

MILITARY AND LANTANA M.U.P.D.-PLAT No. 1
BEING A PORTION OF LOTS 1 AND 2, HIATUS TRACT 37,
TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
MARCH 1999

5490-000

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DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT LANTANA VENTURE, LTD. A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS MILITARY AND LANTANA M.U.P.D.- PLAT NO. 1, BEING A PORTION OF LOTS 1 AND 2, HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOTS 1 AND 2, HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER SECTION CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 88 DEGREES, 29 MINUTES, 42 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 467.95 FEET; THENCE SOUTH 01 DEGREE, 30 MINUTES, 18 SECONDS WEST, ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 44.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF LANTANA ROAD AS DESCRIBED IN THAT CERTAIN AGREED ORDER OF TAKING AND FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 5543, PAGE 1966 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREE, 30 MINUTES, 18 SECONDS WEST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 458.67 FEET TO THE INTERSECTION WITH A LINE 55.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2, HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST; THENCE NORTH 89 DEGREES, 26 MINUTES, 54 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 778.07 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2358.67 FEET AND A RADIAL BEARING OF SOUTH 72 DEGREES, 20 MINUTES, 49 SECONDS WEST AT SAID INTERSECTION, SAID CURVE IS ALSO THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL AS DESCRIBED IN SAID AGREED ORDER OF TAKING AND FINAL JUDGEMENT; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE OF MILITARY TRAIL AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES, 32 MINUTES, 27 SECONDS, A DISTANCE OF 22.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18 DEGREES, 11 MINUTES, 38 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE OF MILITARY TRAIL, A DISTANCE OF 409.50 FEET; THENCE NORTH 53 DEGREES, 22 MINUTES, 00 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE OF MILITARY TRAIL, A DISTANCE OF 28.80 FEET; THENCE NORTH 88 DEGREES, 32 MINUTES, 21 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF LANTANA ROAD, SAID SOUTH RIGHT OF WAY LINE BEING 52.50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 140.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2767.29 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF LANTANA ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES, 15 MINUTES, 49 SECONDS, A DISTANCE OF 109.33 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 83 DEGREES, 58 MINUTES, 54 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF LANTANA ROAD, A DISTANCE OF 202.64 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2821.79 FEET AND A RADIAL BEARING OF SOUTH 00 DEGREES, 55 MINUTES, 49 SECONDS WEST AT SAID INTERSECTION; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF LANTANA ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES, 11 MINUTES, 21 SECONDS, A DISTANCE OF 157.06 FEET TO THE POINT OF BEGINNING.

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

PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR LANTANA VENTURE, LTD., ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 11010, PAGE 177 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT 1 AND TRACT 2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, THIS 4th DAY OF MAY, 1999.

LANTANA VENTURE, LTD.
A FLORIDA LIMITED PARTNERSHIP

RETAIL CONCEPTS, INC.,
A FLORIDA CORPORATION
AS GENERAL PARTNER

WITNESS: Kristin Sperry BY: Jim Zengage, President
Virginia Nasrett

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIM ZENGAGE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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 4th DAY OF May, 1999.

MY COMMISSION EXPIRES: Linda Dr. NOTARY PUBLIC
my commission # CC 568286
expires 9/1/00

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 10891 AT PAGE 1510 AND OFFICIAL RECORD BOOK 10891 AT PAGE 1558 RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sr. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF

MAY, 1999.
Commission # CC 520279
Expires 2/28/00

SOUTHTRUST BANK, N.A.

WITNESS: Manjiv Singh BY: H. Bruce Gosman
Barbara Hunt H. Bruce Gosman
Sr. Vice President
(SIGNATURE) (PRINT NAME)
(PRINT TITLE)

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED H. Bruce Gosman WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. V. President OF SOUTHTRUST BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND 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 5 DAY OF May, 1999.

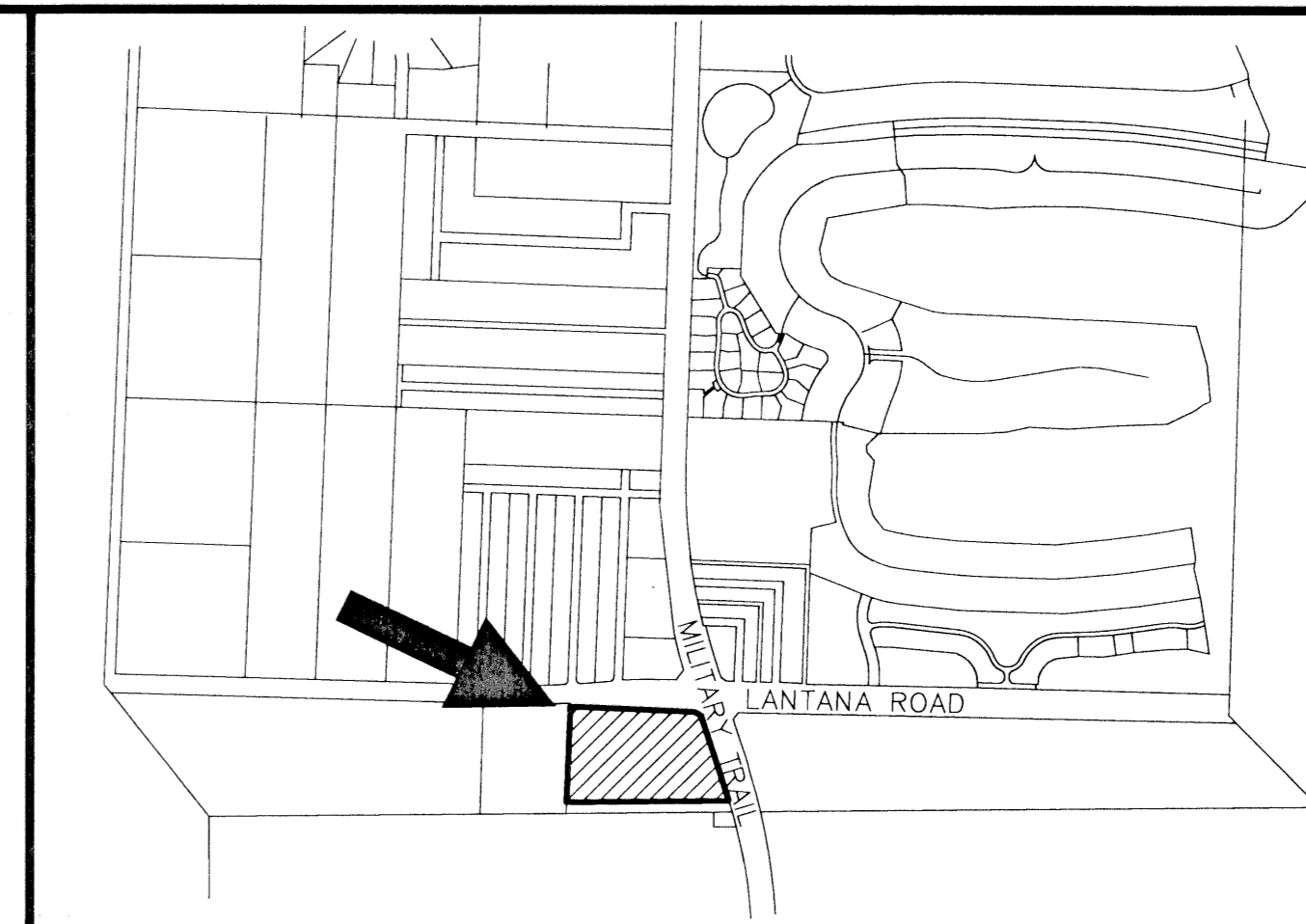
MY COMMISSION EXPIRES: 2/28/00
#CC 520279 Katherine J. Raden NOTARY PUBLIC

LAND USE

PARCEL "A" = 7.033 AC.
TRACT 1 = 0.075 AC.
TRACT 2 = 0.020 AC.
TOTAL = 7.128 AC.

ZONING PETITION No.: PDD 98-13

TYPE USE: COMMERCIAL



LOCATION MAP

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
this 26 day of MAY 1999)
and duly recorded in Plat Book No. 85)
on page 3-4)
DOROTHY H. WILKIN, Clerk of Court)
by: [Signature])

SURVEYOR'S NOTES

- PLAT POSITION AND ORIENTATION
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES ARE GROUND
G. SCALE FACTOR = 1.0000374
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
I. ROTATION TO GRID NORTH
N 89°26'54" E (PLAT BEARING) 0°00'07" COUNTER CLOCKWISE
N 89°26'47" E (GRID BEARING) ROTATION (PLAT TO GRID)
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PRM LS 4828
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N 89°26'54"E ALONG THE NORTH LINE OF SECTION 1 TOWNSHIP 45 SOUTH, RANGE 42 EAST AS SHOWN ON THE MILITARY TRAIL RIGHT OF WAY MAP (No. 83-219).
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S 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 PALM BEACH COUNTY, FLORIDA.

DATE: 5/6/99

GARY A. RAGER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 4828
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M., OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DRAKE BATCHELDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LANTANA VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/3/99

Drake Batchelder
DRAKE BATCHELDER

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 25 DAY OF MAY, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George U. Webb, P.E. - COUNTY ENGINEER

RETAIL CONCEPTS, INC. SEAL

NOTARY SEAL

SOUTHTRUST BANK, N.A. SEAL

NOTARY SEAL

COUNTY ENGINEER'S SEAL

SURVEYOR'S SEAL

MILITARY AND LANTANA M.U.P.D.-PLAT No. 1

NICK MILLER, INC.
Surveying & Mapping Consultants

SUITE 105
2560 RCA BLVD.
PALM BEACH GARDENS, FLORIDA 33410
TEL 561 627-5200 FAX 561 627-0983
D.B.P.R. LICENSED BUSINESS No. 4318

SHEET NO.

1 OF 2

SCALE:

DATE: MARCH 1999

JOB NO. 98043

FILE: PAGE1.DWG

SUBDIVISION Military + Lantana
 BOOK 85
 FLOOD ZONE 0
 QUAD # 33
 SE 98.13
 TAZ 4 35
 PLAT NAME Military + Lantana M.U.P.D.