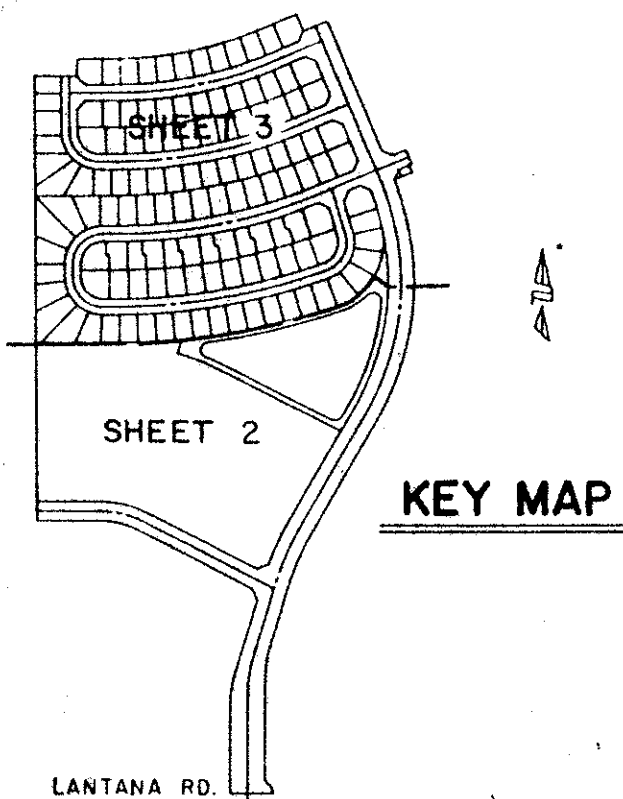
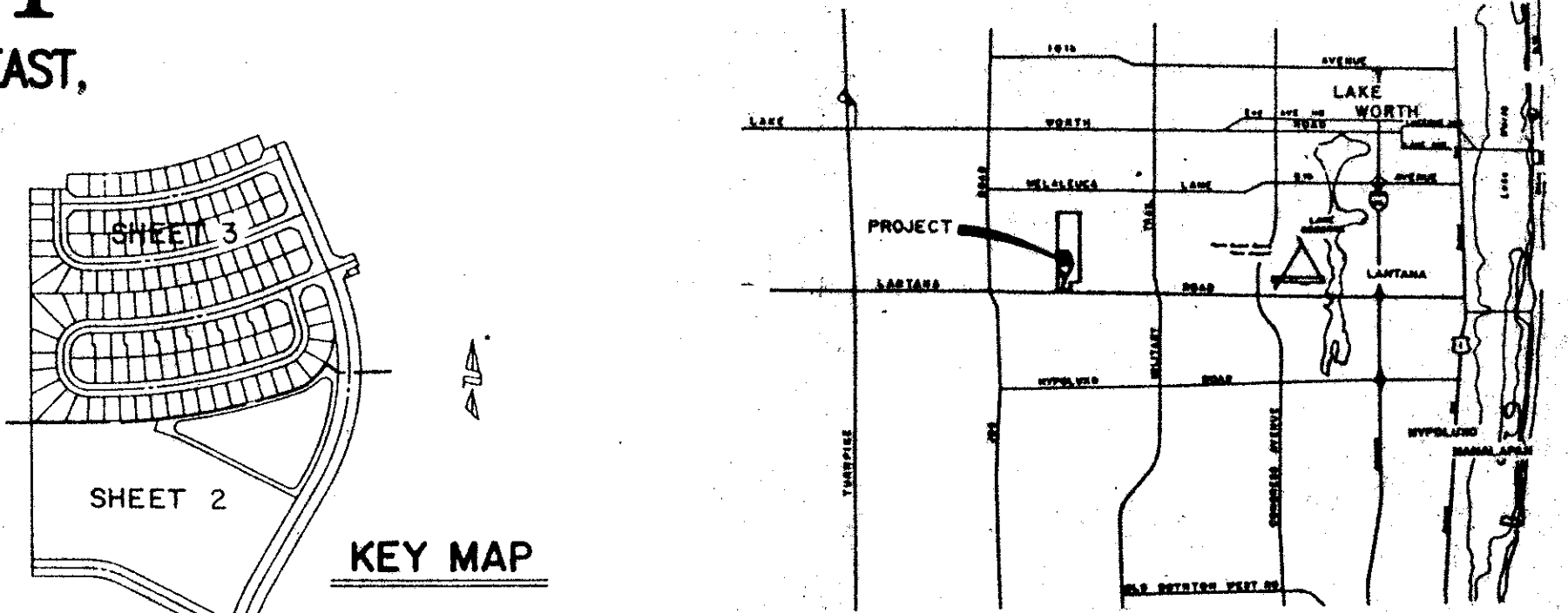


# A PLANNED UNIT DEVELOPMENT LANTANA HOMES PLAT 1

LYING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3 JANUARY, 1987

# 167



### 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 1, BEING IN SECTION 34 AND 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 345.96 FEET; THENCE NORTH 00°01'52" WEST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 00°01'52" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°58'08" EAST, A DISTANCE OF 123.70 FEET; THENCE NORTH 44°55'12" EAST, A DISTANCE OF 32.91 FEET; THENCE NORTH 00°07'44" WEST, A DISTANCE OF 123.70 FEET; THENCE NORTH 89°52'16" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 00°07'44" WEST, A DISTANCE OF 11.11 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 1040.14 FEET, A DISTANCE OF 302.26 FEET; THENCE NORTH 16°31'17" EAST, A DISTANCE OF 133.02 FEET; THENCE NORTH 23°18'13" WEST, A DISTANCE OF 32.02 FEET; THENCE NORTH 63°07'43" WEST, A DISTANCE OF 404.02 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 27°00'00" AND A RADIUS OF 249.92 FEET, A DISTANCE OF 117.77 FEET; THENCE SOUTH 89°52'17" WEST, A DISTANCE OF 197.78 FEET; THENCE NORTH 00°31'20" WEST, A DISTANCE OF 1395.46 FEET; THENCE NORTH 89°28'40" EAST, A DISTANCE OF 132.00 FEET; THENCE NORTH 00°31'20" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 89°28'40" EAST, A DISTANCE OF 127.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°28'00" AND A RADIUS OF 1162.00 FEET, A DISTANCE OF 455.87 FEET; THENCE NORTH 67°00'00" EAST, A DISTANCE OF 117.78 FEET; THENCE SOUTH 23°00'00" EAST, A DISTANCE OF 57.00 FEET; THENCE NORTH 67°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 23°00'00" EAST, A DISTANCE OF 436.00 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 50.00 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 88°15'59" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND WHOSE LOCAL TANGENT BEARS SOUTH 21°44'01" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 51°15'19" AND A RADIUS OF 880.00 FEET, A DISTANCE OF 787.22 FEET; THENCE SOUTH 29°31'17" WEST, A DISTANCE OF 412.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 13°00'00" AND A RADIUS OF 841.47 FEET, A DISTANCE OF 130.92 FEET; THENCE SOUTH 16°31'17" WEST, A DISTANCE OF 177.08 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°39'00" AND A RADIUS OF 292.31 FEET, A DISTANCE OF 84.95 FEET; THENCE SOUTH 00°07'44" EAST, A DISTANCE OF 327.68 FEET; THENCE SOUTH 45°04'48" EAST, A DISTANCE OF 35.33 FEET; THENCE SOUTH 89°58'08" WEST, A DISTANCE OF 282.96 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

### P.U.D. TABULATION

TOTAL ACRES	39.78 ACRES
PROPOSED DEVELOPMENT	29.66 ACRES
ROAD R/W	10.66 ACRES
LAKES	3.48 ACRES
OPEN SPACE	9.81 ACRES
BUILDING COVERAGE	5.68 ACRES
NO. OF UNITS	127 UNITS
DENSITY	4.28 D.U./ACRE
FUTURE DEVELOPMENT	10.15 ACRES

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEAL RAUCH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEALHAR, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 2nd DAY OF December, 1986.

My COMMISSION EXPIRES: 12-23-86

*[Signature]*  
NOTARY PUBLIC

### 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  
By: *[Signature]*  
ROGER GAMBLIN, PRESIDENT

DATE: 12-23-86

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

- 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.
- 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.

ROOF EAVES EASEMENTS (R.E.), 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.
- TRACTS:**

WATER MANAGEMENT TRACT, AS SHOWN HEREON, INCLUDING THE 20 FOOT MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" IS HEREBY DEDICATED IN PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND UTILITY EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

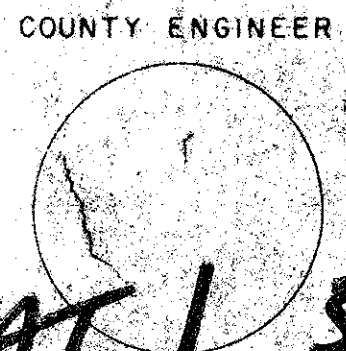
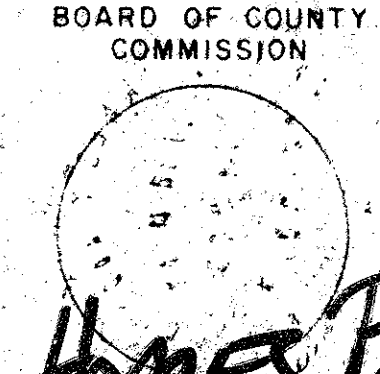
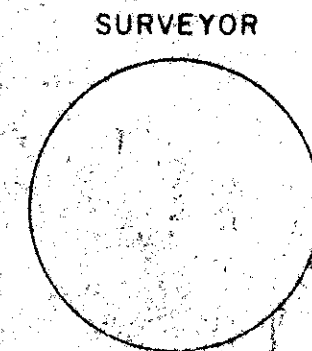
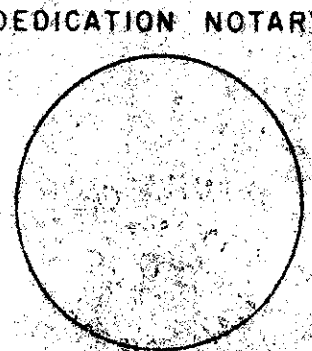
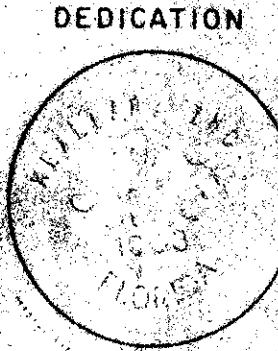
TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF SEWAGE LIFT STATION AND RELATED PURPOSES.

TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE AND SIGNAGE 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 CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF December, 1986.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA  
By: *[Signature]*  
NEAL RAUCH, PRESIDENT

WITNESSES:  
*[Signatures]*



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS  
TEL. (305) 968-0080  
1850 FOREST HILL BLVD. SUITE 205  
WEST PALM BEACH, FLORIDA 33406

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF January, 1987.

By: *[Signature]*  
CAROL ROBERTS, CHAIR

ATTEST:

JOHN B. DUNKLE, CLERK  
By: *[Signature]*  
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF JAN, 1987.

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

34435/44/42

SUBDIVISION	Lantana Homes
BOOK	55
PAGE	167
FLOOD ZONE	B
FLOOD MAP	*
QUAD	33
ZONING	
SE	
ZIP CODE	
PUD NAME	PLAT 1

34-170A - 33467  
35-175A - 33463

- NOTES:
- U.E. DENOTES UTILITY EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
  - NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENT.
  - PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
  - BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
  - NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON UTILITY EASEMENTS WITHOUT PERMISSION OF UTILITY USING EASEMENT.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF OTHER UTILITIES OCCUPYING SAME.
  - WHERE DRAINAGE EASEMENT AND UTILITY EASEMENT INTERSECT, DRAINAGE EASEMENT SHALL HAVE PRECEDENCE OVER UTILITY EASEMENT.

TURNOUT REQUIRED

STURNOT REQUIRED

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 HFD-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 12-23-1986 BY: *[Signature]*  
RICHARD P. FREITENRACH, P.L.S.  
FLORIDA CERTIFICATE NO. 22719

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

SIDEWALK REQUIRED

0421-001

LANTANA HOMES PLAT 1 55/167

DRAWING NUMBER 55/167

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER