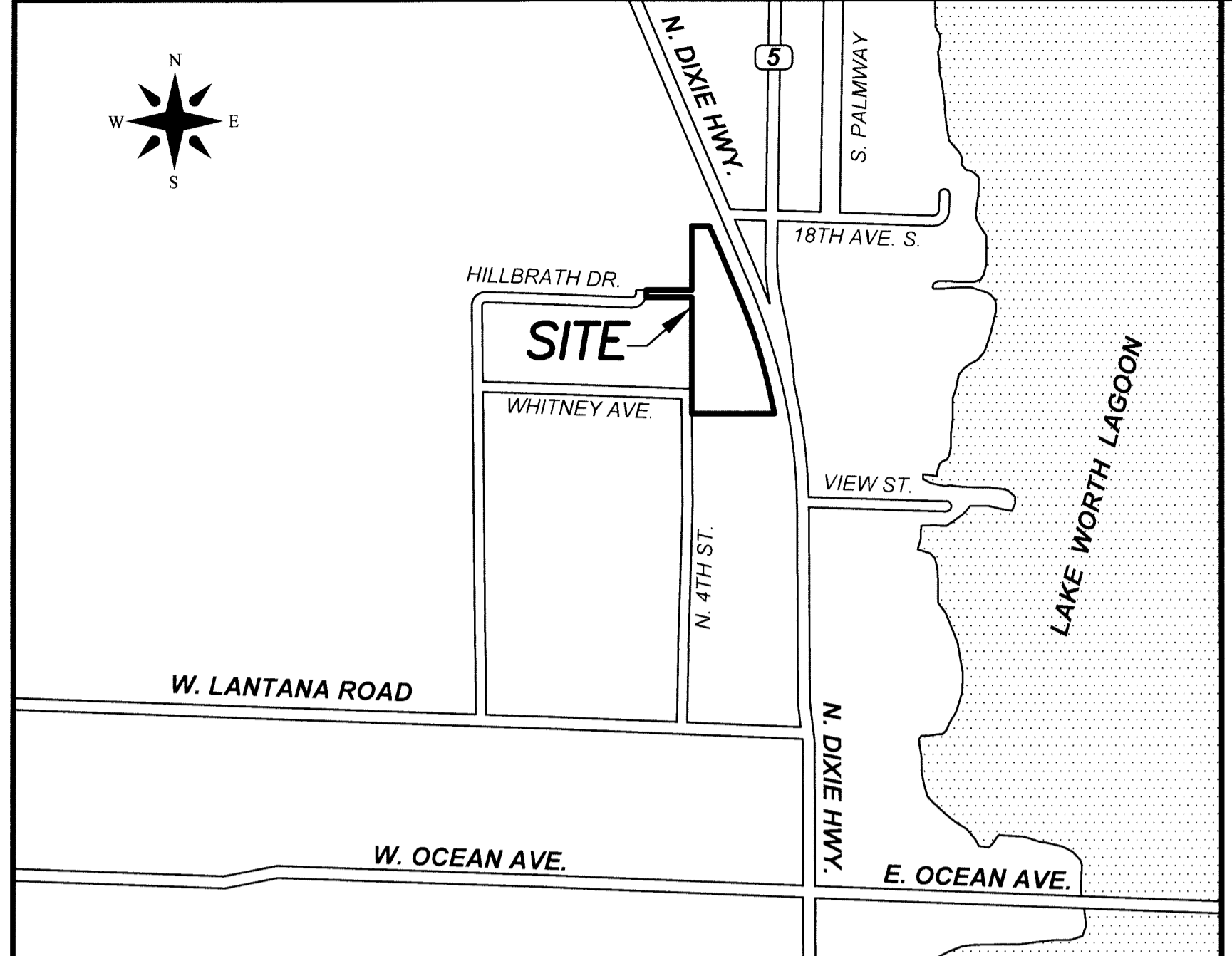


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:41 PM THIS 31 DAY OF AUGUST A.D. 2018 AND DULY RECORDED IN PLAT BOOK 131 ON PAGES 131 AND 133.

SHARON R. BOCK CLERK AND COMPTROLLER BY: Sharon R. Bock DEPUTY CLERK



VICINITY SKETCH (NOT TO SCALE)

# LAN-HILL FPU

Being a Plat of a portion of Section 34, Township 44 South, Range 43 East, Town of Lantana, Palm Beach County, Florida.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SURVEYED 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF February, 2018.

FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION BY: Jeffery M. Householder, PRESIDENT

WITNESS: Cheryl Martin, Cheryl Martin, Kevin Webber

### TOWN OF LANTANA APPROVALS

TOWN COUNCIL THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF March, A.D. 2018. BY: David J. Stewart, MAYOR

### TOWN MANAGER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE LAWS AND ORDINANCES. ATTEST: Nicole A. Dritz, TOWN CLERK; Deborah Manzo, TOWN MANAGER

### TOWN ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF JUNE, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE TOWN ON LANTANA AND IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES. BY: M. Rebecca Travis, P.E., MATHIEWS CONSULTING, A BAXTER & WOODMAN COMPANY AS TOWN ENGINEER

### SURVEYOR & MAPPERS' 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, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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 THE ORDINANCES OF THE TOWN OF LANTANA, FLORIDA.

DATED THIS 26th DAY OF February, 2018. BY: Robert J. Cajal, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NUMBER LS 6266

### NOTES:

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST (NORTH LINE OF GOVERNMENT LOT 3) WHICH BEARS NORTH 90°00'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENT SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. IN ACCORDANCE WITH F.S. CHAPTER 177.09(1)(28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LANTANA ZONING REGULATIONS.
7. ALL DISTANCES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT AND REFER TO HORIZONTAL PLANE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, AND LAN-HILL CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAN-HILL FPU, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE QUARTER CORNER (W1/4) OF SAID SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID QUARTER CORNER BEING THE SOUTHWEST CORNER OF PARKVIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, A DISTANCE OF 1053.86 FEET TO A POINT, THENCE DEPARTING SAID SECTION LINE, SOUTH 00°00'00" EAST A DISTANCE OF 352.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 28478, PAGE 898, SAID PUBLIC RECORDS OF PALM BEACH COUNTY AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, THENCE CONTINUE ALONG THE NORTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 28478, PAGE 898 THROUGH THE FOLLOWING TWO COURSES, NORTH 90°00'00" EAST A DISTANCE OF 247.33 FEET, THENCE NORTH 33°30'55" EAST A DISTANCE OF 32.20 FEET TO THE NORTHEAST CORNER OF SAID RECORDED PARCEL, SAID CORNER LYING ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, ALSO KNOWN AS THE WEST LINE OF GOVERNMENT LOT 3, THENCE NORTH 00°05'00" EAST, ALONG SAID EAST LINE AND WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 325.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 34, SAID NORTH LINE ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 3, THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 87.27 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, THENCE SOUTH 27°34'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 384.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 01°02'58", AND A CHORD BEARING OF SOUTH 27°02'31" EAST, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 51.56 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 30 FOOT WIDE ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 863, PAGE 301, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 62°17'30" WEST, ALONG THE NORTH LINE OF SAID 30 FOOT ROAD RIGHT-OF-WAY (SAID NORTH LINE BEING NON-RADIAL TO THE LAST DESCRIBED CURVE) A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCENTRIC WITH THE FOREMENTIONED WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, HAVING A RADIUS OF 2794.79 FEET, A CENTRAL ANGLE OF 00°36'55" AND A CHORD BEARING OF SOUTH 26°12'03" EAST, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF SAID 30 FOOT ROAD RIGHT-OF-WAY, THENCE NORTH 62°17'30" EAST, ALONG THE SOUTH LINE OF SAID 30 FOOT ROAD RIGHT-OF-WAY (SAID SOUTH LINE BEING NON-RADIAL TO THE LAST DESCRIBED CURVE), A DISTANCE OF 20.01 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 12°28'18" AND A CHORD BEARING OF SOUTH 19°40'14" EAST, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 612.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL OF LAND CONVEYED BY SAM H. GRUBBS AND WIFE TO EVERETT WURTZ AND WIFE, EVELYN C. WURTZ, BY WARRANTY DEED DATED JUNE 28, 1944, AND RECORDED IN DEED BOOK 692, PAGE 208, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE NORTH 89°53'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 509.25 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED BY WARRANTY DEED DATED JUNE 28, 1944, AND RECORDED IN DEED BOOK 692, PAGE 208; THENCE NORTH 00°05'00" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 616.62 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 28478, PAGE 898; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID RECORDED PARCEL, A DISTANCE OF 265.04 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED PARCEL, THENCE NORTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID RECORDED PARCEL, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID RECORDED PARCEL AND THE POINT OF BEGINNING.

CONTAINING IN ALL 7.49 ACRES, MORE OR LESS.

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

### PARCELS 1 & 2

PARCELS 1 & 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, AND LAN-HILL CORP., A FLORIDA CORPORATION, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF LANTANA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, AND LAN-HILL CORP., A FLORIDA CORPORATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LANTANA.

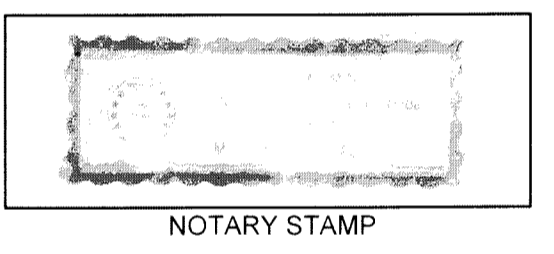
### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF NASSAU

BEFORE ME PERSONALLY APPEARED JEFFREY M. HOUSEHOLDER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 16th DAY OF February, A.D. 2018.

CG 137253 MY COMMISSION NO.; August 23, 2021 MY COMMISSION EXPIRES.



Charles Anne Martin, SIGNATURE OF NOTARY PUBLIC; Charles Anne Martin, PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF February, A.D. 2018.

LAN-HILL CORP., A FLORIDA CORPORATION

ATTEST: Douglas S. Hillbrath, ASSISTANT SECRETARY; BY: Arthur S. Hillbrath, PRESIDENT

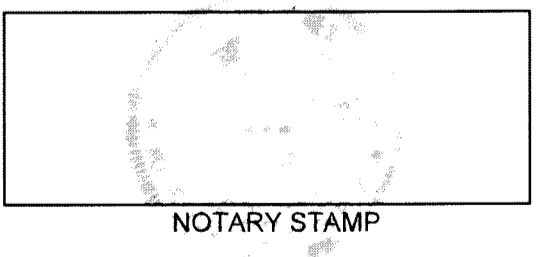
### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR S. HILLBRATH AND DOUGLAS S. HILLBRATH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF LAN-HILL CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, 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 26th DAY OF February, A.D. 2018.

FF 902301 MY COMMISSION NO.; August 26, 2019 MY COMMISSION EXPIRES.



Sylvie Jones, SIGNATURE OF NOTARY PUBLIC; SYLVIE JONES, PRINTED NAME OF NOTARY PUBLIC

### PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL, WALLACE SURVEYING CORPORATION, LICENSED BUSINESS NUMBER 4569, 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FL 33407, 561/640-4551

Table with 4 columns: FLORIDA PUBLIC UTILITIES SEAL, LAN-HILL SEAL, SURVEYOR'S SEAL, TOWN OF LANTANA SEAL. Each cell contains a circular seal impression.

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569, 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551. Includes a table with fields: FIELD, JOB No., DATE, REF., F.B., PG., DWG No., SHEET 1 OF 3.