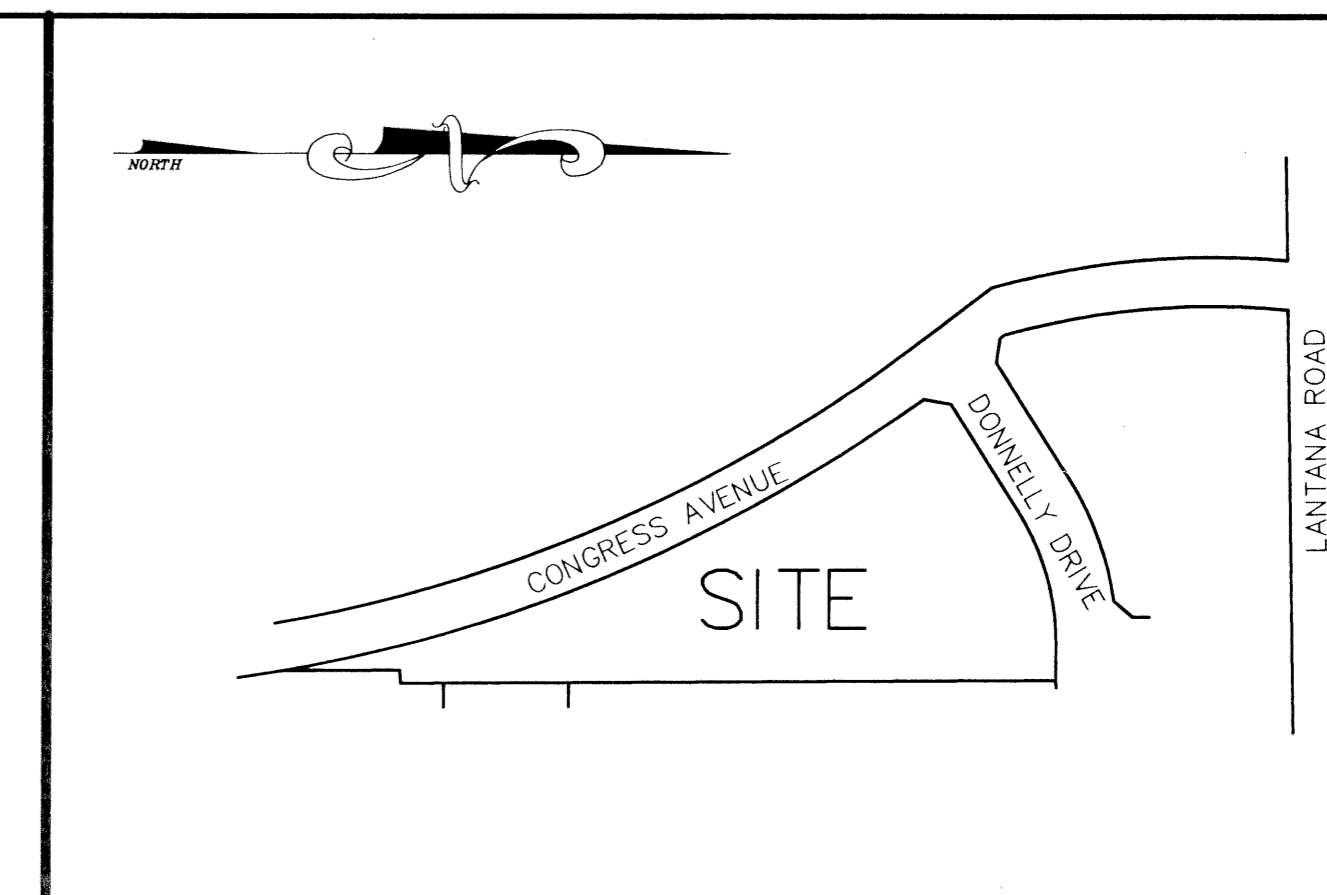


0591-002

# ATRIA LANTANA

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 45 SOUTH,  
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
NOVEMBER - 1997



# 134

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:37 P.M.  
THIS 3 DAY OF August  
A.D. 1999 AND DULY RECORDED  
IN PLAT BOOK 85 ON  
PAGES 134 AND 135

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

By: *Luigi J. Stally*  
DEPUTY CLERK

LOCATION MAP N.T.S.

SHEET 1 OF 2

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ATRIA COMMUNITIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS ATRIA LANTANA, A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0 DEGREES 16' 35" EAST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 1539.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREES 43' 25" EAST, A DISTANCE OF 50.00 FEET TO A POINT IN THE EAST LINE OF CONGRESS ROAD; THENCE SOUTH 0 DEGREES 16' 35" EAST, ALONG THE SAID EAST LINE OF CONGRESS ROAD, SAID LINE ALSO BEING 50.00 FEET EAST OF AND PARALLEL TO THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 864.30 FEET; THENCE SOUTH 87 DEGREES 20' 55" WEST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 0 DEGREES 16' 35" EAST, A DISTANCE OF 154.49 FEET TO A POINT ON THE CURVE OF THE EASTERLY LINE OF CONGRESS AVENUE FROM WHICH THE RADIUS POINT BEARS SOUTH 80 DEGREES 13' 38" WEST; THENCE NORTHWESTERLY ALONG THE SAID EASTERLY LINE OF CONGRESS AVENUE BY SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1970.08 FEET, A CENTRAL ANGLE OF 26 DEGREES 56' 20", FOR AN ARC DISTANCE OF 926.27 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 10 DEGREES 44' 57" EAST, A DISTANCE OF 36.84 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 58 DEGREES 12' 35" EAST, A DISTANCE OF 172.19 FEET TO A POINT OF CURVATURE THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 327.61 FEET, A CENTRAL ANGLE OF 31 DEGREES 30' 50", AN ARC LENGTH OF 180.19 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 177,755 SQUARE FEET/4.0807 ACRES, MORE OR LESS.

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

#### 1. WATER MANAGEMENT TRACT:

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ATRIA COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. DRAINAGE AND LAKE MAINTENANCE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ATRIA COMMUNITIES, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### DEDICATION AND RESERVATIONS CONTINUED:

#### 3. BUFFER EASEMENTS:

BUFFER EASEMENTS AS SHOWN HEREON, IS HEREBY RESERVED FOR ATRIA COMMUNITIES, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 4. UTILITY EASEMENTS:

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.

#### 5. LIMITED ACCESS EASEMENTS

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.

#### 6. PARCEL "A"

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR ATRIA COMMUNITIES, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH CURRENT PALM BEACH COUNTY ZONING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 7. ROADWAY CONSTRUCTION EASEMENT

THE ROADWAY CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROAD.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF CONSTRUCTION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF May, 1999.

WITNESS: *Thomas E. Smith*  
PRINT Thomas E. Smith  
WITNESS: *Donald B. Combs Jr.*  
PRINT Donald B. Combs Jr.

BY: *John Jernejcic*  
JOHN JERNEJCIC  
VICE PRESIDENT OF CONSTRUCTION

### ACKNOWLEDGMENT:

STATE OF KY )  
COUNTY OF Jefferson )

BEFORE ME PERSONALLY APPEARED JOHN JERNEJCIC, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CONSTRUCTION OF ATRIA COMMUNITIES, INC., A DELAWARE 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 11<sup>th</sup> DAY OF May, 1999.

MY COMMISSION EXPIRES: Feb. 13, 2002  
*Kimberly Hager*  
NOTARY PUBLIC

### 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 2 DAY OF August, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: *George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, ELLIE B. HALPERN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ATRIA COMMUNITIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

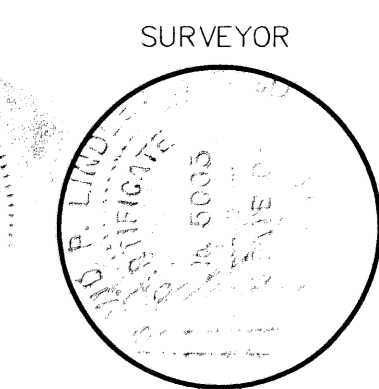
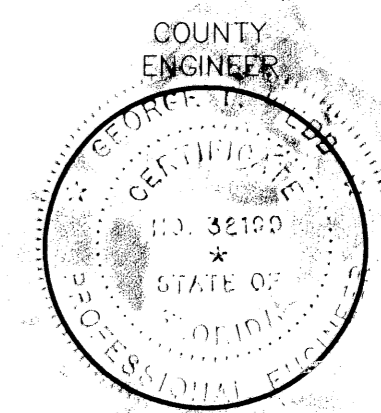
DATED: 6-17-99

*Ellie B. Halpern*  
ELLIE B. HALPERN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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) HAVE BEEN PLACED AS REQUIRED BY LAW, 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: 6/18/99  
*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA



SUBDIVISION: Atria Lantana  
BOOK: 855  
PAGE: 134  
FLOOD ZONE: B  
QUAD: 19  
SE: 408  
TAZ: 408  
FUD NAME: Atria Lantana

