

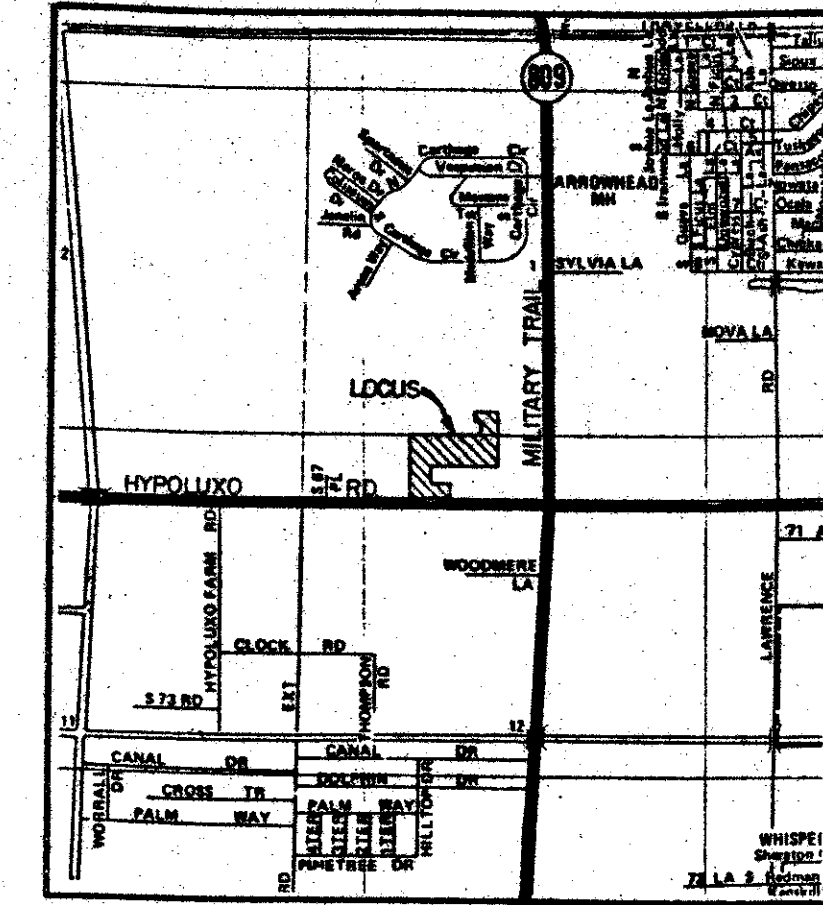
18/54

# CONCEPT HOMES OF LANTANA PHASE 9-B

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 1983

SHEET 1 OF 2



LOCATION MAP  
N.T.S.

81

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:09 A.M. THIS 17 DAY OF February AD, 1983 AND DULY RECORDED IN PLAT BOOK 45 ON PAGES 81 AND 82.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY *John B. Dunkle*

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONCEPT HOMES OF LANTANA PHASE 9-B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CONCEPT HOMES OF LANTANA PHASE 9-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45 ON PAGES 79 AND 80 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE N 88°59'29"W ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, A DISTANCE OF 557.71 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N 00°05'47"E A DISTANCE OF 871.28 FEET TO THE SOUTHERLY LINE OF SAID PLAT; THENCE, ALONG THE PERIMETER OF SAID PLAT, S 88°45'11"E A DISTANCE OF 593.70 FEET; THENCE S 00°08'02"W A DISTANCE OF 74.53 FEET; THENCE S 05°20'11"W A DISTANCE OF 110.28 FEET; THENCE S 00°08'02"W A DISTANCE OF 80.50 FEET; THENCE N 88°45'11"W A DISTANCE OF 291.47 FEET; THENCE S 00°05'47"E A DISTANCE OF 314.97 FEET; THENCE S 88°59'29"E A DISTANCE OF 291.24 FEET; THENCE S 00°08'02"W A DISTANCE OF 254.65 FEET; THENCE S 45°34'16"W A DISTANCE OF 35.62 FEET; THENCE S 00°08'02"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 162 OF SAID PLAT, THENCE, ALONG THE PERIMETER OF SAID PLAT, S 88°45'11"E A DISTANCE OF 393.67 FEET; THENCE N 00°10'16"E A DISTANCE OF 620.11 FEET; THENCE N 88°45'11"W A DISTANCE OF 74.54 FEET; THENCE N 00°43'30"W A DISTANCE OF 60.04 FEET; THENCE, DEPARTING FROM THE PERIMETER OF SAID PLAT, N 44°17'28"W A DISTANCE OF 35.02 FEET; THENCE N 00°10'16"E A DISTANCE OF 76.02 FEET; THENCE S 89°49'44"E A DISTANCE OF 380.00 FEET; THENCE S 00°10'16"W A DISTANCE OF 1067.86; THENCE N 88°45'11"W A DISTANCE OF 663.53 FEET TO THE AFORESAID PERIMETER OF SAID CONCEPT HOMES OF LANTANA PHASE 9-A; THENCE, ALONG SAID PERIMETER, N 00°08'02"E A DISTANCE OF 94.53 FEET; THENCE N 05°03'02"W A DISTANCE OF 110.67 FEET; THENCE N 00°08'02"E A DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.24 ACRES, MORE OR LESS.

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

1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
4. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OF ACCESS RIGHTS.
5. THE 10.00 FEET OF ADDITIONAL RIGHT-OF-WAY FOR HYPOLUXO ROAD IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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 14 DAY OF January, 1983.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *Norman Rauch*  
NORMAN RAUCH, SECRETARY

BY: *Harry Rauch*  
HARRY RAUCH, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DUVAL ) 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 NORMAN HOMES, INC., 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 14 DAY OF January, 1983.

MY COMMISSION EXPIRES: MARCH 6, 1983 *LeeAnn Medeiros*  
NOTARY PUBLIC

SEAL  
NORMAN HOMES, INC.

SEAL  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORMAN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE January 14, 1983 *James Andrew Pres.*  
FLAGLER TITLE COMPANY

### SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 30 DAY OF FEBRUARY, 1983. *William A. Herx*  
WILLIAM A. HERX  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3182

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SIDEWALK REQUIRED

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THOSE UTILIZED ON THE PLAT OF CONCEPT HOMES PHASE IX (P.B. 43, PG 79).
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS 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, AND LANDSCAPING SHALL BE ALLOWED ONLY WITH CONSENT OF ALL UTILITIES OCCUPYING SAID EASEMENTS.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THIS: DESIGNATED THIS: PERMANENT REFERENCE MONUMENTS FROM CONCEPT 9A DESIGNATED THIS:
8. PERMANENT CONTROL POINTS DESIGNATED THIS:

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF February, 1983.

*Peggy B. Evans*  
PEGGY B. EVANS, CHAIRPERSON

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1983.

*Herbert F. Kahler*  
HERBERT F. KAHLER, P.E., COUNTY ENGINEER

ATTEST: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *Eizabeth Ireland*  
DEPUTY CLERK

TURNOUT REQUIRED

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA.

SHEET 1 OF 2 - SIGNATURE SHEET  
SHEET 2 OF 2 - MAP SHEET



1-45-42  
0223-310

45/81



SEAL  
DEPUTY CLERK

Meridian  
Surveying and Mapping Inc.  
2328 So. Congress Ave.  
Suite 2-B  
West Palm Beach, Florida 33408  
CONCEPT HOMES OF LANTANA PHASE 9-B  
JUG 1982  
79-P-153

CONCEPT HOMES OF LANTANA