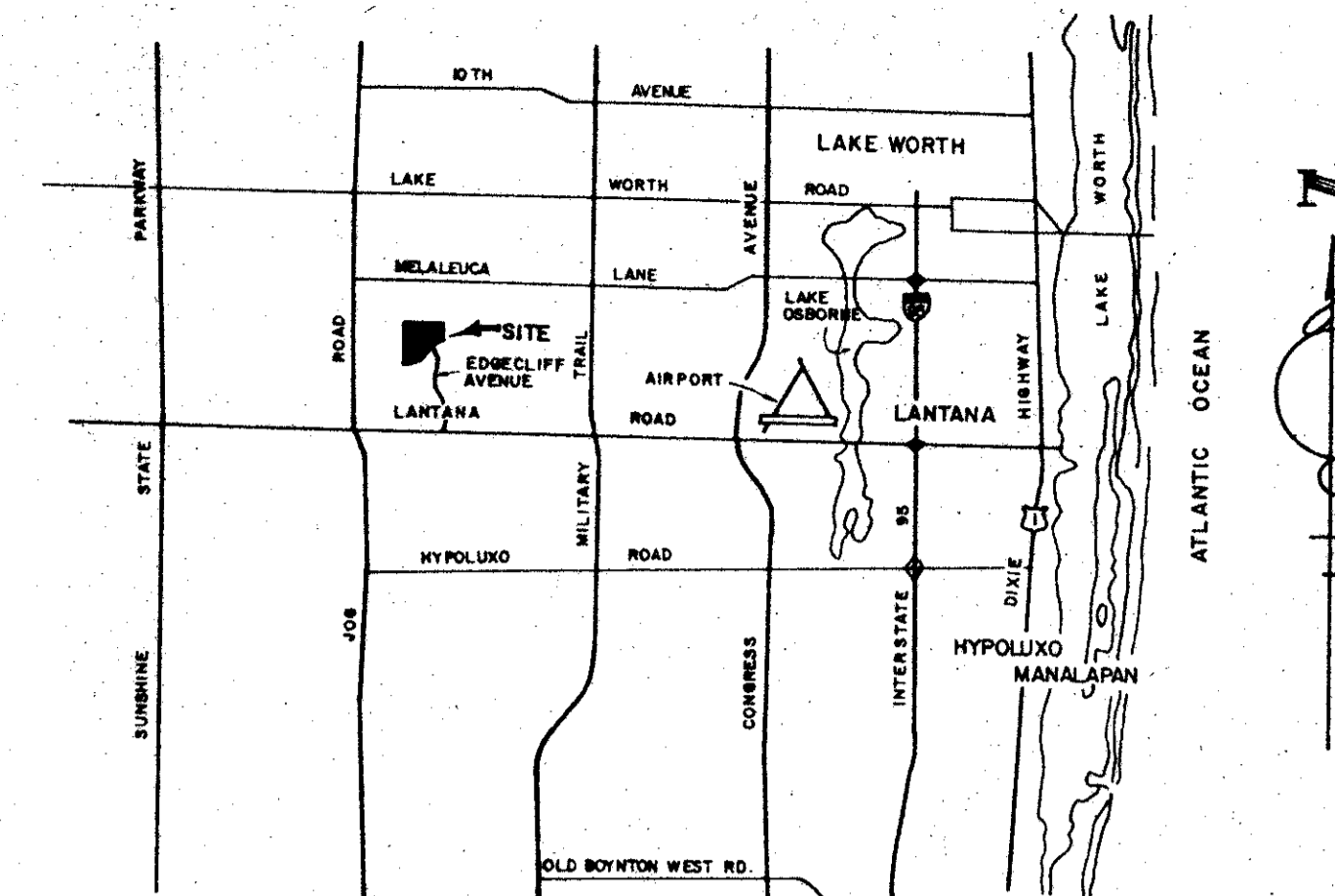


# LANTANA HOMES PLAT 4

A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2 JUNE 1988



VICINITY MAP  
 NOT TO SCALE

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STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 10:35  
 A.M. this 5 day of Oct., 1988  
 and duly recorded in Plat Book No. 61  
 on Page 10 + 11  
 John B. Dunkle, Clerk of the Circuit Court  
 By Barbara J. Platt D.C.

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS LANTANA HOMES PLAT 4, BEING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, 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, A DISTANCE OF 2697.48 FEET; THENCE, NORTH 00°49'46" EAST, A DISTANCE OF 1626.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE, CONTINUE NORTH 00°49'46" EAST, A DISTANCE OF 1083.30 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE, SOUTH 89°53'08" EAST, A DISTANCE OF 100.01 FEET TO THE NORTHWEST CORNER OF SECTION 35; THENCE NORTH 88°29'27" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1026.28 FEET; THENCE, SOUTH 01°30'33" EAST, A DISTANCE OF 217.00 FEET; THENCE, SOUTH 08°51'58" EAST, A DISTANCE OF 50.42 FEET; THENCE, SOUTH 43°29'27" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 01°30'33" EAST, A DISTANCE OF 114.00 FEET; THENCE, SOUTH 46°30'33" EAST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 04°26'08" EAST, A DISTANCE OF 50.07 FEET; THENCE, SOUTH 01°30'33" EAST, A DISTANCE OF 82.00 FEET; THENCE, SOUTH 88°29'27" WEST, A DISTANCE OF 65.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 38°29'27" AND A RADIUS OF 73.00 FEET, A DISTANCE OF 49.04 FEET; THENCE, SOUTH 50°00'00" WEST, A DISTANCE OF 344.36 FEET; THENCE, SOUTH 40°00'00" EAST, A DISTANCE OF 57.00 FEET; THENCE, SOUTH 50°00'00" WEST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 40°00'00" WEST, A DISTANCE OF 57.00 FEET; THENCE, SOUTH 50°00'00" WEST, A DISTANCE OF 321.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°49'46" AND A RADIUS OF 400.43 FEET, A DISTANCE OF 285.35 FEET; THENCE, NORTH 89°10'14" WEST, A DISTANCE OF 104.45 FEET; THENCE, NORTH 00°49'46" EAST, A DISTANCE OF 28.00 FEET; THENCE, NORTH 89°10'14" 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 HEREON 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 INCLUDING CABLE TELEVISION SYSTEMS.

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 4 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 ABUTTING RESPECTIVE 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 "W", 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 ACCESS AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS 0-1 THRU 0-5, AS SHOWN HEREON, ARE HEREBY DEDICATED IN 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.

TRACT 0-6, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE 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 SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd day of November, 1987.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA  
 By: *Neal Raich, Pres*  
 NEAL RAICH, PRESIDENT

ATTEST:

*Norman Raich, Sec'y*  
 NORMAN RAICH, SECRETARY

**P.U.D. TABULATION**

TOTAL ACRES	23.93 ACRES
ROAD R/W	4.85 ACRES
LAKES	2.16 ACRES
OPEN SPACE	9.09 ACRES
BUILDING COVERAGE	4.30 ACRES
CANAL EASEMENT	3.53 ACRES
No. of UNITS	112 UNITS
DENSITY	5.49 D.U./ACRE

**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: 9-12-88

By: *John Breitenbach*  
 JOHN BREITENBACH  
 VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEAL 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 NEALHAR, INC., 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 23rd DAY OF November, 1987.

MY COMMISSION EXPIRES: 7-25-88

*Frank J. Heller*  
 NOTARY PUBLIC

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF OCTOBER, 1988

By: *Carol Elmquist*  
 CAROL M. ROBERTS, CHAIRMAN  
 CAROL ELMQUIST, VICE

ATTEST: JOHN B. DUNKLE, CLERK  
*John B. Dunkle*  
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF OCTOBER, 1988

By: *Herbert F. Kahlert*  
 HERBERT F. KAHLERT, P.E.  
 COUNTY ENGINEER

NOTES:

1. U.E. DENOTES UTILITY EASEMENT.  
 L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
 D.E. DENOTES DRAINAGE EASEMENT.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: .  
 PERMANENT CONTROL POINTS ARE SHOWN THUS: .
4. 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.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
6. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL.

**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 11-24-1987

By: *Richard P. Breitenbach*  
 RICHARD P. BREITENBACH, P.L.S.  
 FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

0421-005  
 6/10

DEDICATION

DEDICATION NOTARY

CLERK OF THE CIRCUIT COURT

Landmark Surveying & Mapping Inc.  
 1850 FOREST HILL BOULEVARD  
 PH. (305)433-5400 SUITE 200 W.P.B. FLORIDA

**LANTANA HOMES PLAT 4**

LANTANA HOMES #4  
 10  
 1708  
 RS-84-61  
 934/13  
 33  
 2/25/88  
 TAZ 349