

VILLAS AT COVE CROSSING SOUTH P. U. D.

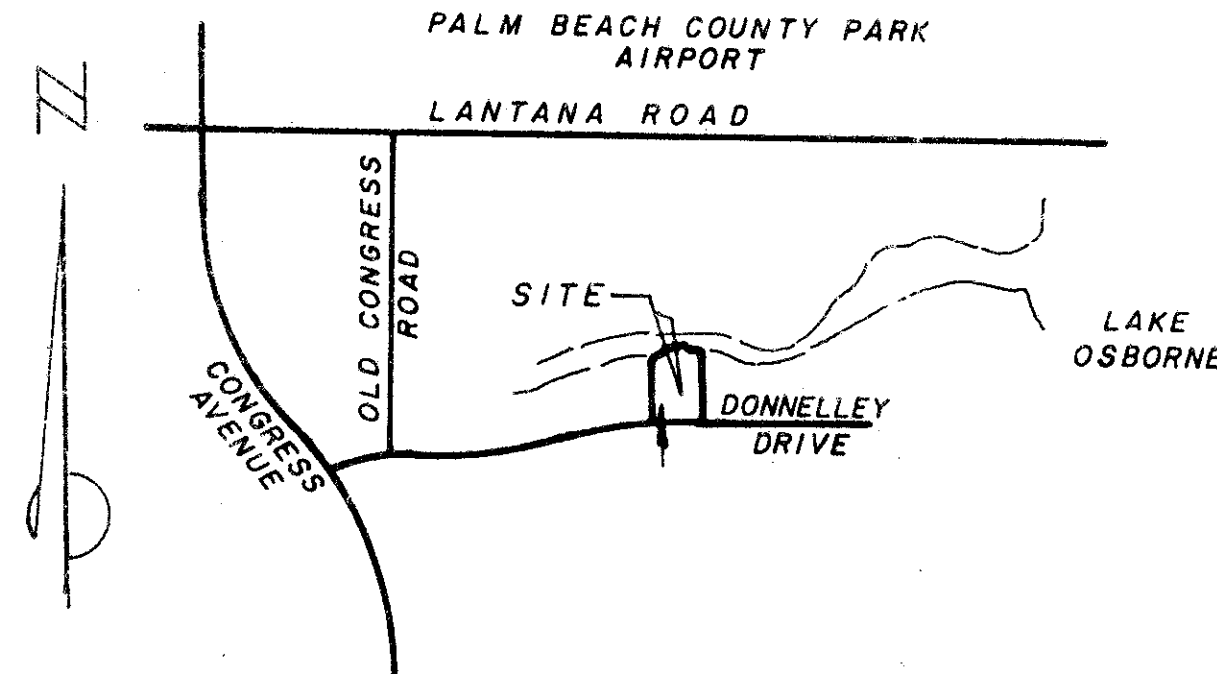
PREVIOUSLY KNOWN AS LANTANA SOUTH P. U. D.

BEING A REPLAT OF A PORTION OF BLOCK 4 AND A PORTION OF VIA VERMILYA AND THE ADJOINING LAGOON, LANAIR PARK, AS RECORDED IN PLAT BOOK 21, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

FEBRUARY 1995 SHEET 1 OF 2

EWING AND SHIRLEY, INC.

land surveyors and planners



LOCATION MAP NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LANTANA ASSOCIATES, LTD., A LIMITED PARTNERSHIP, OWNER OF LAND SHOWN HEREON BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAS AT COVE CROSSING SOUTH - P. U. D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Block 4 and a portion of Via Vermilya together with a portion of the adjoining lagoon as shown on the plat of LANAIR PARK, according to the plat thereof, as recorded in Plat Book 21, Page 58, Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING AT the Southwest corner of Lot 5, Block 4 of said plat of LANAIR PARK, thence Bear North 00°-02'-33" East, along the West Line of said Lot 5, a distance of 10.09 feet to a point on the Northerly right of way line of Donnelley Drive, as described in Official Record Book 6314, page 694, public records, Palm Beach County, Florida and the POINT OF BEGINNING:

- Thence continue North 00°-02'-33" East for 454.81 feet;
- Thence North 73°-55'-49" East for 119.32 feet;
- Thence North 78°-58'-39" East for 74.00 feet;
- Thence South 74°-57'-51" East for 88.80 feet;
- Thence South 99°-57'-51" East for 50.00 feet;
- Thence South 00°-02'-33" West along the East Line of Via Vermilya for 463.52 feet to a point on the North right of way line of Donnelley Drive, as described in Official Record Book 6314, page 694, public records, Palm Beach County, Florida;
- Thence North 99°-57'-27" West, along said right of way line for 93.73 feet to a point of curvature;
- Thence Westerly, along said right of way line and a circular curve to the left, having a radius of 1680.21 feet, a central angle 07°-47'-49" for an arc distance of 230.01 feet to the POINT OF BEGINNING.

Containing: 3.493 Acres, more or less

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

TRACT A: TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, FOR RESIDENTIAL DEVELOPMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

- A. UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN 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.
- B. LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- C. LANDSCAPE BUFFER EASEMENTS: THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING SHALL BE IN CONFORMANCE WITH NOTE 2.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORNERSTONE AFFORDABLE HOUSING, INC., THE SOLE GENERAL PARTNER OF CORNERSTONE LANTANA, LTD., A FLORIDA LIMITED PARTNERSHIP THE MANAGING GENERAL PARTNER OF LANTANA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP THIS 21 DAY OF MAY, 1995

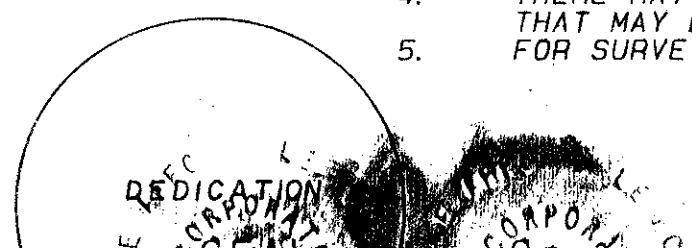
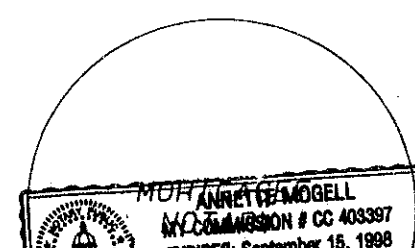
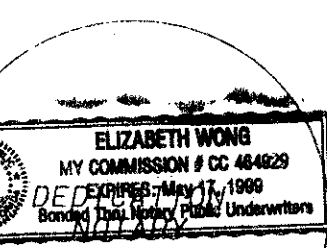
LANTANA ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP

BY: CORNERSTONE LANTANA LTD., A FLORIDA LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER

BY: CORNERSTONE AFFORDABLE HOUSING, INC., ITS SOLE GENERAL PARTNER

BY: JORGE LOPEZ, VICE PRESIDENT

WITNESS: [Signature]



ACKNOWLEDGEMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JORGE LOPEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF CORNERSTONE AFFORDABLE HOUSING, INC., THE SOLE GENERAL PARTNER OF CORNERSTONE LANTANA, LTD., A FLORIDA LIMITED PARTNERSHIP, THE MANAGING GENERAL PARTNER OF LANTANA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID GENERAL PARTNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF May, 1995.

MY COMMISSION EXPIRES: 5/11/96 Elizabeth Wong, Notary Public, State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 RECORD BOOK 6314 PAGE 1389 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 PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF June, 1995.

ATTEST: RENATE E. JASPERT, ASSISTANT SECRETARY; CHARLES BANK, A CORPORATION OF THE STATE OF FLORIDA; PERRY LACARTA, PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PERRY LACARTA AND RENATE E. JASPERT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF CHARTER BANK, 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 1 DAY OF June, 1995.

MY COMMISSION EXPIRES: Annette Mogell, Notary Public, State of Florida

NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°-02'-33" WEST, ALONG THE EAST LINE OF VIA VERMILYA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUSLY: -
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- FOR SURVEYORS NOTES CONCERNING STATE PLANE COORDINATES SEE SHEET 2 OF 2.

0649-001
PET. 89-79
5/2/2/H

93

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:03 P.M.
this 20 day of July 1995
and duly recorded in Plat Book No. 75
on page 75-74
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature]

P. U. D. TABLE

ACREAGE 3.493 ACRES
NUMBER OF UNITS 32
TYPE OF UNIT APARTMENT



APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July 1995.

BY: [Signature] KEN L. FOSTER, CHAIRMAN

ATTEST:

DOROTHY H. WILKEN, CLERK
BY: [Signature] DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July 1995.

BY: [Signature] GEORGE EBB, P. E., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, HOWARD J. VOGEL, 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 LANTANA ASSOCIATES, LTD.; 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.

DATE: June 1, 1995
[Signature] HOWARD J. VOGEL, ATTORNEY AT LAW LICENSED IN FLORIDA

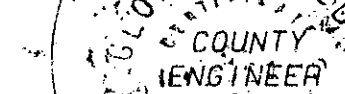
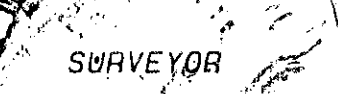
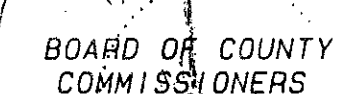
SURVEYOR'S CERTIFICATE

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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY OR COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 42, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: MAY 31, 1995
[Signature] KENT W. EWING, JR., REGISTERED SURVEYOR NO. 2884, STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 2166 JOG ROAD WEST PALM BEACH, FLORIDA 33415

0649-001 75/93



VILLAS AT COVE CROSSING SOUTH

7AZ-408
SUBDIVISION: Villas At Cove Crossing
BOOK 75
PAGE 93
FLOOD ZONE: B
FLOOD MAP: 175B
ZONING: RM
DATE: 5/19/95
ZIP CODE: 33460
PUD NAME: [Blank]
SOME: 5/14/95