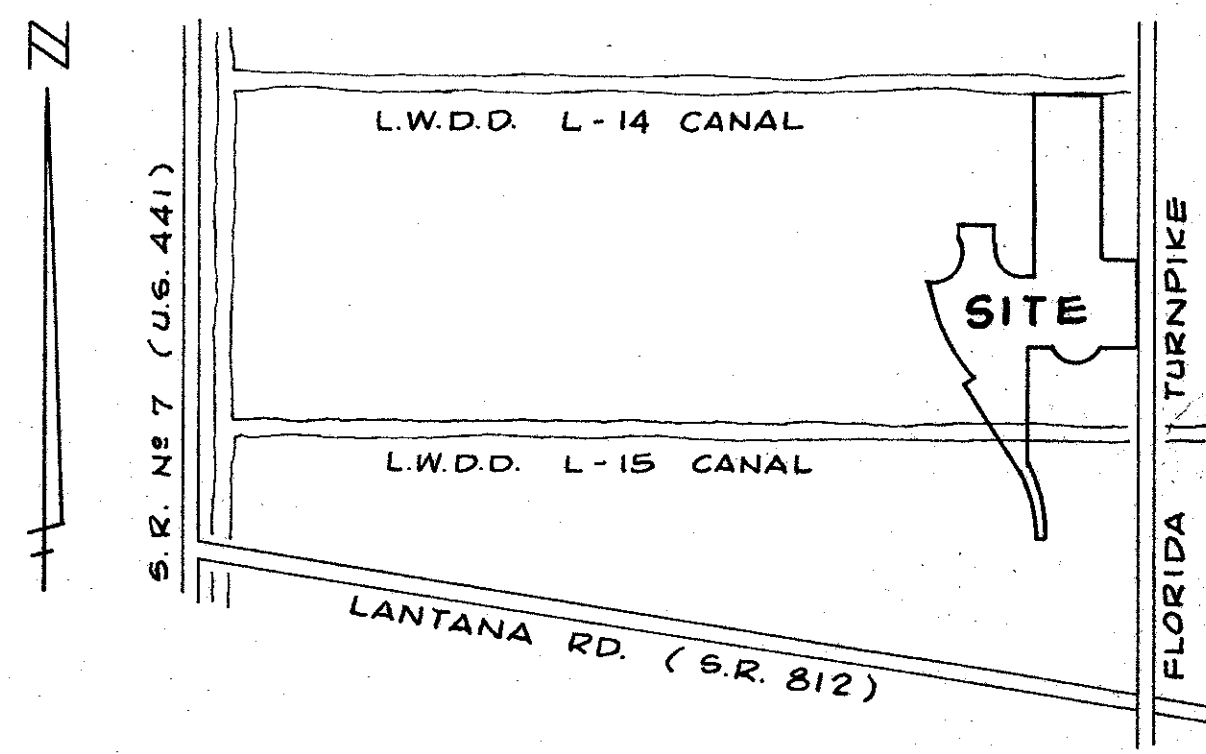


LAKES OF LANTANA PHASE 2-A

A PORTION OF THE LAKES OF LANTANA P. U. D.
A SUBDIVISION OF A PORTION OF BLOCK 33
PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGE 48
BEING A PART OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

DEDICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that A.E. Development Corp., a Florida corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Lakes of Lantana, Phase II-A, is more particularly described as follows:

Commencing at the Southeast corner of said Section 32, thence North 89°-04'-06" West (an assumed bearing and all other bearings relative thereto) along the centerline of Lantana Road and the South Line of Section 32, 852.24 feet to the intersection of the southerly projection of the East line of Tract 75, Block 33, Plat Book 6, Page 99; thence North 00°-38'-48" West along the East line of Tracts 75, 70 and 51 of Palm Beach Farms Company Plat No. 3, Plat Book 2, Page 48, 1390.95 feet; thence North 89°-21'-45" East, 330.00 feet to the East line of Tract 50, Block 33; thence North 00°-38'-48" West along the East line of Tracts 50 and 47, Block 33, 612.73 feet to the North line of Phase 1A, Lakes of Lantana and the POINT OF BEGINNING.

Thence South 89°-21'-45" West along the North line of said Phase 1A, 379.05 feet to a point of non-tangency; thence southwesterly continuing along said North line and along the arc of a curve concave to the Southeast having a radius of 160.00 feet and a central angle of 40°-16'-22" whose chord bears South 25°-08'-50" West, a distance of 11.93 feet to a point of reverse curvature; thence westerly continuing along said North line and along the arc of a curve concave to the North having a radius of 170.00 feet and a central angle of 128°-18'-09" whose chord bears South 87°-09'-44" West a distance of 380.68 feet to a point of non-tangency; thence North 00°-38'-15" West continuing along said North line 22.49 feet; thence South 89°-21'-45" West 270.00 feet; thence South 00°-38'-48" East along the West line of said Phase 1A, 603.30 feet to a point of non-tangency and the easterly line of a proposed 80.0 foot road right-of-way; thence southerly along said easterly right-of-way line and the arc of a curve concave to the West having a radius of 1125.00 feet, a central angle of 25°-32'-54" whose chord bears South 13°-25'-15" East, a distance of 501.64 feet to a point of tangency, thence South 89°-21'-12" West continuing along the North line of said Phase 1A, 80.00 feet to the westerly line of said proposed 80 foot road right-of-way and a point of curvature; thence northwesterly along said westerly right-of-way line and the arc of a curve concave to the West having a radius of 1045.00 feet, a central angle of 30°-01'-35" chord bears North 15°-39'-35" West a distance of 547.64 feet to a point of tangency; thence North 30°-40'-23" West, continuing along said westerly right-of-way line, 936.44 feet to a point of curvature; thence North 59°-19'-37" East along a radial line 80.0 feet to the proposed East line of said road right-of-way; thence northerly along said easterly right-of-way line and along the arc of a curve concave to the East having a radius of 2160.00 feet, a central angle of 18°-32'-49" whose chord bears North 21°-23'-58" West a distance of 699.21 feet to a point of non-tangency; thence North 74°-10'-17" East along a non-radial line 211.57 feet to a point of curvature; thence northerly along the arc of a curve concave to the Northwest having a radius of 180.00 feet, a central angle of 103°-14'-55" whose chord bears North 22°-32'-49" East, a distance of 324.36 feet to a point of non-tangency; thence North 09°-38'-48" West 84.96 feet; thence North 89°-21'-12" East 205.91 feet; thence South 09°-38'-48" East 205.00 feet to a point of non-tangency; thence southeasterly along the arc of a curve concave to the North having a radius of 170.00 feet, a central angle of 198°-16'-46" whose chord bears South 52°-21'-17" East, a distance of 588.32 feet; thence North 89°-21'-12" East 16.53 feet; thence North 00°-38'-48" East 178.01 feet; thence North 09°-38'-48" West 66.11 feet; thence North 09°-38'-48" West 174.65 feet; thence South 89°-21'-12" West 20.00 feet; thence North 09°-38'-48" West 135.00 feet to the centerline of a proposed 50 foot road right-of-way; thence North 89°-21'-12" East along said centerline 30.00 feet; thence North 09°-38'-48" West 250.00 feet; thence North 89°-21'-12" West 75.66 feet; thence North 09°-38'-48" West 225.00 feet; thence South 89°-21'-12" West 20.00 feet; thence North 09°-38'-48" West 125.00 feet to the centerline of a proposed 50 foot road right-of-way; thence North 89°-21'-12" East along said centerline 30.00 feet; thence North 09°-38'-48" West 150.31 feet to the intersection of a line 30.0 feet South of and parallel with the platted North line of Tracts 3, 4 and 5, Block 33; thence North 89°-23'-05" East along said line 585.00 feet to the East line of Tract 33, Block 33; thence South 00°-38'-48" East along the East line of Tracts 33 and 22, 1320.00 feet to the South line of a platted 30 foot right-of-way and the Northeast corner of Tract 27, Block 33; thence North 89°-20'-53" East along the North line of Tract 26 and the South line of said 30 foot right-of-way 330.00 feet to the Northeast corner of Tract 26; thence South 00°-38'-48" East along the East line of Tracts 26 and 47, 981.17 feet to the POINT OF BEGINNING.

Containing 59.35 acres more or less.

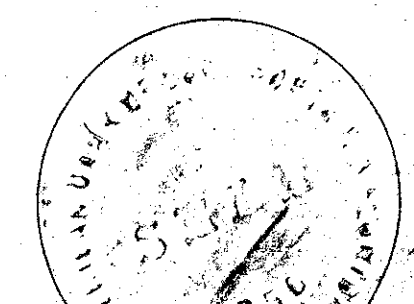
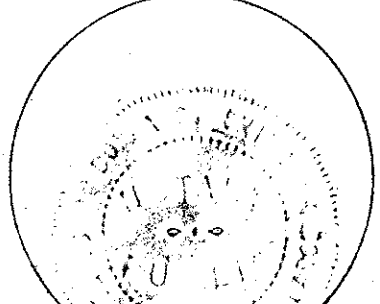
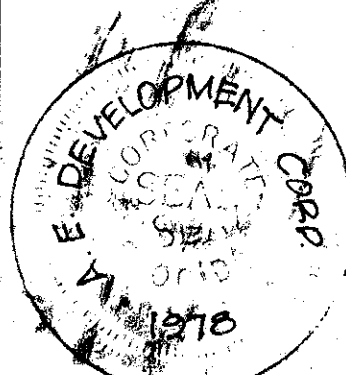
have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets. The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- Utility and Drainage Easements. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of utility and drainage, as are the water management tracts shown hereon.
- The water management tracts as shown are dedicated to Lakes of Lantana Homeowners' Association for proper purposes and are the perpetual maintenance obligation of said association.
- The 25' buffer easements as shown are a part of the adjacent lot and are hereby dedicated to the adjacent lot owner, as open space and are the perpetual maintenance obligation of said adjacent property owner.
- Tract "A" is hereby dedicated to Lakes of Lantana Homeowners' Association as 'Parks' and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice Pres. and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of SEPTEMBER, A.D., 1978.

A.E. DEVELOPMENT CORP.

Attest: *William Waterman* Assistant Secretary By: *James L. Krainer* Vice President



LAKES OF LANTANA - 2A

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein 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 226 at page 149 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 *Assistant Secretary* and attested to by its *Vice President* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 10th day of August, 1978.

ATTEST: *Cheryl Hickey* Assistant Secretary By: *James L. Krainer* Vice President
Gloria Jones Corporate Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH

BEFORE ME personally appeared *J. M. Cavanaugh* and *Cheryl Stukney* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *Assistant Secretary* and *Vice President* of *A.E. Development Corp.* of First American Bank of Lake Worth 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 19 day of August, 1978
My commission expires: *Emily Melomb* Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein 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 226 at page 149 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 *Vice President* and attested to by its *Secretary* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 24 day of JUNE, 1978.

ATTEST: *John Hallert* Secretary By: *James L. Krainer* Vice President
James L. Krainer HOUSING INVESTMENT CORPORATION OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH

BEFORE ME personally appeared *JOHANA SMITH* and *ROBERT E. GALLAGHER JR.* to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *Vice President* and *Secretary* of the *HOUSING INVESTMENT CORPORATION OF 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 26 day of JUNE, 1978
My commission expires: *James L. Krainer* Notary Public

NOTE:

There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

- indicates Permanent Reference Monument
- indicates Permanent Control Point

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH

Before me personally appeared ALEC A. ENGELSTEIN and WM. WATERMAN to me well known and known to me to be the individuals described in and who executed the foregoing instrument as *President* and *Asst. Secretary* to the above named *A.E. DEVELOPMENT CORP.* and severally acknowledged to and before me that they executed such instrument as such *Vice President* and *Asst. Secretary*, respectively, of said corporation, and that the seal affixed to this 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 26 day of June, A.D., 1978.

ATTEST: *James L. Krainer* Notary Public
My Commission expires: *July 12, 1979*

**BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

This plat is hereby approved for record this 19 day of Sept., 1978.

By: *Peggy B. Eyer* Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 19 day of Sept., 1978.

By: *Herbert Kahler* County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: *Margie B. Jennings* Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, *Herman Isis* 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 *A.E. Development Corp.* that the current taxes have been paid; and that I find that the property is free of encumbrances.

Attest: *James L. Krainer* Attorney at Law
Licensed in Florida
Date: *SEPTEMBER 11, 1978*

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 and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners for the Required Improvements 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.

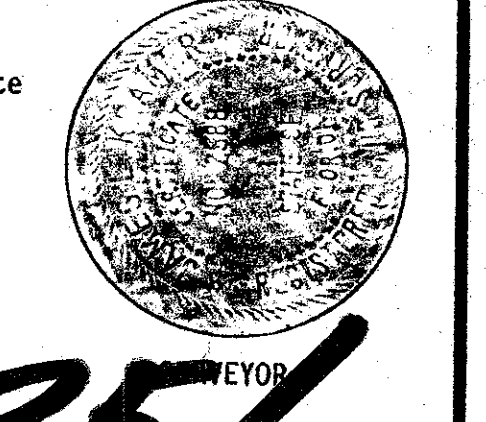
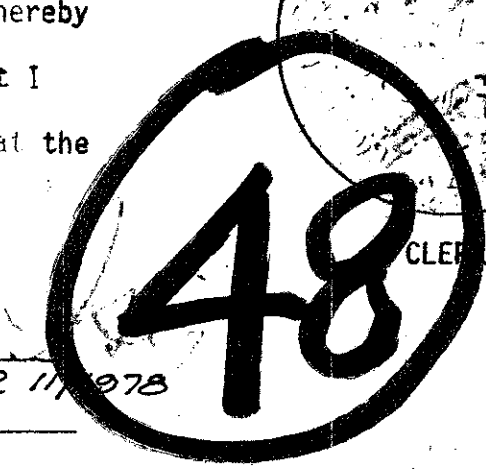
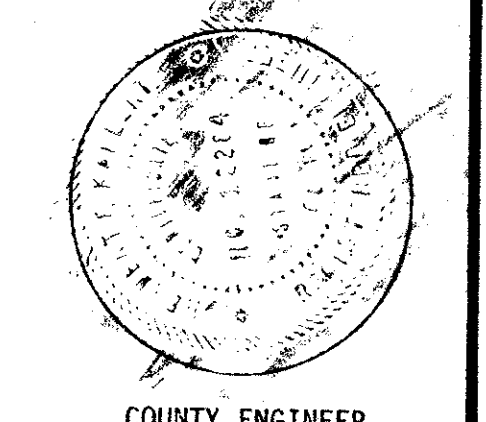
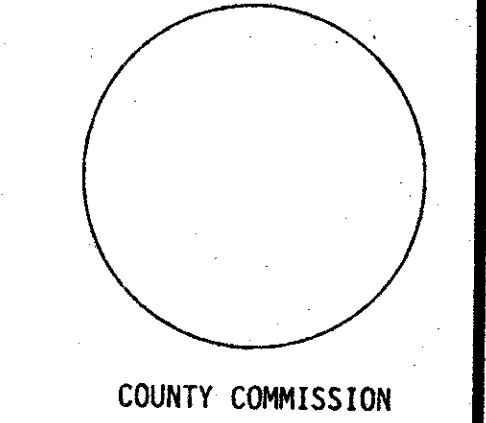
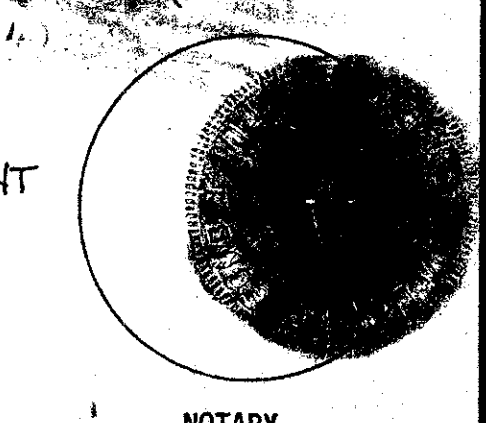
Attest: *James L. Krainer* Registered Surveyor No. 2688
State of Florida

This instrument was prepared by:
James L. Krainer, PLS
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida

ADAIR & BRADY INC CONSULTING ENGINEERS & LAND SURVEYORS		LAKES OF LANTANA	
DATE: 12/77	PLAT: 35-126	SECTION: 32	TOWNSHIP: 44
FP1055		1 of 6	

121

RECORDED
4:31 P.M.
25 September
78
121-126
Palm Beach County



32/44/42 1000-687 35/121