY RECORDED  
IN PLAT BOOK 111 ON  
PAGES 124 AND 135  
SHARON R. BOCK  
CLERK AND COMPTROLLER

TABULAR DATA	
TOTAL AREA THIS PLAT	9.822 ACRES
PARCEL A	8.854 ACRES
TRACT RW	0.188 ACRES
PETITION NUMBER	2003-099
USE - OFFICE, RETAIL	

BY: *[Signature]*  
DEPUTY CLERK



5001-001

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LANTANA PLAZA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS LANTANA PLACE, ALSO KNOWN AS LANTANA PLAZA BEING A REPLAT OF A PORTION OF TRACTS 14 AND 15, OF THE SOUTHWEST ONE-QUARTER, PLAT OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE N.02°08'51"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 111.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.02°08'51"E. ALONG THE WEST LINE OF SAID SECTION 36, SAID LINE BEING THE WEST LINE OF SAID TRACTS 14 AND 15, A DISTANCE OF 784.66 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES S.88°34'45"E., A RADIAL DISTANCE OF 18,154.93 FEET; THENCE NORTHERLY ALONG THE ARC OF THE WEST RIGHT-OF-WAY LINE OF HAYERHILL ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 12022, PAGES 197 THROUGH 218 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 01°14'51", A DISTANCE OF 395.29 FEET; THENCE N.04°40'06"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 41.51 FEET; THENCE N.48°16'56"E. ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 34.49 FEET; THENCE S.88°06'15"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF NASH TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 22693, PAGES 1323 THROUGH 1329 OF SAID PUBLIC RECORDS, A DISTANCE OF 296.29 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LANTANA PALMS, P.U.D., AS RECORDED IN PLAT BOOK 77, PAGES 91 AND 92 OF SAID PUBLIC RECORDS; THENCE S.02°06'14"W. ALONG SAID WEST LINE, A DISTANCE OF 1,284.61 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 14139, PAGES 1806 THROUGH 1808 OF SAID PUBLIC RECORDS; THENCE N.76°02'53"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.28 FEET; THENCE N.88°30'01"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 289.48 FEET; THENCE N.43°10'35"W. ALONG THE EAST RIGHT-OF-WAY LINE OF HAYERHILL ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 12022, PAGES 197 THROUGH 218 OF SAID PUBLIC RECORDS, A DISTANCE OF 56.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 427,861 SQUARE FEET OR 9.822 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**1. PARCEL A**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY LANTANA PLAZA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDS SHOWN HEREON ARE HEREBY RESERVED FOR THE LANTANA PLAZA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**2. UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO LANTANA ROAD AND HAYERHILL ROAD, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**3. LIMITED ACCESS EASEMENTS**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

**4. ADDITIONAL RIGHT-OF-WAY**  
TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGERS OF THE COMPANY, THIS 16 DAY OF July, 2008.

LAN TANA PLAZA DEVELOPMENT, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
IRVING CARPMAN, MANAGER  
BY: *[Signature]*  
MICHAEL LEVIN, MANAGER  
WITNESS AS TO BOTH: *[Signature]*  
JOSE CORRALI  
WITNESS AS TO BOTH: *[Signature]*  
AMBER HUET

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF *[Signature]*  
BEFORE ME PERSONALLY APPEARED IRVING CARPMAN AND MICHAEL LEVIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF LANTANA PLAZA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH MANAGERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF July, 2008.  
MY COMMISSION EXPIRES: 6/30/2010  
COMMISSION NUMBER: DD551401  
NOTARY PUBLIC  
*[Signature]*  
Erik Levin  
PRINT NAME

### MORTGAGEES CONSENT:

STATE OF FLORIDA  
COUNTY OF *[Signature]*  
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 RECORDS BOOK 24581, AT PAGES 1762 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF July, 2008.

WITNESS: *[Signature]*  
PRINT NAME: John Messing  
BY: *[Signature]*  
JOHN MESSING  
SVP  
VICE PRESIDENT  
NOTARY PUBLIC-STATE OF FLORIDA  
Erik Levin  
Commission # DD551401  
My Comm. Expires: 06/30/2010

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF *[Signature]*  
BEFORE ME PERSONALLY APPEARED John Messing WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Bank of Florida, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 16 DAY OF July, 2008.  
MY COMMISSION EXPIRES: 6/30/2010  
COMMISSION NUMBER: DD551401  
NOTARY PUBLIC  
*[Signature]*  
Erik Levin  
PRINT NAME

NOTARY PUBLIC-STATE OF FLORIDA  
Erik Levin  
Commission # DD551401  
My Comm. Expires: 06/30/2010

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF *[Signature]*  
I, BRIAN E. PORT A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LANTANA PLAZA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 8/13/08  
*[Signature]*  
BRIAN E. PORT  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 8 DAY OF September, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.  
BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS, ACCORDING TO SEC. 177.09(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATED: 7-18-08  
*[Signature]*  
JEFFREY R. WAGNER  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA  
LB #3591

LAN TANA PLAZA DEVELOPMENT, LLC    LAN TANA PLAZA DEVELOPMENT, LLC    MORTGAGEE    MORTGAGEE NOTARY    COUNTY ENGINEER    SURVEYOR

*[Signature]* MANAGER    *[Signature]* Comm. # DD551401 6/30/2010    *[Signature]* SVP    *[Signature]* Comm. # DD551401 6/30/2010    *[Seal]*    *[Seal]*

NOTARY PUBLIC-STATE OF FLORIDA  
Erik Levin  
Commission # DD551401  
My Comm. Expires: 06/30/2010

NOTARY PUBLIC-STATE OF FLORIDA  
Erik Levin  
Commission # DD551401  
My Comm. Expires: 06/30/2010

PETITION NUMBER 2003-099