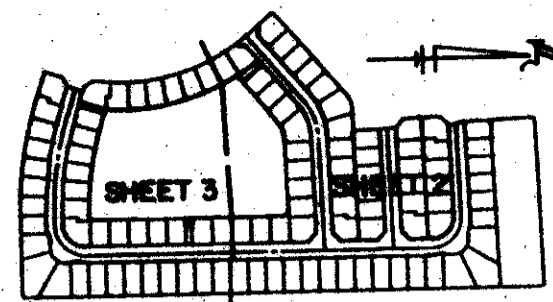
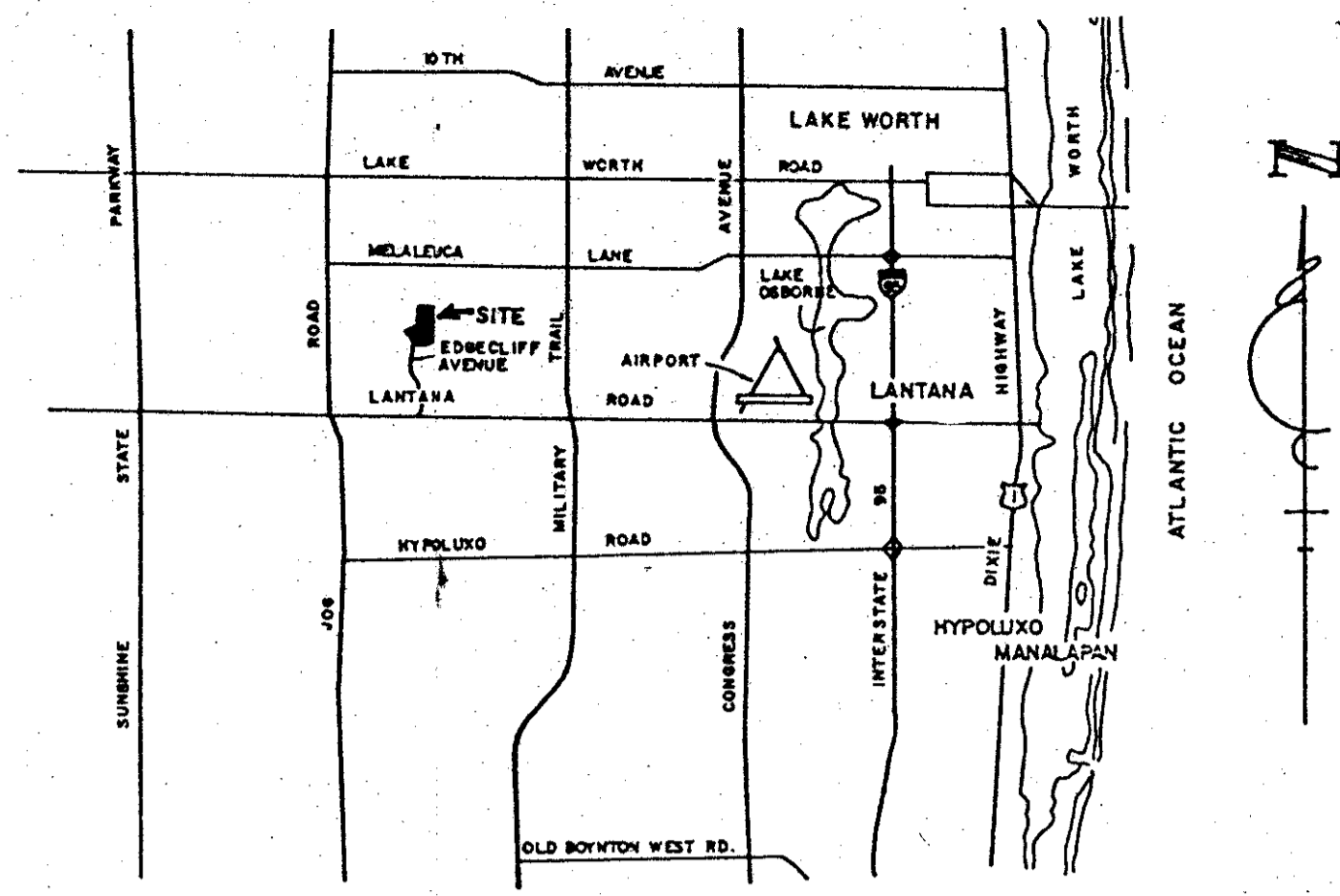


# LANTANA HOMES PLAT 5

A PLANNED UNIT DEVELOPMENT  
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3                      OCTOBER, 1988



KEY MAP



VICINITY MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:42  
A.M. this 28 day of Oct., 1988  
and duly recorded in Plat Book No. 61  
on Page 39 thru 41  
John B. Dunkle, Clerk of the Circuit Court  
By: *John B. Dunkle* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, Inc., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LANTANA HOMES PLAT 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE, NORTH 88°29'27" EAST (ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1026.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 88°29'27" EAST, A DISTANCE OF 524.45 FEET; THENCE, SOUTH 00°21'31" WEST, A DISTANCE OF 1618.22 FEET; THENCE, NORTH 89°38'29" WEST, A DISTANCE OF 257.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°38'29" AND A RADIUS OF 1144.19 FEET, A DISTANCE OF 352.30 FEET; THENCE, NORTH 72°00'01" WEST, A DISTANCE OF 100.00 FEET; THENCE, NORTH 18°00'00" EAST, A DISTANCE OF 57.00 FEET; THENCE, NORTH 63°00'00" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 18°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 71°59'59" WEST, A DISTANCE OF 16.19 FEET; THENCE, NORTH 31°03'59" WEST, A DISTANCE OF 32.76 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 15°03'59" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 49°52'03" AND A RADIUS OF 590.00 FEET, A DISTANCE OF 513.51 FEET; THENCE, NORTH 40°00'00" WEST, A DISTANCE OF 107.00 FEET; THENCE, NORTH 50°00'00" EAST, A DISTANCE OF 344.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE, NORTHEASTERLY 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, NORTH 88°29'27" EAST, A DISTANCE OF 65.25 FEET; THENCE, NORTH 01°30'33" WEST, A DISTANCE OF 82.00 FEET; THENCE, NORTH 04°26'08" WEST, A DISTANCE OF 50.07 FEET; THENCE, NORTH 46°30'33" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 01°30'33" WEST, A DISTANCE 114.00 FEET; THENCE, NORTH 43°29'27" EAST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 08°51'58" WEST, A DISTANCE OF 50.42; THENCE, NORTH 01°30'33" WEST, A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 23.403 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS 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 AND ACCESS TO DRAINAGE FACILITIES 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 5 WHICH ARE ASSOCIATED WITH 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.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ADJUTING 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 "M", AS SHOWN HEREON, INCLUDING THE 20 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 0-3, 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.

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 29th DAY OF February, 1988.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA  
By: *Neal Rauch*, Pres.  
NEAL RAUCH, PRESIDENT  
Attest:  
*Norman Rauch*, Sect.  
NORMAN RAUCH, SECRETARY

### P-U-D. TABULATION

|  |                |
|--|----------------|
| TOTAL ACREAGE                          | 23.40 ACRES    |
| ROAD R/W                               | 3.72 ACRES     |
| LAKES                                  | 4.09 ACRES     |
| BUILDING COVERAGE                      | 4.07 ACRES     |
| OPEN SPACE (INCLUDING L.W.D.-EASEMENT) | 11.52 ACRES    |
| TOTAL NUMBER OF UNITS                  | 106 UNITS      |
| DENSITY                                | 4.53 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 HEREIN DESCRIBED 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: 29th October, 1988  
By: *John Brettwieser*  
JOHN BRETTWIESER, 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 29th DAY OF February, 1988.

My COMMISSION EXPIRES: 7.25.88  
*James S. Khan*  
NOTARY PUBLIC

### APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1988.  
By: *Carol A. Roberts*  
CAROL A. ROBERTS, CHAIR

ATTEST:

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

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1988.  
By: *Herbert F. Kahler*  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

### NOTES:

1. U.E. DENOTES UTILITY EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:   
PERMANENT CONTROL POINTS ARE SHOWN THIS:
4. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING NORTH 88°29'27" EAST.
5. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF OTHER UTILITIES OCCUPYING SAME.
7. WHERE DRAINAGE EASEMENT AND UTILITY EASEMENT INTERSECT, DRAINAGE EASEMENT SHALL HAVE PRECEDENCE OVER UTILITY EASEMENT.
8. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5087, PAGE 331, AND THE ENTIRE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5452, PAGE 1637, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.
9. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE OR TO THE HOMEOWNERS ASSOCIATION, WHICHEVER IS MORE RESTRICTIVE.
11. UTILITY EASEMENTS SHALL TAKE PRECEDENCE OVER LANDSCAPE BUFFER EASEMENTS.

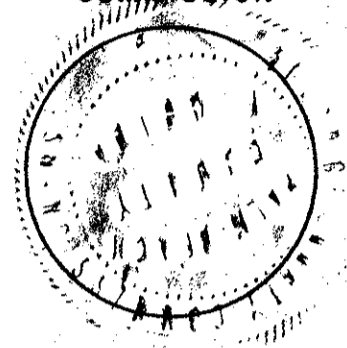
### SURVEYOR'S CERTIFICATION

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.

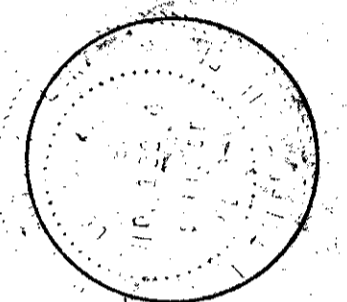
DATE MARCH 1, 1988  
By: *Richard P. Breitenbach*  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

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

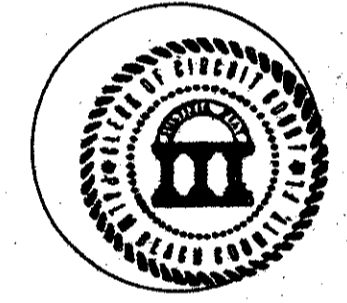
### BOARD OF COUNTY COMMISSION



### COUNTY ENGINEER



### CLERK OF THE CIRCUIT COURT

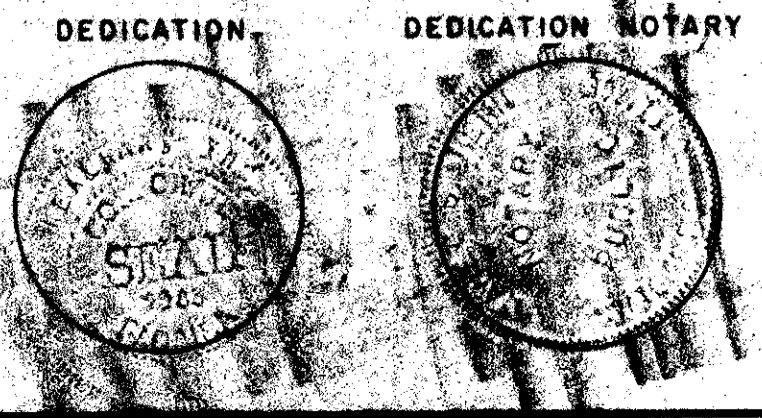


Subdivision # 39  
SHEET 1 OF 3  
PLAT BOOK 61  
PAGE 39  
RS 84-61  
33963  
TAZ 349

Plat 84-61

0421-008

61/39



Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA  
**LANTANA HOMES PLAT 5**