

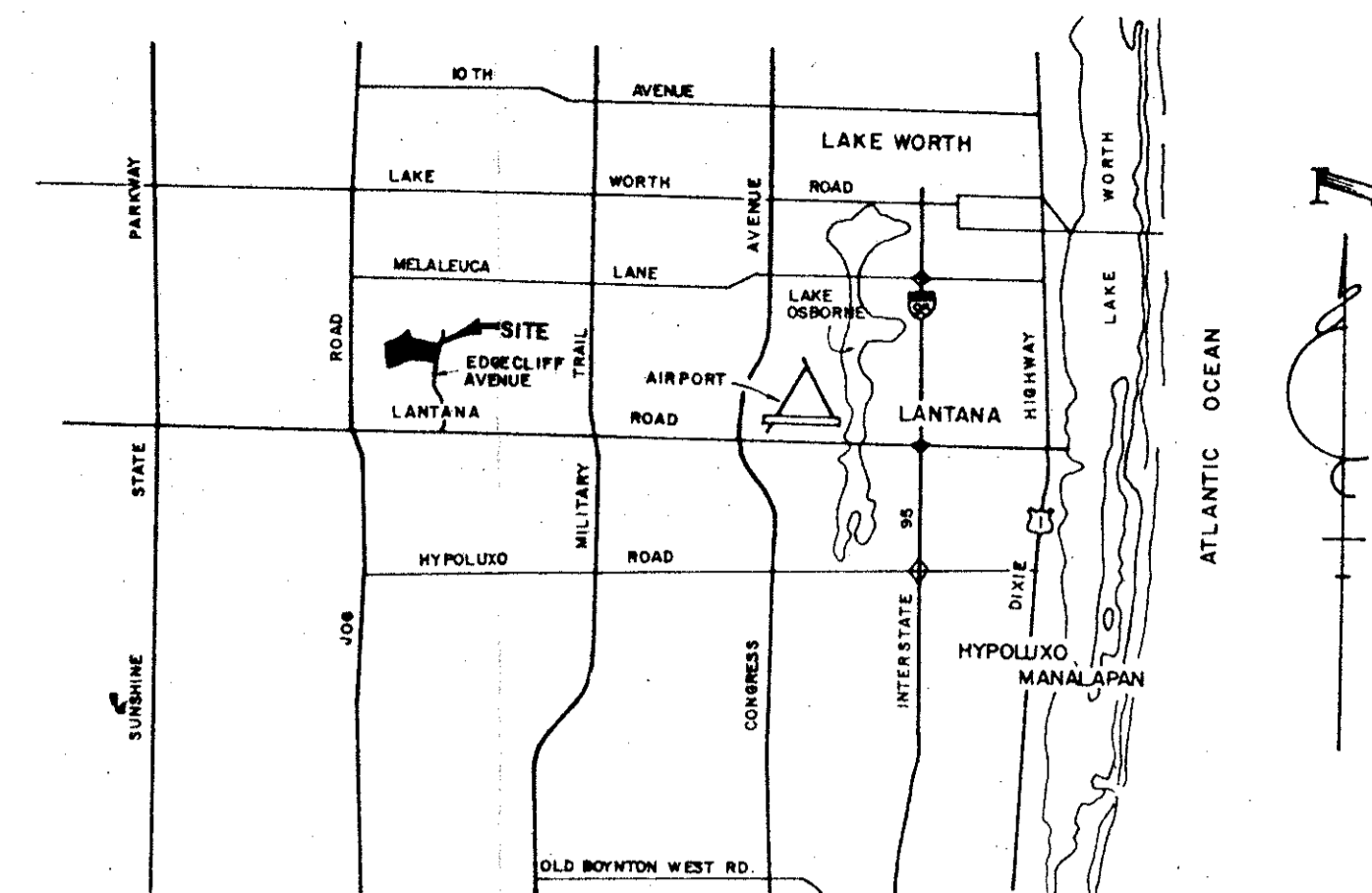
LANTANA HOMES PLAT 8

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT "A", OF LANTANA HOMES PLAT 1, AS RECORDED IN PLAT BOOK 55, PAGES 167 THROUGH 169, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 34 & 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

JULY, 1988



VICINITY MAP
NOT TO SCALE

104

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:57
A.M. this 21st day of June, 1988
and duly recorded in Plat Book No. 55
on Page 167 & 169
John B. Dunkle, Clerk of the Circuit Court
By Barbara A. Platt D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALHAR, INC., a Florida corporation, OWNER OF LAND SHOWN HEREON AS LANTANA HOMES PLAT 8, BEING IN SECTIONS 34 AND 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF TRACT "A" OF LANTANA HOMES PLAT 1, AS RECORDED IN PLAT BOOK 55, PAGES 167 THROUGH 169, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LANTANA HOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LANTANA HOMES PLAT 8 WHICH ARE ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF June, 1988.

NEALHAR, INC., A CORPORATION OF THE STATE OF FLORIDA

By: Neal Rauch
NEAL RAUCH, PRESIDENT

ATTEST:

Norman Rauch
NORMAN RAUCH, SECRETARY

P.U.D. TABULATION

TOTAL ACRES	10.15 ACRES
ROAD R/W	2.01 ACRES
LAKES	0.00 ACRES
OPEN SPACE	6.21 ACRES
BUILDING COVERAGE	1.93 ACRES
NO. OF UNITS	38 UNITS
DENSITY	3.74 D.U./ACRE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEAL RAUCH AND NORMAN RAUCH, 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 NEALHAR, INC., A 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 21st DAY OF June, 1988.

My commission expires: APRIL 10, 1990
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NEALHAR, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

FLAGLER TITLE COMPANY

DATE: JUNE 21, 1988
By: John Brettwieser
JOHN BRETTWIESER, VICE-PRESIDENT

TURNOUT REQUIRED

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JULY, 1988.

By: Carol Roberts
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

By: Herbert F. Kahlert
HERBERT F. KAHLERT, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JULY, 1988.

By: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

NOTES:

- U.E. DENOTES UTILITY EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: PERMANENT CONTROL POINTS ARE SHOWN THIS:
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARING BEING NORTH 89°58'08" EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5087, PAGES 329 AND 330, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL.

SURVEYOR'S CERTIFICATION

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 THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-21-1988
By: Richard P. Breitenbach
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 2978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

DEDICATION

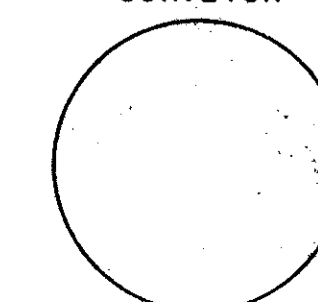
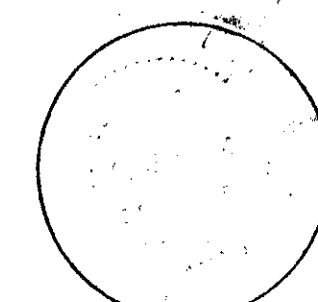
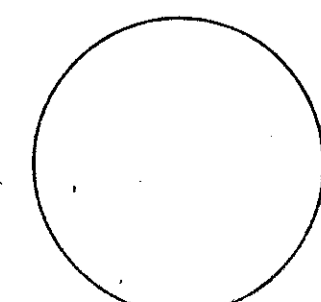
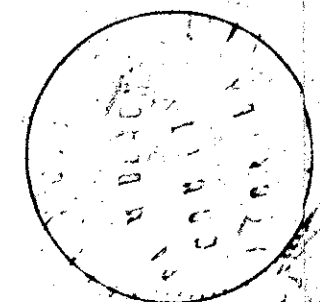
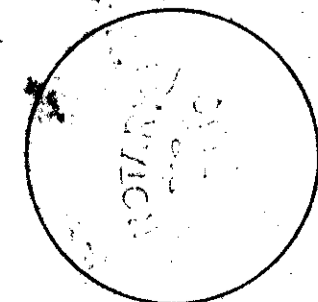
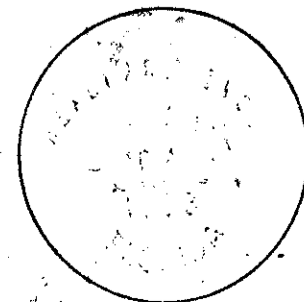
DEDICATION NOTARY

CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSION

COUNTY ENGINEER

SURVEYOR



Landmark Surveying & Mapping Inc.

1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

LANTANA HOMES PLAT 8

0421-007

60/104

SUBMISSION * Barbara Horvath #8
 DATE 6/21/88
 SECTION 34 & 35
 COUNTY 33
 TOWNSHIP 44 SOUTH
 RANGE 42 EAST
 PLAT 8
 7/25/1988