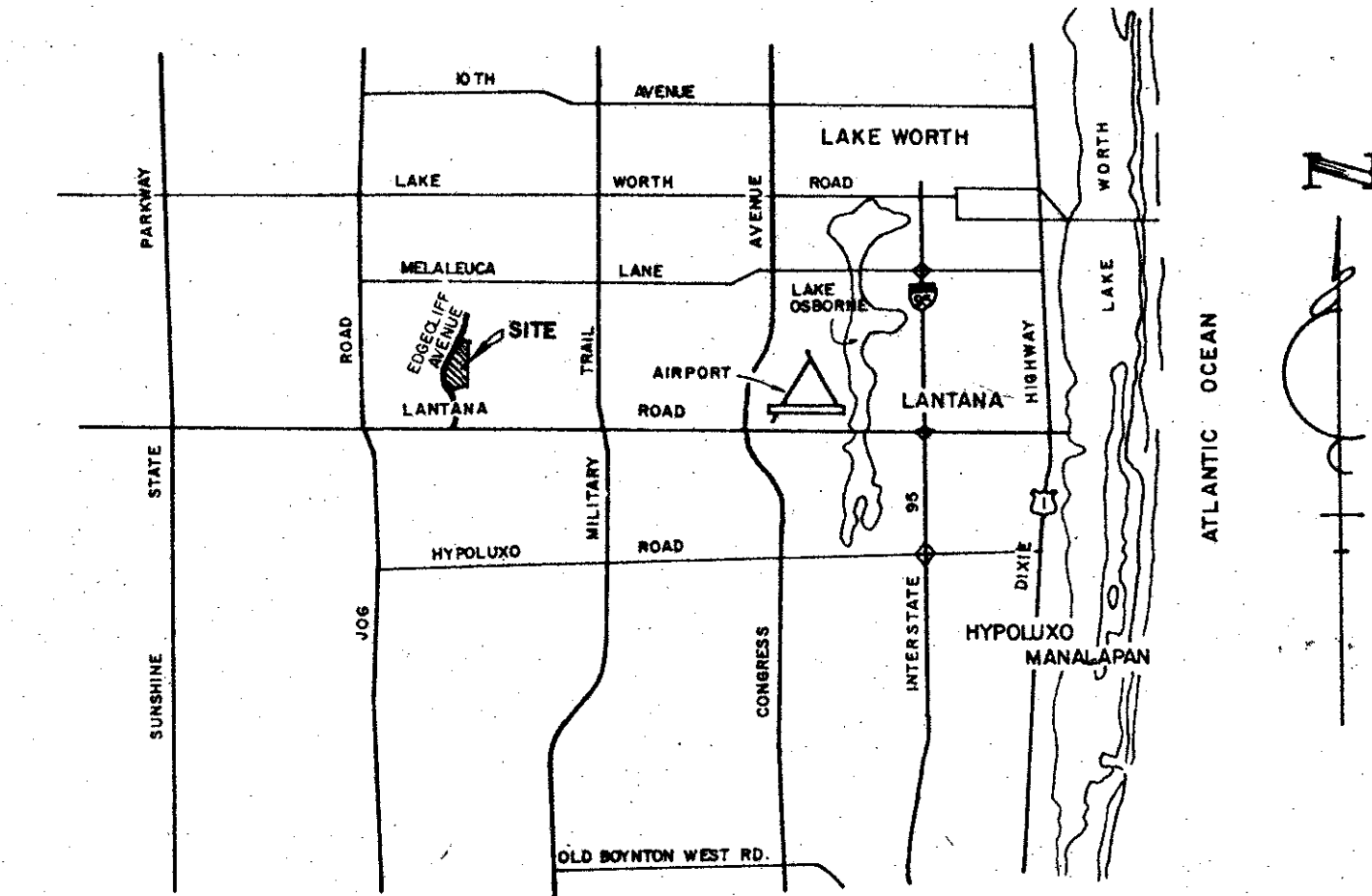


# LANTANA HOMES PLAT 6

A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2 OCTOBER, 1988



37

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 10:15 AM on this 23 day of October, 1988 and duly recorded in Plat Book No. 37-38 on Page 37-38  
 John B. Dunkle, Clerk of the Circuit Court  
 By: [Signature]

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LANTANA HOMES PLAT 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE, NORTH 88°29'27" EAST (ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1550.73 FEET; THENCE, SOUTH 00°21'31" WEST, A DISTANCE OF 1618.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE, SOUTH 00°21'31" WEST, A DISTANCE OF 1186.63 FEET; THENCE, NORTH 89°38'29" WEST, A DISTANCE OF 107.00 FEET; THENCE NORTH 88°42'05" WEST, A DISTANCE OF 50.01 FEET; THENCE NORTH 89°38'29" WEST, A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'31" AND A RADIUS OF 968.00 FEET, A DISTANCE OF 394.64 FEET; THENCE, SOUTH 67°00'00" WEST, A DISTANCE OF 175.07 FEET; THENCE, NORTH 23°00'00" WEST, A DISTANCE OF 235.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 41°00'00" AND A RADIUS OF 800.00 FEET, A DISTANCE OF 572.47 FEET; THENCE, NORTH 18°00'00" EAST, A DISTANCE OF 675.05 FEET; THENCE, SOUTH 72°00'01" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°38'29" AND A RADIUS OF 1144.19 FEET, A DISTANCE OF 352.30 FEET; THENCE, SOUTH 89°38'29" EAST, A DISTANCE OF 257.00 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 24.73 ACRES MORE OR LESS.

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

#### 1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

#### 2. EASEMENTS:

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF AND ACCESS TO DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LANTANA HOMES PLAT 6.

LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT.

#### 3. TRACTS:

WATER MANAGEMENT TRACT "M", AS SHOWN HEREON, INCLUDING THE 20 FOOT LAKE MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "M" IS HEREBY DEDICATED IN PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS 0-1 THRU 0-3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS AND MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

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 17th DAY OF June, 1988.

ATTEST:

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA

By: [Signature] NORMAN RAUCH, SECRETARY

By: [Signature] NEAL RAUCH, PRESIDENT

### P.U.D. TABULATION

TOTAL ACREAGE	24.73 ACRES
ROAD R/W	5.25 ACRES
LAKES	3.36 ACRES
BUILDING COVERAGE	5.03 ACRES
OPEN SPACE (INCLUDING L.W.D.D. EASEMENT)	11.09 ACRES
TOTAL NUMBER OF UNITS	131 UNITS
DENSITY	5.30 D.U./ACRE

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEAL 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 NEALHAR, INC., A FLORIDA 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 17th DAY OF June, 1988.  
 My COMMISSION EXPIRES: 9-25-88  
 [Signature] NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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 NEALHAR, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

FLAGLER TITLE COMPANY  
 By: [Signature] JOHN BREITWIESER, VICE-PRESIDENT

DATE SEPT 27, 1988

### NOTES:

- L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
 U.E. DENOTES UTILITY EASEMENT.  
 D.E. DENOTES DRAINAGE EASEMENT.  
 M.E. DENOTES MAINTENANCE EASEMENT.  
 L.M.E. DENOTES LAKE MAINTENANCE EASEMENT.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: □  
 PERMANENT CONTROL POINTS (P.C.P.'S) ARE SHOWN THUS: ○
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING NORTH 88°29'27" EAST.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR WATER AND SEWER EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF OTHER UTILITIES OCCUPYING SAME.
- WHERE DRAINAGE EASEMENT AND UTILITY EASEMENT INTERSECT, DRAINAGE EASEMENT SHALL HAVE PRECEDENCE OVER UTILITY EASEMENT.
- THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5087, PAGE 321, AND THE ENTIRE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5452, PAGE 1639, AND OFFICIAL RECORD BOOK 5452, PAGE 1641, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE OR TO THE HOMEOWNERS ASSOCIATION, WHICHEVER IS MORE RESTRICTIVE.
- UTILITY EASEMENTS SHALL TAKE PRECEDENCE OVER LANDSCAPE BUFFER EASEMENTS.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1988.  
 By: [Signature] CAROL A. ROBERTS, CHAIR

ATTEST:  
 JOHN B. DUNKLE, CLERK  
 By: [Signature] DEPUTY CLERK

COUNTY ENGINEER:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, 1988.  
 By: [Signature] HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

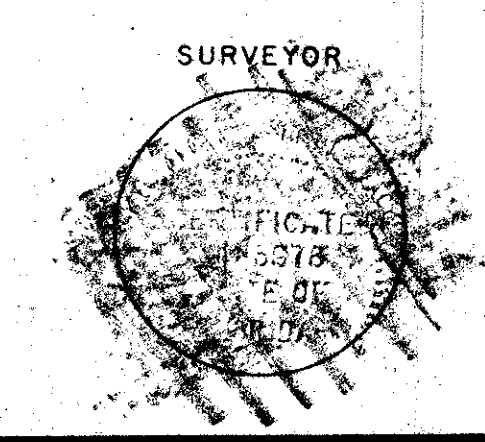
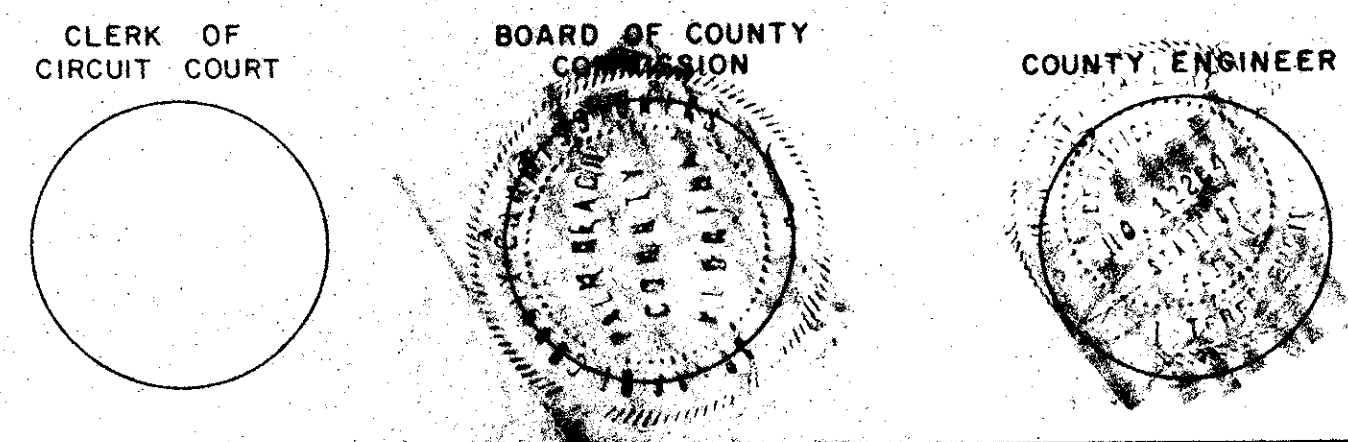
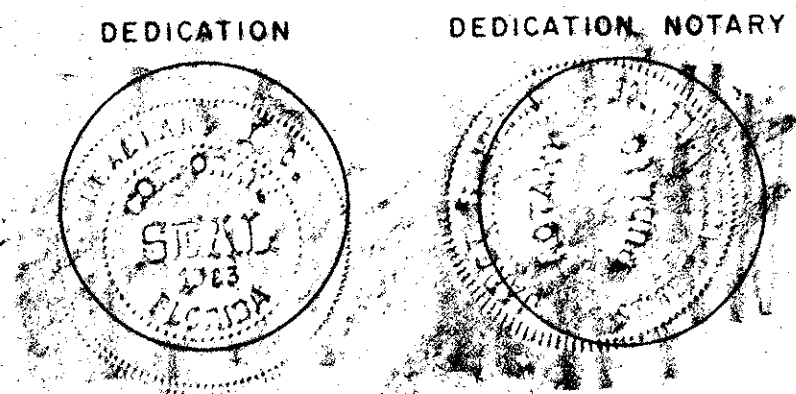
### SURVEYOR'S CERTIFICATION

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 THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-5 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 6-19-1988 By: [Signature] RICHARD P. BREITENBACH, P.L.S. FLORIDA CERTIFICATE NO. 3928

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

SUBDIVISION Lantana Homes Plat 6  
 BOOK 61 PAGE 37-38  
 FLOOD ZONE B  
 QUAD # 33  
 ZIP CODE 33463  
 P.O. NAME  
 TAZ 349  
 35/10/12



Landmark Surveying & Mapping Inc.  
 1850 FOREST HILL BOULEVARD  
 PH. (305)433-5405 SUITE 200 W.P.A.  
**LANTANA HOMES PLAT 6**

0421-009

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