

45/162

PUD DENSITY TABULATION

| PLAT | AREA ACRES | NO. OF UNITS | AGGREGATE TOTALS | | |
|--|------------|--------------|---------------------|-------------|--------------|
| | | | PLAT DENSITY DU/AC. | AGGR. ACRES | NO. OF UNITS |
| TRACT 1, SPORTSMAN CLUB UPTS. - P.B. 29 Pg. 97 | 8.72 | 52 | 5.96 | | |
| LANTANA PINES PLAT NO. 1 | 9.10 | 63 | 6.92 | 17.82 | 115 |
| LANTANA PINES PLAT NO. 2 | 6.43 | 23 | 3.57 | 24.25 | 138 |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LANTANA PINES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LANTANA PINES - PLAT NO. 2.

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 00° 16' 35" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1539.94 FEET; THENCE NORTH 89° 43' 25" EAST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE EAST LINE OF CONGRESS AVENUE AND THE SOUTH LINE OF DONNELLY DRIVE; SAID POINT BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF DONNELLY DRIVE BY A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1623.14 FEET, A CENTRAL ANGLE OF 9° 06' 33" FOR AN ARC DISTANCE OF 258.05 FEET; THENCE SOUTH 7° 59' 18" WEST, A DISTANCE OF 80.40 FEET; THENCE SOUTH 42° 42' 25" WEST, A DISTANCE OF 161.85 FEET; THENCE SOUTH 16° 47' 48" WEST, A DISTANCE OF 76.80 FEET; THENCE SOUTH 47° 17' 35" EAST, A DISTANCE OF 28.00 FEET; THENCE NORTH 89° 43' 25" EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 47° 05' 53" EAST, A DISTANCE OF 288.05 FEET; THENCE NORTH 42° 45' 32" EAST, A DISTANCE OF 86.06 FEET TO THE SOUTHWESTERLY CORNER OF LANTANA PINES PLAT NO. 1, AS RECORDED IN PLAT BOOK 41, PAGE 44 AND 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF BLOCK 2 OF THE FOREMENTIONED LANTANA PINES PLAT NO. 1, HAVING A BEARING OF SOUTH 47° 14' 28" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 42° 45' 32" WEST, A DISTANCE OF 15.98 FEET; THENCE SOUTH 47° 14' 28" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 42° 45' 32" WEST, A DISTANCE OF 82.50 FEET; THENCE SOUTH 47° 14' 28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 42° 45' 32" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 42° 45' 32" WEST, A DISTANCE OF 7.98 FEET; THENCE SOUTH 2° 39' 05" EAST, A DISTANCE OF 191.61 FEET; THENCE NORTH 47° 14' 28" WEST, A DISTANCE OF 383.94 FEET; THENCE NORTH 38° 12' 47" WEST, A DISTANCE OF 67.45 FEET; THENCE NORTH 8° 58' 19" WEST, A DISTANCE OF 30.87 FEET; THENCE NORTH 47° 05' 53" WEST, A DISTANCE OF 49.91 FEET; THENCE NORTH 68° 41' 14" WEST, A DISTANCE OF 7.36 FEET; THENCE SOUTH 89° 43' 25" WEST, A DISTANCE OF 209.20 FEET; THENCE SOUTH 44° 43' 25" WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 0° 16' 35" EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 89° 43' 25" WEST, A DISTANCE OF 32.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD CONGRESS ROAD; THENCE WITH A BEARING OF NORTH 0° 16' 35" WEST, A DISTANCE OF 642.50 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 6.435 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LANTANA PINES MASTER ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS, AS COMMON PROPERTY FOR ACCESS, ROADWAY, DRAINAGE AND UTILITY PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LANTANA PINES MASTER ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS, AS P.U.D. COMMON PROPERTY, FOR RECREATIONAL AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D" (CANAL) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LANTANA PINES MASTER ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS, AS P.U.D. COMMON PROPERTY, FOR DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, SUBJECT TO ORDINANCES OF RECORD.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LANTANA PINES HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS FOR ACCESS, ROADWAY, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LANTANA PINES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON PROPERTY, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID 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 3rd DAY OF DECEMBER A.D., 1982.

LANTANA PINES, LTD., A FLORIDA LIMITED PARTNERSHIP
LANTANA DEVELOPERS, INC.

ATTEST: *Gene Genola*
SECRETARY

BY: *Gene Genola*
GENE GENOLA, PRESIDENT

ATTEST: *Gene Genola*
SECRETARY

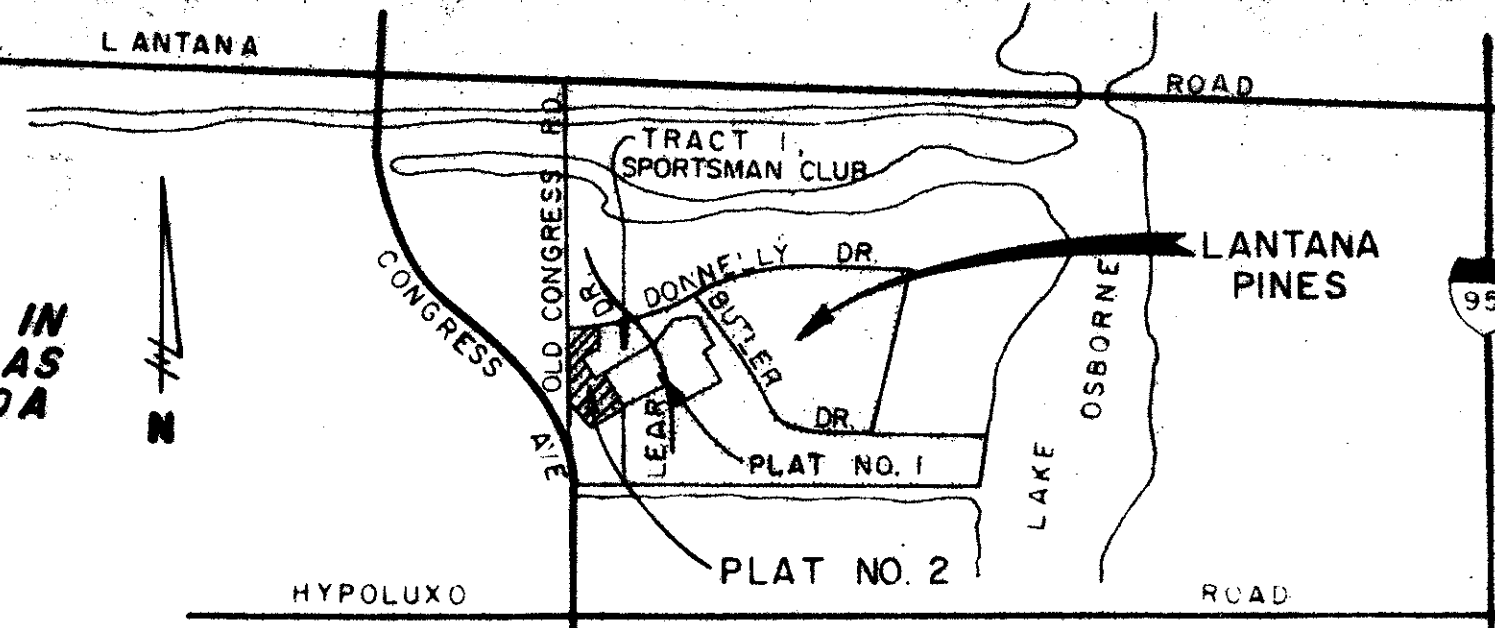
DIANE ESTATES, INC.
BY: *Gene Genola*
PRESIDENT

LANTANA PINES - PLAT NO. 2

SPORTSMEN'S CLUB - P.U.D.

IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF TRACT 1, SPORTSMAN CLUB APARTMENTS, P.U.D. AS RECORDED IN PLAT BOOK 29, PAGE 97 AND A REPLAT OF A PORTION OF BLOCKS 1 AND 2 OF LANAIR PARK, AS RECORDED IN PLAT BOOK 21, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:16 A.M.
on the 6 day of May
1983, first July recorded in Plat Book No.
45 or page 162 & 163
JOHN B. DUNKLE, Clerk Circuit Court
By: *Dyle Shreffers*, D.C.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED *Gene Genola* AND *Louis J. DanIELLO* 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 THE ABOVE NAMED LANTANA DEVELOPERS, INC., A NEW YORK CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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, ON THIS 3rd DAY OF DECEMBER A.D., 1982.

MY COMMISSION EXPIRES: FEB 18, 1986
Margaret L. Evers
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED *Louis J. DanIELLO* AND *Gene GenOLA* 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 THE ABOVE NAMED DIANE ESTATES, INC., A NEW YORK CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, 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, ON THIS 3rd DAY OF DECEMBER A.D., 1982.

MY COMMISSION EXPIRES: FEB 18, 1986
Margaret L. Evers
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
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 3794 AT PAGE 485 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLA., SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Se Vice President* AND ATTESTED TO BY ITS *Cashier* AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF DECEMBER, 1982.

ATTEST: *Frank R. Taulinger*
FIRST STATE BANK OF LANTANA
BY: *E. David McLaughlin*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED *Frank R. Taulinger* AND *E. David McLaughlin* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Se VP and Cashier* AND *Se Vice President* OF THE FIRST STATE BANK OF LANTANA A CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH *Se Vice President and Se Vice President*, RESPECTIVELY, 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 3rd DAY OF DECEMBER A.D. 1982.

MY COMMISSION EXPIRES: FEB 18, 1986
Margaret L. Evers
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
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 3837, PAGE 474, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLA., SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Se Vice President* AND ATTESTED TO BY ITS *Cashier* AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF DECEMBER, 1982.

ATTEST: *Frank R. Taulinger*
FIRST STATE BANK OF LANTANA
BY: *E. David McLaughlin*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED *Frank R. Taulinger* AND *E. David McLaughlin* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Se VP and Cashier* AND *Se Vice President* OF THE FIRST STATE BANK OF LANTANA A CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH *Se VP and Cashier* AND *Se Vice President*, RESPECTIVELY, 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 3rd DAY OF DECEMBER A.D. 1982.

MY COMMISSION EXPIRES: FEB 18, 1986
Margaret L. Evers
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I, GEORGE P. ORD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LANTANA PINES LTD., AND THAT CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF MORTGAGES, EXCEPT AS STATED HEREON, AND THAT ALL MORTGAGES ARE SHOWN HEREON.

George P. Ord
GEORGE P. ORD, ATTORNEY-AT-LAW LICENSED IN FLORIDA
DATE: *December 6, 1982*

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF APRIL A.D., 1983

BY: *Ken Spillias*
CHAIRMAN - VICE

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Kathleen Sinker*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF APRIL A.D., 1983.

BY: *H.F. Kahler*
H.F. KAHLERT, COUNTY ENGINEER

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- ALL BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- WHERE THE DRAINAGE FOR PUBLIC ROADS TRAVERSES THIS DEVELOPMENT, THE COUNTY SHALL HAVE THE RIGHT, WHEN WARRANTED, TO ENTER THE DEVELOPMENT TO MAINTAIN SAID PUBLIC ROAD DRAINAGE SYSTEM BY METHODS DEEMED PROPER BY THE COUNTY.

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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.

DATE: *Dec 3rd 1982*

0311-301

Joseph M. Tucker
JOSEPH M. TUCKER, P.L.S.
FLORIDA CERTIFICATE NO. 3285

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI & MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA. TELEPHONE 546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA

LANTANA PINES PLAT NO. 2 IN 2 SHEETS SHEET NO. 1

| | | |
|---------------------|-----------------------|------------------|
| Date: JANUARY, 1983 | Designed: R. ANDERSON | Scale: 1"=20' |
| Approved: | Drawn: T. CURBELO | Job No.: 3151-80 |
| | Checked: | File No.: |