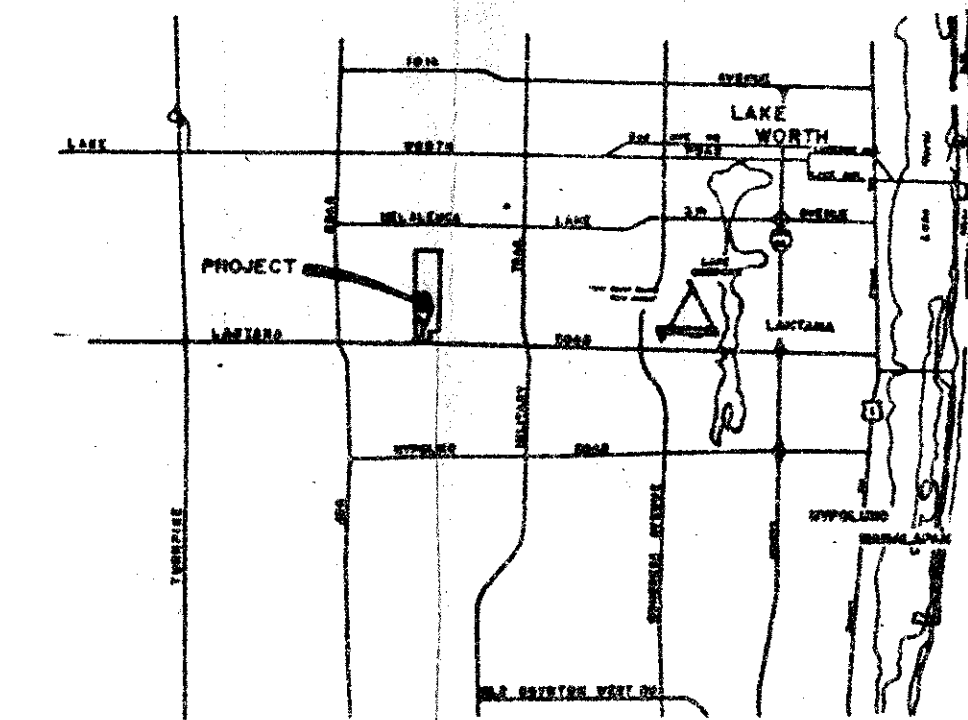


A PLANNED UNIT DEVELOPMENT  
**LANTANA HOMES PLAT 2**  
 LYING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2 JULY 1987

**38**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 11:51  
 A.M. this 14th day of July 1987  
 and duly recorded in Plot Book No. 57  
 on Page 38-39  
 John B. Dunkle, Clerk Circuit Court  
 By: Jackson A. Platt, D.C.



**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREIN AS LANTANA HOMES PLAT 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 89°52'16" WEST (ASSUMED) ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°31'20" WEST ALONG LINE 100.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2275.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 00°31'20" WEST, A DISTANCE OF 422.17 FEET; THENCE NORTH 00°49'46" EAST, A DISTANCE OF 954.76 FEET; THENCE SOUTH 89°10'14" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 88°24'24" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 89°10'14" EAST, A DISTANCE OF 104.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°10'14" AND A RADIUS OF 1171.92 FEET, A DISTANCE OF 351.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°00'00" EAST, A DISTANCE OF 126.11 FEET; THENCE SOUTH 18°00'00" WEST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 72°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 18°00'00" WEST, A DISTANCE OF 190.05 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 41°00'00" AND A RADIUS OF 800.00 FEET, A DISTANCE OF 572.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°00'00" EAST, A DISTANCE OF 292.00 FEET; THENCE SOUTH 67°00'00" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 23°00'00" WEST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 67°00'00" WEST, A DISTANCE OF 117.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°28'40" AND A RADIUS OF 1162.00 FEET, A DISTANCE OF 455.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°28'40" WEST, A DISTANCE OF 127.62 FEET; THENCE SOUTH 00°31'20" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 89°28'40" WEST, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

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

**1. 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.

**2. EASEMENTS:**

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LANTANA HOMES PLAT 2 WHICH ARE ASSOCIATED COUNTY RIGHTS-OF-WAY.

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.

MAINTENANCE EASEMENTS (M), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ADJACENT TO SAID EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT.

**3. TRACTS:**

WATER MANAGEMENT TRACT, AS SHOWN HEREON, INCLUDING THE 30 FOOT MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "M" 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.

TRACTS 0-1 THRU 0-4, AS SHOWN HEREON, ARE HEREBY DEDICATED PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS AND MAINTENANCE PURPOSES AND ARE 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 11th DAY OF JULY 1987.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA  
 By: Neal Rauch, Pres.  
 NEAL RAUCH, PRESIDENT

**WITNESSES:**

Herbert E. Kahrent, P.E.  
Michael B. Schorah

**P.U.D. TABULATION**

TOTAL ACRES	22.79 ACRES
ROAD R/W	7.36 ACRES
LAKES	3.94 ACRES
OPEN SPACE	7.50 ACRES
BUILDING COVERAGE	3.99 ACRES
NO. OF UNITS	104 UNITS
DENSITY	4.56 D.U./ACRE

**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 11th DAY OF JULY 1987.

MY COMMISSION EXPIRES:

3-22-91

Herbert E. Kahrent  
 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

DATE: 6-11-87

By: Roger Gambelin  
 ROGER GAMBELIN, PRESIDENT

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JULY 1987  
 By: Carol Roberts  
 CAROL A. ROBERTS, CHAIR

ATTEST:  
 JOHN B. DUNKLE, CLERK

By: Kathryn S. Miller  
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JULY 1987  
 By: Herbert E. Kahrent  
 HERBERT E. KAHLRENT, P.E.  
 COUNTY ENGINEER

**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, BEARING BEING NORTH 89°58'08" 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.
- THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5087, PAGE 331, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

**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 HH-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: 7/11/87 By: Richard P. Breitenbach  
 RICHARD P. BREITENBACH, P.L.S.  
 FLORIDA CERTIFICATE NO. 2978

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

DEDICATION      DEDICATION NOTARY      BOARD OF COUNTY COMMISSION      COUNTY ENGINEER      SURVEYOR

**LANTANA HOMES PLAT 2**

**57/38**      **04/21/87**

**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL. (305) 968-0080  
 1850 FOREST HILL BLVD., SUITE 205  
 WEST PALM BEACH, FLORIDA 33406

34-33-117K  
 SUBDIVISION - Lantana Homes  
 BOX 57      PAGE 38      34-1709  
 RECORD MAP 35-175B  
 10-33      ZIP CODE 33463  
 NAME Plat 2  
 TAZ 349

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED BY NUMBER 07548  
 RECORD MAP OF PLAT OR SECTION