

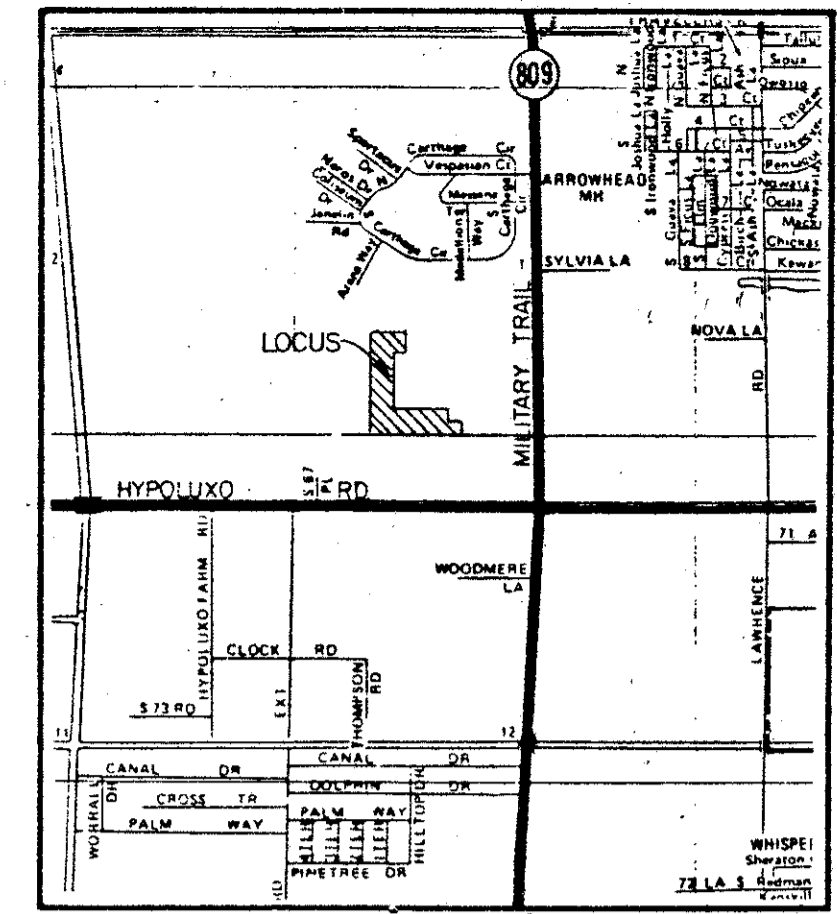
46/26

# CONCEPT HOMES OF LANTANA PHASE 9-C

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1983

SHEET 1 OF 2



26

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:46 PM THIS 21 DAY OF July AD, 1983 AND DULY RECORDED IN PLAT BOOK 46 ON PAGES 26 AND 27.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]* DC.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONCEPT HOMES OF LANTANA PHASE 9-C, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 50 OF CONCEPT HOMES OF LANTANA PHASE 9-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 ON PAGES 165 AND 166 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE N 00°05'47" E A DISTANCE OF 1097.94 FEET TO THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-17; THENCE S 88°24'21" E A DISTANCE OF 358.91 FEET TO THE NORTHWEST CORNER OF LOT 89 OF CONCEPT HOMES OF LANTANA PHASE 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 ON PAGES 79 AND 80 OF THE AFORESAID PUBLIC RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID PHASE 9, S 01°35'39" W A DISTANCE OF 100.00 FEET; THENCE S 01°21'04" W A DISTANCE OF 60.00 FEET; THENCE S 01°35'39" W A DISTANCE OF 103.40 FEET; THENCE N 88°24'21" W A DISTANCE OF 71.18 FEET; THENCE S 00°05'47" W A DISTANCE OF 569.09 FEET; THENCE S 88°45'11" E A DISTANCE OF 506.85 FEET; THENCE S 00°10'16" W A DISTANCE OF 103.61 FEET; THENCE S 88°45'11" E A DISTANCE OF 75.00 FEET TO THE WESTERLY BOUNDARY OF AFORESAID PHASE 9-A; THENCE, ALONG THE PERIMETER OF SAID PHASE 9-A, S 00°43'30" E A DISTANCE OF 60.04 FEET; THENCE S 44°17'28" E A DISTANCE OF 35.02 FEET; THENCE S 00°10'16" W A DISTANCE OF 75.48 FEET; THENCE N 88°45'11" W A DISTANCE OF 888.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.9213 ACRES, MORE OR LESS.

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

1. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
4. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OF ACCESS RIGHTS.
5. THE WATER MANAGEMENT ACCESS TRACT IS HEREBY DEDICATED TO THE CONCEPT HOMES OF LANTANA PHASE 9 PROPERTY OWNERS ASSOCIATION, INC., FOR PROPER PURPOSES, AND SAME SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 7 DAY OF July, 1983.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]*  
NORMAN RAUCH, SECRETARY

BY: *[Signature]*  
NORMAN RAUCH, PRESIDENT

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORMAN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.

DATE 7/6/83

*[Signature]*  
FLAGLER TITLE COMPANY

### SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 214H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6th DAY OF July, 1983.

*[Signature]*  
WILLIAM A. HERX  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3182

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THOSE UTILIZED ON THE PLAT OF CONCEPT HOMES PHASE IX (P.B. 43, PG 79).
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS, AND LANDSCAPING SHALL BE ALLOWED ONLY WITH CONSENT OF ALL UTILITIES OCCUPYING SAID EASEMENTS.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS: —■—
8. PERMANENT CONTROL POINTS DESIGNATED THUS: —●—

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1983.

*[Signature]*  
PEGGY B. EVART, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF July, 1983.

*[Signature]*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
DEPUTY CLERK

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DUVAL ) SS

BEFORE ME PERSONALLY APPEARED HARRY 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 NORMAN HOMES, INC., A 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 6th DAY OF July, 1983.

MY COMMISSION EXPIRES:

Notary Public: Inactive at Florida on 10/15/84  
My Commission Expires 10/15/84

*[Signature]*  
NOTARY PUBLIC

SEAL  
NORMAN HOMES, INC.

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER

SEAL  
DEPUTY CLERK

0223-300

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA.

SHEET 1 OF 2 - SIGNATURE SHEET  
SHEET 2 OF 2 - MAP SHEET

TURNOUT REQUIRED

SIDEWALK REQUIRED

TURNOUT REQUIRED

46/26

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	
CHECKED		SCALE	
DRAWING NO.	79-P-153		

CONCEPT HOMES OF LANTANA PHASE 9-C