

**104**  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 9:11 A.M.  
 THIS 7 DAY OF September  
 AD. 1978 AND DEED RECORDED  
 IN PLAT BOOK 330N PAGES  
 104 AND 105  
 JOHN B. DUNKLE, CLERK  
 CIRCUIT COURT  
 BY: *[Signature]*

PLAT OF  
**CONCEPT HOMES OF LANTANA**

PLAT NO. 1  
 BEING A PORTION OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHOWN HEREON AS CONCEPT HOMES OF LANTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, THENCE N 89°50'34"W FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING;  
 THENCE N 89°50'34"W FOR 1247.35 FEET;  
 THENCE S 0°09'26"W FOR 160.00 FEET;  
 THENCE S 89°50'34"E FOR 5.00 FEET;  
 THENCE S 0°09'26"W FOR 200.00 FEET;  
 THENCE N 89°50'34"W FOR 35.11 FEET;  
 THENCE S 0°09'26"W FOR 160.00 FEET;  
 THENCE S 89°50'34"E FOR 375.00 FEET;  
 THENCE N 0°09'26"E FOR 10.00 FEET;  
 THENCE S 89°50'34"E FOR 100.00 FEET;  
 THENCE S 0°09'26"W FOR 10.00 FEET;  
 THENCE S 89°50'34"E FOR 525.00 FEET;  
 THENCE N 0°09'26"E FOR 10.00 FEET;  
 THENCE S 89°50'34"E FOR 100.00 FEET;  
 THENCE S 0°12'32"W FOR 10.00 FEET;  
 THENCE S 89°50'34"E FOR 30.00 FEET;  
 THENCE S 89°47'28"E FOR 129.99 FEET;  
 THENCE S 0°12'32"W FOR 573.11 FEET;  
 THENCE S 89°50'34"E FOR 17.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE N 0°12'32"E FOR 1093.23 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. THE ADDITIONAL 17' RIGHT OF WAY IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES.
3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. ROADWAYS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER IT.

IN WITNESS WHEREOF, NORMAN HOMES, INC., A FLORIDA 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 11<sup>th</sup> DAY OF JULY, A.D., 1978.

NORMAN HOMES, INC.  
 A FLORIDA CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*  
 NORMAN RAUCH, SECY HARRY RAUCH, PRES.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HARRY 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 THE ABOVE NAMED NORMAN HOMES, INC., AND HARRY RAUCH, PRESIDENT AND NORMAN RAUCH, SECRETARY, RESPECTIVELY OF SAID NORMAN HOMES, INC., 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 11<sup>th</sup> DAY OF JULY, A.D., 1978.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: *[Date]*

**MORTGAGEE'S CONSENT:**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS

THE UNDERSIGNED STOCKTON, WHATLEY DAVIN & COMPANY, A FLORIDA CORPORATION, CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERETIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT IT'S MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2274 PAGE 1511 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, STOCKTON, WHATLEY DAVIN & COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Asst. Secy AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11<sup>th</sup> DAY OF JULY, A.D., 1978.

STOCKTON, WHATLEY DAVIN & COMPANY  
 A FLORIDA CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*

**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED Robert M. Carlson AND Robert M. Carlson, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. AND Asst. Secy, RESPECTIVELY, OF ABOVE NAMED STOCKTON, WHATLEY DAVIN & COMPANY, A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH V.P. AND Asst. Secy RESPECTIVELY OF SAID STOCKTON, WHATLEY DAVIN & COMPANY, A FLORIDA 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 STOCKTON, WHATLEY DAVIN & COMPANY, A FLORIDA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF JULY, A.D., 1978.

NOTARY PUBLIC: *[Signature]*  
 MY COMMISSION EXPIRES: *[Date]*

**TITLE CERTIFICATION:**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS

WE, STEWART TITLE, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO NORMAN HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN ARE TRUE AND CORRECT.

DATE: 27. VII. 78

*[Signature]*  
 STEWART TITLE COMPANY  
 V. PRES.

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S 0°12'32"W FOR THE CENTERLINE OF MILITARY TRAIL.
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT  
 D.E. DENOTES DRAINAGE EASEMENT
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS:
8. PERMANENT CONTROL POINTS DESIGNATED THUS:

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS

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 P.C.P.'S WILL BE PLACED WITHIN ONE YEAR OF COMPLETION OF IMPROVEMENTS, 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.

DATE: 6<sup>th</sup> DAY OF July, A.D., 1978.

BY: *[Signature]*  
 BERNABE A. HERNANDEZ  
 REGISTERED SURVEYOR NO. 2905  
 STATE OF FLORIDA

**COUNTY APPROVALS:**

**COUNTY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF Sept, A.D., 1978.  
 BY: *[Signature]*  
 HERBERT KAHLERT, COUNTY ENGINEER

**BOARD OF COUNTY COMMISSIONERS:**

PALM BEACH COUNTY FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF Sept, A.D., 1978.  
 BY: *[Signature]*  
 PEGGY EVARTY CHAIRMAN

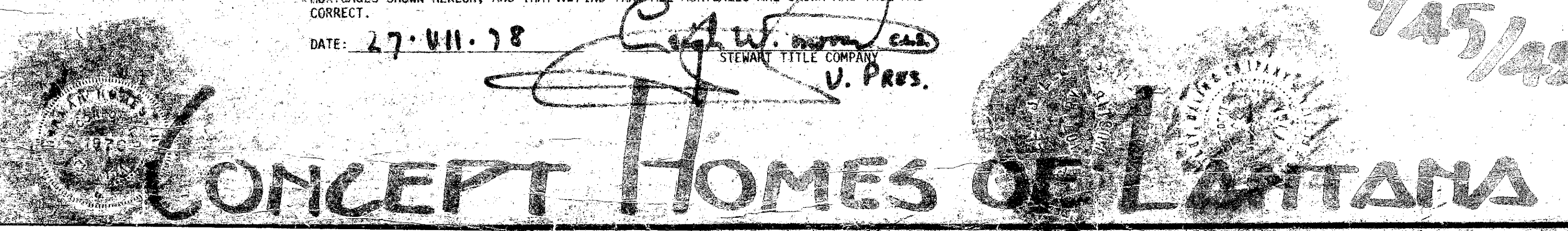
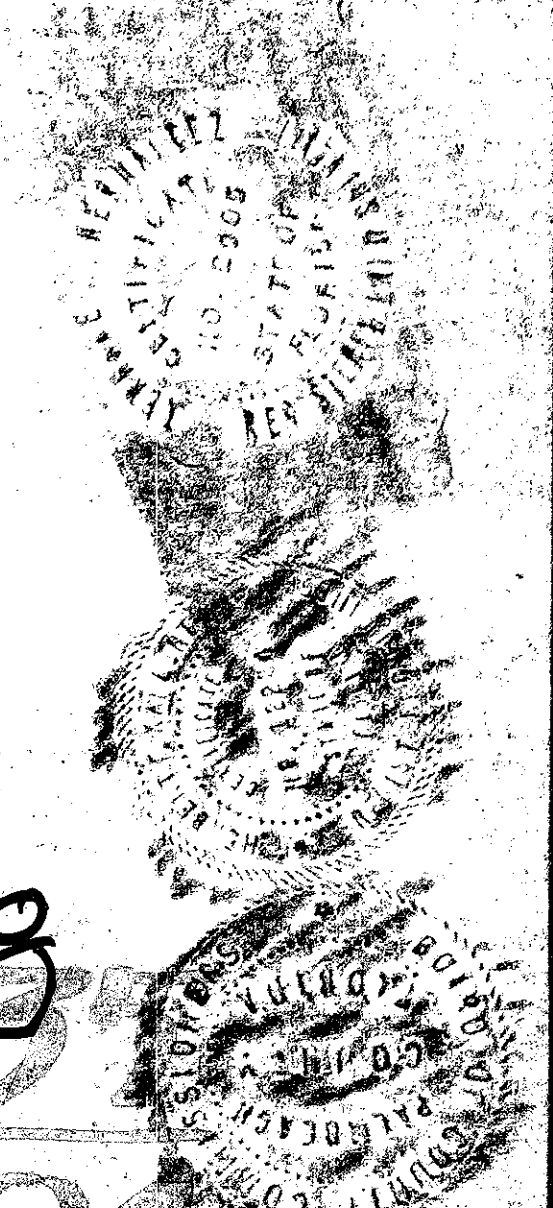
**ATTEST:**

JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
 DEPUTY CLERK

223-308

THIS INSTRUMENT WAS PREPARED BY BERNABE A. HERNANDEZ IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770



<b>EDM</b>		E D M SURVEYING & MAPPING, INC.	
2300 PALM BEACH LAKES BOULEVARD		SUITE 109 305 684-3770	
WEST PALM BEACH, FL 33409			
<b>WANTMAN &amp; ASSOCIATES, INC.</b>			
CONSULTING ENGINEERS		FLORIDA	
WEST PALM BEACH			
PLAT OF			
<b>CONCEPT HOMES OF LANTANA</b>			
PLAT NO. 1			
DRAWN	FIELD BOOK	DATE	JOB NO.
NO.	PG.	JUNE, 1978	78-008
DESIGNED	CHECKED	SCALE	DRAWING NO.
			5-78-008
			SHEET
			1 of 2