

0199-018

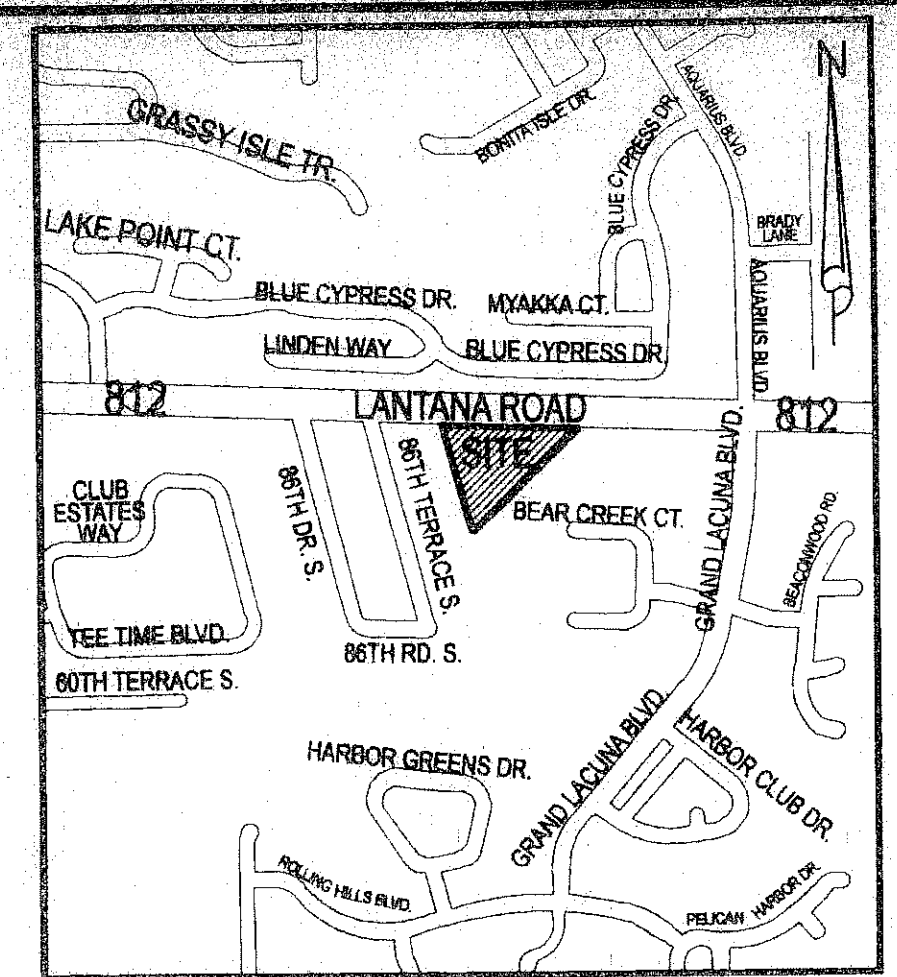
# LANTANA CIVIC PAVILION

A PART OF BALMORAL COUNTRY CLUB P.U.D.

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF GOVERNMENT LOTS 2 AND 3, TRACT 41, AS SHOWN ON THE PALM BEACH FARMS CO. PLAT NO. 13, AMENDMENT TO SHEET NO. 4 OF PLAT NO. 3, RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN THE HIATUS TOWNSHIP 44 1/2, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST 2009

SHEET 1 OF 2



VICINITY MAP  
(NOT TO SCALE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
and duly recorded in Plat Book \_\_\_\_\_  
on Page(s) \_\_\_\_\_  
By Sharon R. Bock, Clerk & Comptroller



### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LANTANA CHARTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS LANTANA CIVIC PAVILION, A PART OF BALMORAL COUNTRY CLUB P.U.D., A PARCEL OF LAND BEING A REPLAT OF A PORTION OF GOVERNMENT LOTS 2 AND 3, TRACT 41, AS SHOWN ON THE PALM BEACH FARMS CO. PLAT NO. 13, AMENDMENT TO SHEET NO. 4 OF PLAT NO. 3, RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN THE HIATUS TOWNSHIP 44 1/2, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°55'53" WEST, A DISTANCE OF 54.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD (C.R. 812), AS DESCRIBED IN OFFICIAL RECORD BOOK 3731, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°04'07" EAST, A DISTANCE OF 465.98 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF FAIRFIELD'S LACUNA PLAT 1, RECORDED IN PLAT BOOK 57, PAGES 60 THROUGH 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID WEST PLAT LINE, SOUTH 46°03'50" WEST, A DISTANCE OF 831.32 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE DEPARTING SAID WEST PLAT LINE, NORTH 15°23'46" WEST, A DISTANCE OF 625.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88°04'19" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 299.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.239 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY LANTANA CHARTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "B", AS SHOWN HEREON IS 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 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH LANTANA CHARTER, LLC, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO LANTANA CHARTER, LLC UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, LANTANA CHARTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS, PAUL M. BURRELL AND MATT O'CONNOR, THIS 2nd DAY OF November, 2009.

WITNESS: [Signature]  
PRINT NAME: Matthew O'Connor

BY: [Signature]  
PAUL M. BURRELL  
MANAGING MEMBER

WITNESS: [Signature]  
PRINT NAME: Lisa H. Dixon

WITNESS: [Signature]  
PRINT NAME: Joe Soper

WITNESS: [Signature]  
PRINT NAME: [Signature]

BY: [Signature]  
MATT O'CONNOR  
MANAGING MEMBER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL M. BURRELL AND MATT O'CONNOR, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Appropriate AS IDENTIFICATIONS, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBERS OF LANTANA CHARTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November, 2009.

MY COMMISSION EXPIRES: March 2011

COMMISSION NO.: 110466

NOTARY SEAL: [Seal]

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 21741, AT PAGE 1331 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 Authorized Officer AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF November, 2009.

WITNESS: [Signature]  
PRINT NAME: [Signature]

WITNESS: [Signature]  
PRINT NAME: [Signature]

FIRST SOUTHERN BANK,  
A FLORIDA BANKING CORPORATION

BY: [Signature]  
PRINT NAME: [Signature]  
TITLE: [Signature]

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF FIRST SOUTHERN BANK, A FLORIDA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [Signature] 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

NOTARY SEAL: [Seal]

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, [Signature], AMERICAN TITLE INSURANCE COMPANY, A CERTIFIED TITLE INSURANCE COMPANY, LICENSED UNDER THE LAWS OF 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 IN LANTANA CHARTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: [Signature]

PRINT NAME: [Signature]

TITLE: [Signature]

### 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 16th DAY OF November, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND THE SET PERMANENT REFERENCE MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT BOUNDARY. SAID LINE BEARS SOUTH 87°24'11" EAST.
- 2) 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 THIS COUNTY.
- 3) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- 5) ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED UPON THE U.S. SURVEY FOOT AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

### 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 AND 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: [Signature]

[Signature]  
DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3613

### PLAT POSITION AND ORIENTATION

COORDINATE SYSTEM: NATIONAL GEODETIC SURVEY; STATE PLANE TRANSVERSE MERCATOR PROJECTION

ZONE: FLORIDA EAST

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90).

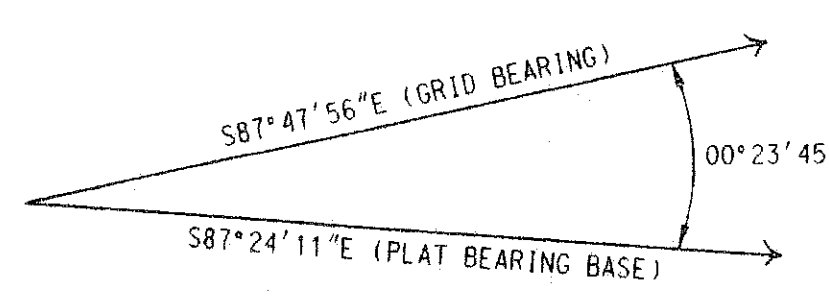
DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.

LINEAR UNITS: U.S. SURVEY FOOT

SCALE FACTOR: 1.000023409

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

TO CONVERT PLAT BEARINGS TO GRID BEARINGS  
ROTATE PLAT BEARINGS 00°23'45" COUNTER CLOCKWISE



### TABULAR DATA:

	SQUARE FEET	ACRES
TRACT 'A'	222,304	5.103
TRACT 'B'	5,918	0.136
TOTAL	228,222	5.239

### ABBREVIATIONS:

- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R.P.B. = ROAD PLAT BOOK

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454  
LB4431

CAD: K:\JUST \ HIATUS 44.5 \ 07-00-306 \ 07-010-306.DGN	
REF:	
FLD:	FB PG JOB 07-010-306
OFF: L.J.C./E.C.	DATE 01/27/09
CHK: D.C.L.	SHEET 1 OF 2 DWG D07-D0P