

# VILLAS AT COVE CROSSING NORTH P. U. D.

0650-001

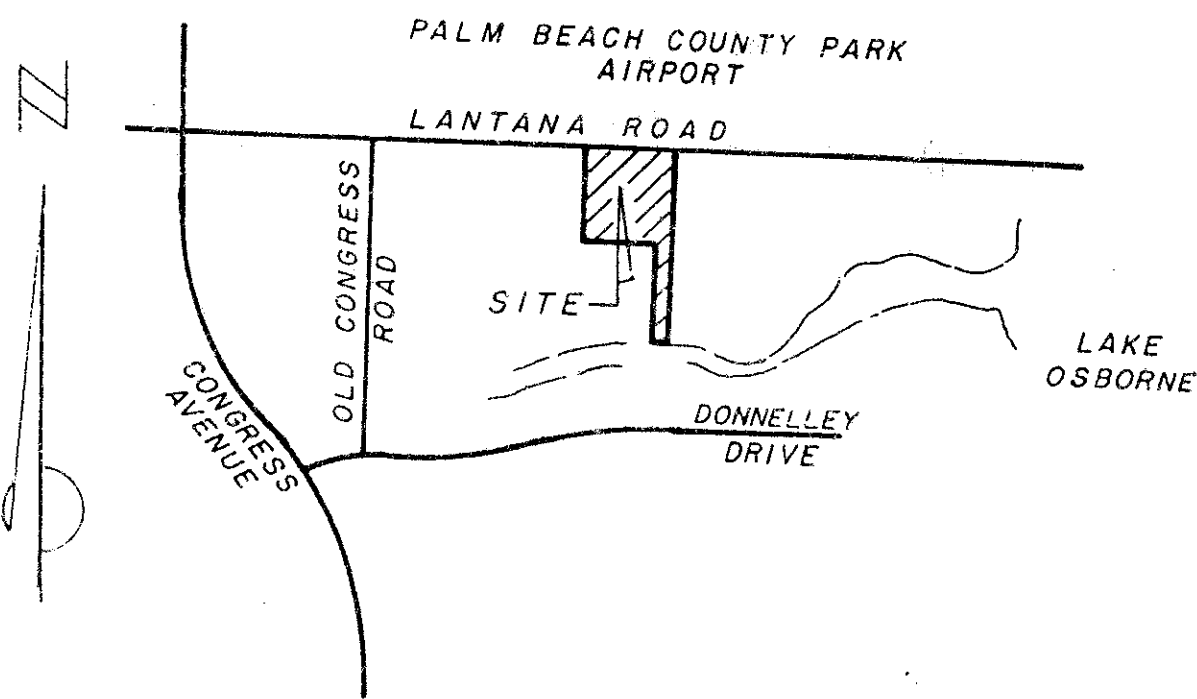
91

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 5 AND A PORTION OF VIA VERMILYA, LANAIR PARK, AS RECORDED IN PLAT BOOK 21, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF LOT 5 OF THE HIATUS, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

FEBRUARY 1995 SHEET 1 OF 2

EWING AND SHIRLEY, INC.  
land surveyors and planners

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 1:41 P.M.  
this 10 day of JULY 1995.  
and duly recorded in Plat Book No. 75  
on page 91-92  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



LOCATION MAP  
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LANTANA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF LAND SHOWN HEREON BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND LOT 5 OF THE HIATUS TOWNSHIP 44-1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAS AT COVE CROSSING NORTH - P. U. D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lots 1 and 2, Block 5 and a portion of Via Vermilya as shown on the Plat of LANAIR PARK, according to the plat thereof, as recorded in Plat Book 21 at page 58, public records, Palm Beach County, Florida, together with a portion in Hiatus Lot 5, Township 44-1/2 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN AT the Southwest corner of said Lot 2; thence North 00°-02'-33" East, along the West boundary of said Lot 2 and its Northerly projection and along the boundary of the plat of REFLECTIONS NORTH 1/2 OF CLOISTERS, A PART OF SPORTSMEN'S CLUB P. U. D., as recorded in Plat Book 51, pages 108 and 109, public records, Palm Beach County, Florida, a distance of 326.53 feet to a point on the South right of way line of Lantana Road as described in Official Record Book 6430, page 726, public records, Palm Beach County, Florida;

thence South 88°-01'-31" East, along said South right of way line, a distance of 400.15 feet;

thence South 44°-01'-13" East, a distance of 0.46 feet;

thence South 00°-02'-33" West, a distance of 12.89 feet;

thence South 88°-01'-31" East, a distance of 100.06 feet to a point on the East right of way line of Via Vermilya, as shown on the aforesaid plat of LANAIR PARK and abandoned per Official Record Book 1859, page 1653, public records, Palm Beach County, Florida;

thence South 00°-02'-33" West, along said East right of way line of Via Vermilya for 742 feet more or less, to the edge of water of the existing lake;

thence Northwesterly, along the Northerly edge of water of said lake as it meanders for 50.5 feet more or less, to a point on the centerline of said Via Vermilya and a point on the boundary of the aforesaid plat of REFLECTIONS NORTH 1/2 OF CLOISTERS, A PART OF SPORTSMEN'S CLUB P. U. D.;

thence North 00°-02'-33" East, along said centerline and said boundary of REFLECTIONS NORTH 1/2 OF CLOISTERS, A PART OF SPORTSMEN'S CLUB P. U. D., a distance of 438 feet more or less, to the intersection of the Easterly projection of the Southerly line of said Lot 1 and the centerline of said Via Vermilya;

thence North 87°-27" West, along the Southerly line of Lots 1 and 2 and their Easterly projection and along the boundary of REFLECTIONS NORTH 1/2 OF CLOISTERS, A PART OF SPORTSMEN'S CLUB P. U. D., a distance of 450.24 feet to the POINT OF BEGINNING.

Containing: 4.13 Acres, more or less.

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

TRACT A: TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, FOR RESIDENTIAL DEVELOPMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN 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.
- LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER EASEMENTS.
- LANDSCAPE BUFFER EASEMENTS: THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LANTANA ASSOCIATES, LTD., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING SHALL BE IN CONFORMANCE WITH NOTE 2.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORNERSTONE AFFORDABLE HOUSING, INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF CORNERSTONE LANTANA, LTD., A FLORIDA LIMITED PARTNERSHIP, THE MANAGING GENERAL PARTNER OF LANTANA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THIS 31 DAY OF MAY, 1995.

LANTANA ASSOCIATES LTD.  
A FLORIDA LIMITED PARTNERSHIP

BY: CORNERSTONE LANTANA LTD. A  
FLORIDA LIMITED PARTNERSHIP  
ITS MANAGING GENERAL PARTNER

BY: CORNERSTONE AFFORDABLE HOUSING, INC.  
ITS SOLE GENERAL PARTNER

BY: *[Signature]*  
JORGE LOPEZ, VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JORGE LOPEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF CORNERSTONE AFFORDABLE HOUSING, INC., THE SOLE GENERAL PARTNER OF CORNERSTONE LANTANA, LTD., A FLORIDA LIMITED PARTNERSHIP, THE MANAGING GENERAL PARTNER OF LANTANA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID GENERAL PARTNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF May, 1995.



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 2422 PAGE 1229 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 PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF June, 1995.

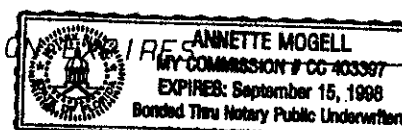
ATTEST *[Signature]* CHARTER BANK, A CORPORATION OF THE STATE OF FLORIDA  
RENATE E. JASPERT, ASSISTANT SECRETARY PERRY LACARIA, PRESIDENT

ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PERRY LACARIA AND RENATE E. JASPERT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF CHARTER BANK, 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 1 DAY OF June, 1995.



THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 2166 JOG ROAD WEST PALM BEACH, FLORIDA 33415

P. U. D. TABLE

ACREAGE 4.13 ACRES  
NUMBER OF UNITS 62  
TYPE OF UNIT APARTMENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July, 1995.

BY: *[Signature]*  
KEN L. FOSTER, CHAIRMAN

ATTEST:

DOROTHY H. WILKEN, CLERK

BY: *[Signature]*  
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July, 1995.

BY: *[Signature]*  
GEORGE WEBB, P. E., COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, HOWARD J. VOGEL, 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 LANTANA ASSOCIATES, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: June 1, 1995

*[Signature]*  
HOWARD J. VOGEL,  
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 (I. P. M. 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: MAY 31, 1995

*[Signature]*  
KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY OF LANTANA ROAD (STATE ROAD 812) BEING AN ASSUMED BEARING OF SOUTH 88°-01'-31" EAST, AS CALLED FOR IN THAT CERTAIN DEED FOR ADDITIONAL RIGHT OF WAY RECORDED IN OFFICIAL RECORD BOOK 6430, PAGE 728 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUSLY: ■
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- FOR SURVEYORS NOTES CONCERNING STATE PLANE COORDINATES SEE SHEET 2 OF 2.

0650-001  
75/91

VILLAS AT COVE CROSSING NORTH

SUBDIVISION \* Villas At Cove Crossing  
BOOK 75  
PAGE 91  
FLOOD ZONE B  
FLOOD MAP #175-B  
QUAD # 19  
ZONING RM  
SE 87-78A  
ZIP CODE 33462  
PUD NAME Somic  
5145141

TAZ-408

LANTANA NORTH PUD