

PHASE 1A LAKES OF LANTANA

A PLANNED UNIT DEVELOPMENT
A SUBDIVISION OF A PORTION OF BLOCK 33
PALM BEACH FARMS COMPANY PLAT BOOK 2, PAGE 48
Being a part of Section 32, Township 44 South, Range 42 East
Palm Beach County, Florida

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that American Capital Corp., a Florida Corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Lakes of Lantana being more particularly described as follows:

Commencing at the Southeast corner of Section 32 thence North 88°-04'-06" West (an assumed bearing and all other bearings relative thereto) along the center-line of Lantana Road and the South line of Section 32 to the intersection of the southerly projection of the East line of Tract 75, Block 33, Plat Book 2, Page 48, 852.24 feet; thence North 00°-38'-48" West along said East line, 60.06 feet to the POINT OF BEGINNING;

Thence continuing North 00°-38'-48" West along the East line of Tract 75 and Tracts 70 and 51 of the Palm Beach Farms Company Plat No. 3, Plat Book 2, Page 48, 1330.89 feet; thence North 89°-21'-45" East, 330.00 feet to the East line of Tract 50, Block 33; thence North 00°-38'-48" West along the East line of Tract 50 and 47, Block 33, 612.73 feet; thence South 89°-21'-45" West, 379.05 feet to a point of non-tangency; thence southwesterly along the arc of a curve concave to the South-east having a radius of 160.00 feet and a central angle of 4°-16'-22" whose chord bears South 25°-08'-50" West a distance of 11.93 feet to a point of reverse curvature; thence westerly along the arc of a curve concave to the North having a radius of 170.00 feet and a central angle of 128°-18'-09" whose chord bears South 87°-09'-44" West a distance of 380.68 feet to a point of non-tangency; thence North 00°-38'-15" West 22.49 feet; thence South 89°-21'-45" West 270.00 feet; thence South 00°-38'-48" East, 603.30 feet to a non-tangent curve; thence along an arc, concave to the Southwest, having a radius of 1125.00 feet, a central angle of 25°-32'-54", and whose chord bears South 13°-25'-15" East, 501.64 feet; thence South 89°-21'-12" West, 80.00 feet; thence South 00°-38'-48" East, 775.91 feet; thence South 45°-38'-33" West 41.50 feet; thence South 00°-38'-48" East, 22.27 feet to a point on a line 60 feet North of and parallel with the center-line of Lantana Road; thence South 88°-04'-06" East, along said line 630.64 feet to the POINT OF BEGINNING.

Less the Platted 30' R/W lying between Tracts 50 through 53 inclusive, and Tracts 44 through 47 inclusive, and also less the North 45' of Tracts 50 through 53 inclusive, all in said Block 33, of the Palm Beach Farms Company, Plat No. 3, Plat Book 2, Page 48; for L.W.D. Lateral Canal L-15 R/W.

Said parcel containing 28.93 acres of land more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Utility and Drainage Easements. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of utility and drainage.
- The water management tracts as shown are dedicated to Lakes of Lantana Homeowners' Association for proper purposes and are the perpetual maintenance obligation of said Association.
- The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- The 25' buffer easements as shown are a part of the adjacent lot and are hereby dedicated to the adjacent lot owner as open space and are the perpetual maintenance obligation of said adjacent property owner.

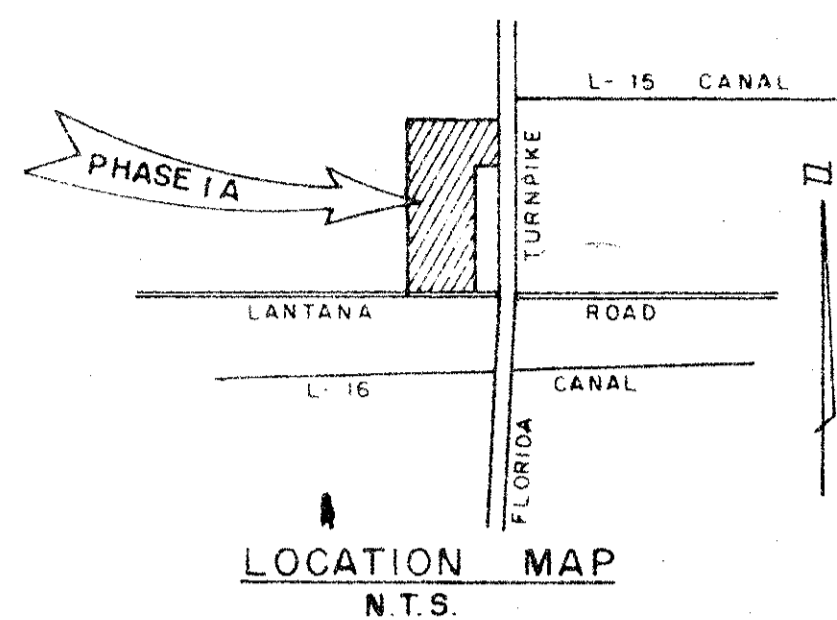
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Exec. Vice President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of March, 1978.

ATTEST: [Signature] American Capital Corporation
[Signature] EXEC. VICE PRESIDENT

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

James L. Kramer
Registered Surveyor No. 2688
State of Florida



ACKNOWLEDGMENT

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared Alec Englestein and Robert Friedman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Exec. Vice President and Secretary of the American Capital Corporation, a 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 6th day of March, 1978.

My commission expires: March 23, 1978
[Signature] Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS

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 2790 at pages 683 and 692, 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 Exec. Vice President and attested to by its Assist. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of March, 1978.

ATTEST: [Signature] FIRST AMERICAN BANK OF NORTH PALM BEACH
[Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared John H. Garib and Carol J. Deal, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Exec. Vice Pres and Assist. Vice Pres of the First American Bank of North Palm Beach, a 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 3 day of March, 1978.

My commission expires: July 20, 1979
[Signature] Notary Public

NOTE:

There shall be no buildings or other structures placed on Utility Easements. There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 24th day of March, 1978.

By: [Signature]
Peggy B. Evatt, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 24th day of March, 1978.

By: [Signature]
Herbert Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: [Signature]
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS

I, HERMAN T. ISIS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in American Capital Corp. that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

[Signature]
Herman T. Isis

MORTGAGEE'S CONSENT

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS

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 2715 at pages 835, 839, 843 and 847, Official Record Book 2790 at pages 683 and 692, and Official Record Book 2805 at pages 806 and 812 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 SECRETARY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of March, 1978.

ATTEST: [Signature] SECRETARY
[Signature] PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA :
COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared C. Harrison Newman and Corinne Brooks, 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 the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, a 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 3rd day of March, 1978.

My commission expires: July 20, 1979
[Signature] Notary Public

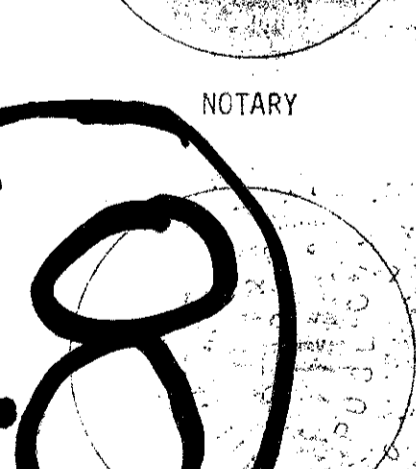
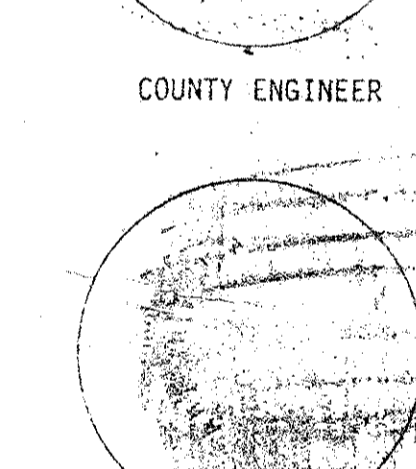
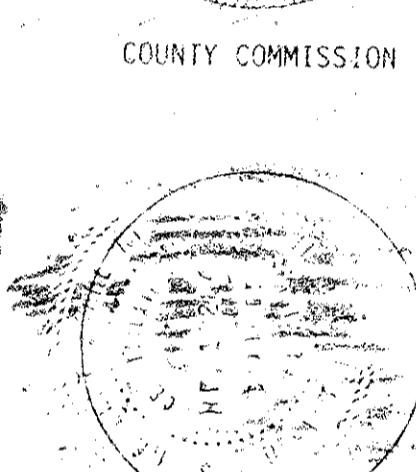
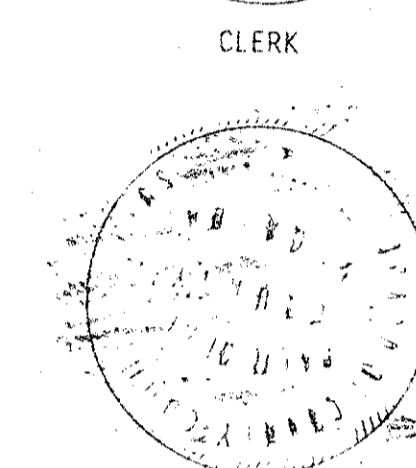
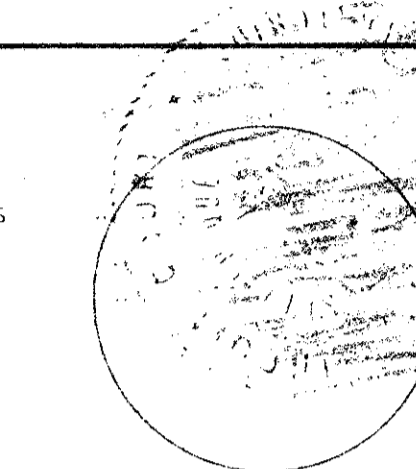
This instrument was prepared by:
James L. Kramer, PLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida

REVISED 2/78

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		RECORD PLAT LAKES OF LANTANA PHASE 1A	
LAKELAND	WEST PALM BEACH	ORLANDO	
DATE: 1978	SCALE:	DATE: AUG. 1975	SHEET: 1
BY: J.L.K.	DATE: 6-25-75	FPI055	2

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in 1:01 P.M.
this 24th day of March
1978 and duly recorded in Plat Book No.
34 of 93 + 94
John B. Dunkle, Clerk
[Signature]



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32/44/42

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LAKES OF LANTANA