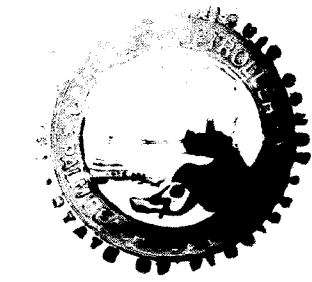


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198



STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
 RECORD AT 12:46 PM

THIS DAY 21 OF November

A.D. 2017 AND DULY

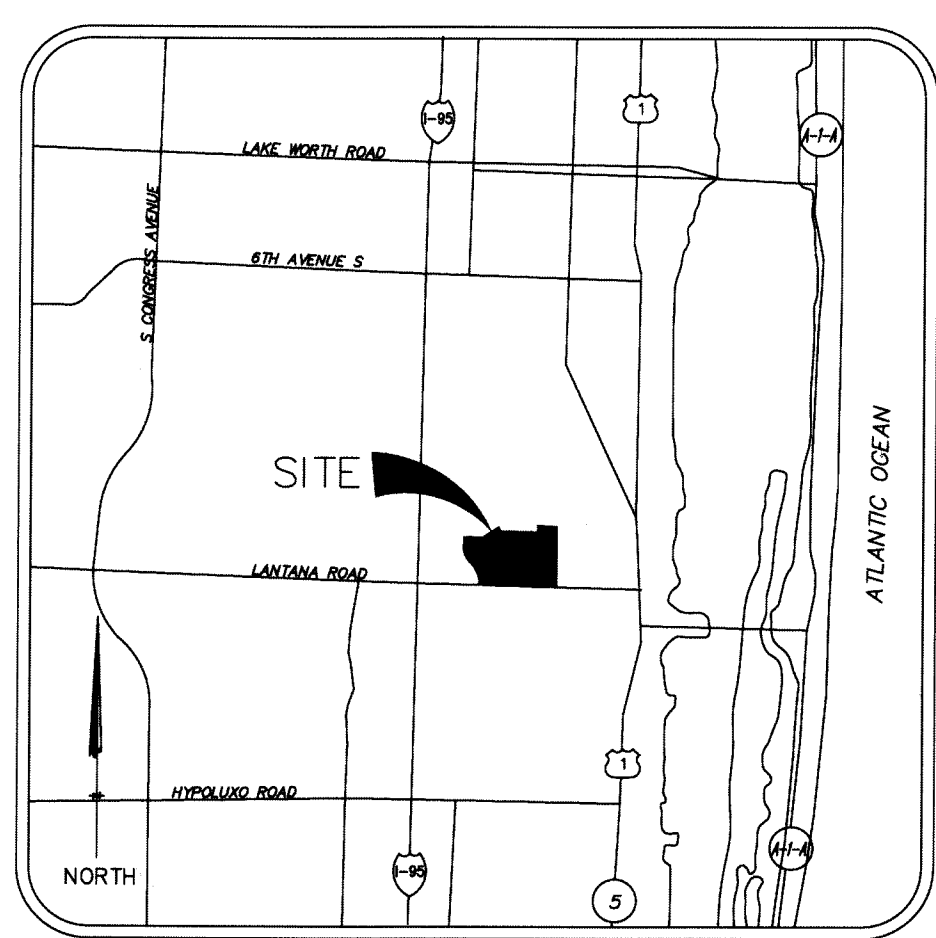
RECORDED IN PLAT BOOK 124
 ON PAGES 198 AND 200

(NAME)
 CLERK & COMPTROLLER

BY: Debra M. Carlson
 DEPUTY CLERK

SHEET 1 OF 3

PLAT OF
WATER TOWER COMMONS
 A PORTION OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA



VICINITY MAP

NOT TO SCALE

DEDICATION AND RESERVATIONS
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LANTANA DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 33, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WATER TOWER COMMONS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, BEING A BRASS DISK MARKED "CITY OF LANTANA", AND RUN S 88°28'24"E, ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 500.00 FEET, THENCE LEAVING SAID SOUTH LINE, RUN N 01°31'36"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ANDREW REDDING ROAD, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY: N 33°54'05"W, A DISTANCE OF 36.49 FEET; THENCE N 01°43'53"W, A DISTANCE OF 19.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 741.20 FEET, A CENTRAL ANGLE OF 40°11'00", AND A CHORD BEARING AND DISTANCE OF N 21°49'23"W, 509.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 519.83 FEET TO THE POINT OF TANGENCY; THENCE N 41°54'53"W, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 639.85 FEET, A CENTRAL ANGLE OF 42°28'12", AND A CHORD BEARING AND DISTANCE OF N 20°43'26"W, 463.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.28 FEET TO THE POINT OF TANGENCY; THENCE N 00°31'57"E, A DISTANCE OF 207.57 FEET TO THE SOUTHWEST CORNER OF LAND TO THE AGENCY FOR PERSONS WITH DISABILITIES; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, S 89°21'25"E, ALONG THE SAID SOUTH LINE, A DISTANCE OF 750.52 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N 00°32'55"E, ALONG THE MOST EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 175.00 FEET TO A POINT ON THE SOUTH LINE OF LANDS TO PALM BEACH COUNTY HEALTH DEPARTMENT; THENCE S 89°25'42"E, ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 1181.64 FEET TO THE SOUTHEAST CORNER OF LANDS FOR THE DEPARTMENT OF HEALTH EXPANSION AREA; THENCE N 00°37'00"W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 166.38 FEET TO THE SOUTHWEST CORNER OF LANTANA LEASE NO. 4575 & TRUSTEES OF THE INTERNAL TRUST FUND DEED NO. 4091; THENCE S 88°00'12"E, ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 499.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 8TH STREET; THENCE S 00°36'10"E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 1582.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 92°08'38", AND A CHORD BEARING AND DISTANCE OF S 45°27'17"W, 17.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LANTANA ROAD; THENCE N 88°28'24"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1997.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,193,777 SQUARE FEET, OR 73.319 ACRES MORE OR LESS.

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

1. PARCEL A AS SHOWN HEREON IT IS HEREBY ACKNOWLEDGED THAT THE TOWN OF LANTANA DOES NOT HAVE ANY MAINTENANCE OBLIGATIONS WITH RESPECT TO ALL OR ANY PORTION OF SAID PARCEL A.
2. TRACT RW1, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF PALM BEACH FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, SIDEWALK AND OTHER RELATED PURPOSES.
3. TRACT RW2, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF LANTANA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, SIDEWALK AND OTHER RELATED PURPOSES.

ACKNOWLEDGMENT

LANTANA DEVELOPMENT LLC,
 a Delaware limited liability company

By: Lantana Property Holdings LLC, a Florida limited liability company, its Manager
Kenneth M. Endelson, Manager

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LANTANA DEVELOPMENT LLC A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT INSTRUMENT IS THE FREE ACT OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY SEPT. OF 2017

NOTARY PUBLIC: Judy Matthews Gray (SEAL)
 JUDY MATTHEWS-GRAY
 Notary Public - State of Florida
 Commission # FF 187854
 My Comm. Expires Apr 24, 2019
 Bonded through National Notary Assn.

MORTGAGEE CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE[S], 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[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK 28774 AT PAGES 1411 THROUGH 1438 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF September, 2017.

FLORIDA COMMUNITY BANK, N.A.

WITNESS: Nancy Otter BY: Albert Fils
 (printed name) (printed name) (title) ALBERT FILS, SVP
Michael Lavoie (printed name) (title) MICHAEL LAVOIE, SVP (SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Albert Fils WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID NATIONAL ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR NATIONAL ASSOCIATION AUTHORITY AND THAT INSTRUMENT IS THE FREE ACT OF SAID NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF September, 2017

NOTARY PUBLIC: Nancy Otter (SEAL)
 NANCY E. OTTER
 Notary Public - State of Florida
 My Comm. Expires Sep 23, 2019
 Commission # FF 130627

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF LANTANA ROAD, AS BEING N88°28'24"W.
2. UNLESS OTHERWISE NOTED MEASUREMENTS ARE IN U.S. FOOT AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/112=3.208083333333 EQUATION FOR CONVERSION FROM U.S. FEET TO METERS.
3. ALL DISTANCE SHOWN ON THIS PLAT ARE GROUND DISTANCES.
4. ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OTHER OTHERWISE COINCIDE, CONSERVATION EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBES HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. COORDINATES SHOWN HEREON REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM (STATE PLANE) OF THE EAST ZONE OF FLORIDA (0901), 1983 NORTH AMERICAN DATUM (NAD 83), 1990 ADJUSTMENT AND DERIVED FROM GPS OBSERVATIONS. SCALE FACTOR = 1.000048032. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
9. THE EXTERIOR BOUNDARY OF THE PARCEL DEPICTED ON THIS PLAT HAS A MATHEMATICAL CLOSURE OF LESS THAN OR EQUAL TO 0.01'.

LEGEND AND ABBREVIATIONS

□ = SET 4"x 4" CM PRM-LB 2936	PG = PAGE
R = RADIUS	PB = PLAT BOOK
A = ARC LENGTH	R/W = RIGHT OF WAY
D = CENTRAL ANGLE	W.S. = WATER SURFACE
CB = CHORD BEARING	(NR) = NON-RADIAL LINE
CD = CHORD DISTANCE	(RAD) = RADIAL LINE
N.T. = NON-TANGENT	POB = POINT OF BEGINNING
LB = LICENSED BUSINESS	POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT	P.C. = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT	P.T. = POINT OF TANGENCY
ORB = OFFICIAL RECORDS BOOK	P.R.C. = POINT OF REVERSE CURVATURE
D.E. = DRAINAGE EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE
CCR = CERTIFIED CORNER RECORD	P.I. = POINT OF INTERSECTION
CM = CONCRETE MONUMENT	U.E. = UTILITY EASEMENT

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND PERMANENT CONTROL POINTS ("P.C.P.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Thomas A. English DATED: 9-28-17
 THOMAS A. ENGLISH, PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO 6930
 STATE OF FLORIDA
 CARNAHAN, PROCTOR & CROSS, INC.
 814 SOUTH MILITARY TRAIL
 DEERFIELD BEACH, FL 33442

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
 THOMAS A. ENGLISH
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS6930
 CARNAHAN, PROCTOR AND CROSS, INC.
 814 SOUTH MILITARY TRAIL
 DEERFIELD BEACH, FL 33442

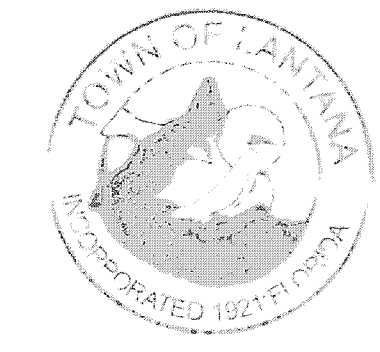
Sheet Index:
 Sheet 1 - Cover Sheet
 Sheet 2 - Plat
 Sheet 3 - Easement Details

TOWN OF LANTANA, FLORIDA APPROVAL OF PLAT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF November, 2017.
 TOWN OF LANTANA

BY: David J. Stewart
 DAVID J. STEWART
 MAYOR



ATTEST: Nicole Dritz
 NICOLE DRITZ
 TOWN CLERK

TOWN ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF November, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE TOWN OF LANTANA AND IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: M. Rebecca Travis
 M. REBECCA TRAVIS, PE
 MATHEWS CONSULTING, A BAXTER & WOODMAN COMPANY
 AS TOWN ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, ALAN I. ARMOUR II, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE OF THE PROPERTY IS VESTED IN LANTANA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OF RECORD, EXCEPT AS SHOWN HEREON.

DATED: 9-29-17
Alan I. Armour II
 ALAN I. ARMOUR II

CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS-SURVEYORS-PLANNERS
 814 South Military Trail, Deerfield Beach, FL 33442
 PHONE: (954)972-3959 FAX: (954)972-4178
 Certificate of Authorization: LB2936
 www.carnahan-proctor.com