

LANTANA ROAD P.C.D.

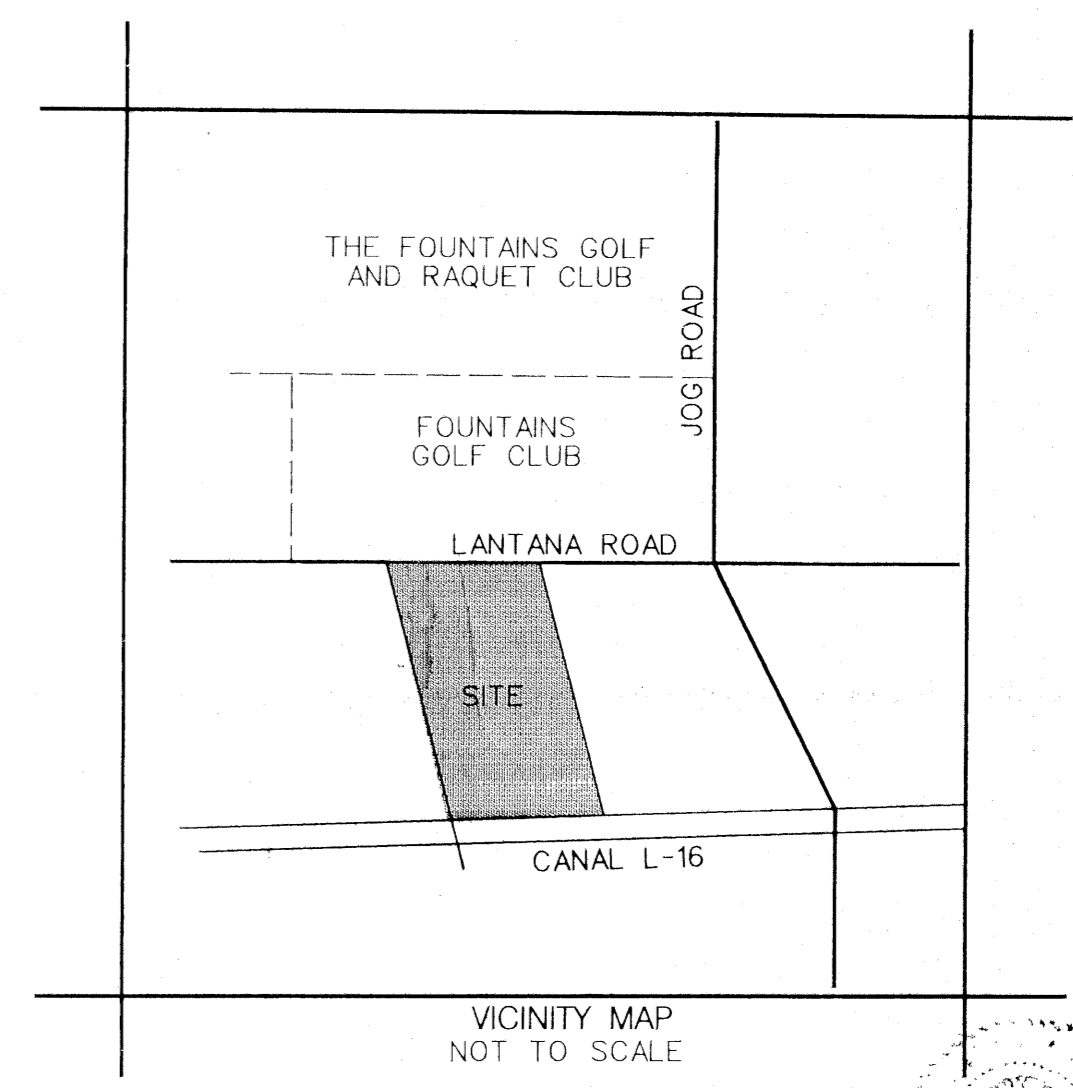
BEING A REPLAT OF A PORTION OF GOVERNMENT LOTS 3 AND 4, TRACT 39 OF THE HIATUS IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PALM BEACH FARMS CO. PLAT NO. 13, PLAT BOOK 6, PAGES 98 AND 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 1999

SHEET 1 OF 3

22

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on
the 13th day of January, 2000
at 2:43A
and duly recorded in Public Records
of said County, Florida, in Book
22-247
Page 27
GORDON H. WILKINSON, Surveyor
By: *David C. Lidberg*



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. AMSDELL, TRUSTEE, OWNER OF THE LAND SHOWN HEREON AS LANTANA ROAD P.C.D. BEING A REPLAT OF A PORTION OF GOVERNMENT LOT 3 AND 4, TRACT 39 OF THE HIATUS IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PALM BEACH FARMS CO. PLAT NO. 13, PLAT BOOK 6, PAGES 98 AND 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:
A PARCEL OF LAND BEING PART OF GOVERNMENT LOTS 3 AND 4, TRACT 39, OF THE HIATUS IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 26°29'02" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 (THE EAST LINE OF GOVERNMENT LOT 4 IS ASSUMED TO BEAR SOUTH 26°29'02" EAST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO) A DISTANCE OF 61.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD (ALSO KNOWN AS COUNTY ROAD NO. 812) AS DESCRIBED IN OFFICIAL RECORD BOOK 5571, PAGE 783, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°23'52" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 77.37 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 10 ACRES OF SAID GOVERNMENT LOT 3; THENCE SOUTH 26°29'02" EAST ALONG THE EAST LINE OF THE WEST 10 ACRES OF SAID GOVERNMENT LOT 3 A DISTANCE OF 1032.71 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 39; THENCE SOUTH 15°29'12" WEST ALONG THE SOUTH LINE OF SAID TRACT 39 A DISTANCE OF 435.59 FEET TO A POINT IN A LINE DESCRIBED AS RELEASE PARCEL 2 (FROM ALLIED PARCEL) AS DESCRIBED IN OFFICIAL RECORD BOOK 8681, PAGE 1364, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 28°29'02" WEST ALONG SAID LINE A DISTANCE OF 33.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 30 FOOT LAKE WORTH DRAINAGE DISTRICT EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 5547, PAGE 1449, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°15'59" WEST ALONG SAID EASEMENT LINE A DISTANCE OF 218.61 FEET TO A POINT IN THE EAST LINE OF A PARCEL OF LAND DESCRIBED AS PROPERTY ENCUMBERED BY MORTGAGE NO. 3, AS DESCRIBED IN OFFICIAL RECORD BOOK 8681, PAGE 1364, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 26°29'02" EAST ALONG SAID EAST LINE A DISTANCE OF 33.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 39; THENCE SOUTH 89°15'59" WEST ALONG SAID TRACT LINE A DISTANCE OF 195.40 FEET; THENCE NORTH 26°29'02" WEST PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 1071.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LANTANA ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 88°23'52" EAST A DISTANCE OF 276.40 FEET; THENCE SOUTH 01°36'08" WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°23'52" EAST A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH 26°29'02" WEST ALONG SAID EAST LINE A DISTANCE OF 13.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY AS CONTAINED IN OFFICIAL RECORD BOOK 5692, PAGE 1783, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 18.284 ACRES MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

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

1. THE 5 FOOT LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE 25 FOOT RIGHT-OF-WAY BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED TO LANTANA PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RIGHT-OF-WAY BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS 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 FACILITIES.
5. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, I, ROBERT J. AMSDELL, TRUSTEE DO HEREBY SET MY HAND AND SEAL THIS 24th DAY OF September, 1999.

WITNESS: *Miane C. Morrell* BY: *Robert J. Amsdell*
ROBERT J. AMSDELL, TRUSTEE
WITNESS: *George T. Webb*

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)
BEFORE ME PERSONALLY APPEARED ROBERT J. AMSDELL, TRUSTEE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 1999.

MY COMMISSION EXPIRES: 12/10/02 Patricia Ann Rowicki
NOTARY PUBLIC

ACCEPTANCE

STATE OF OHIO)
COUNTY OF CUYAHOGA)
LANTANA PROPERTY OWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF September, 1999.

WITNESS: *Miane C. Morrell* BY: *Robert J. Amsdell*
ROBERT J. AMSDELL, PRESIDENT
WITNESS: *George T. Webb*

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)
BEFORE ME PERSONALLY APPEARED ROBERT J. AMSDELL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LANTANA PROPERTY OWNER'S ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 24th DAY OF September, 1999.

MY COMMISSION EXPIRES: 12/10/02 Patricia Ann Rowicki
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BROWARD)
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11319 PAGE 1393, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IT WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF September, 1999.

WITNESS: *James J. Davis* BY: *Tracy S. Dunham*
FIRST UNION NATIONAL BANK
A NATIONAL BANKING ASSOCIATION
(NAME) Tracy S. Dunham
(TITLE) Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED TRACY S. DUNHAM, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A VICE PRESIDENT OF FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 1st DAY OF October, 1999.

MY COMMISSION EXPIRES: *Cheryl J. Hardy*
NOTARY PUBLIC

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAVID C. LIDBERG
LICENSE NO. 2613
STATE OF FLORIDA
2/22/99

COUNTY APPROVAL

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 11th DAY OF January, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, GEORGE R. MORAITIS, 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 IN ROBERT J. AMSDELL, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 10/13/99
BY: *George R. Moraitis*
GEORGE R. MORAITIS

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 88°23'52" EAST, ALONG THE NORTH LINE OF TRACT 39, OF THE HIATUS IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
3. DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LS 3613", PERMANENT REFERENCE MONUMENT (P.R.M.)
4. DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431", PERMANENT REFERENCE MONUMENT (P.R.M.)
5. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
6. 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 MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. 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.

GENERAL NOTES

1. BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
2. 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.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

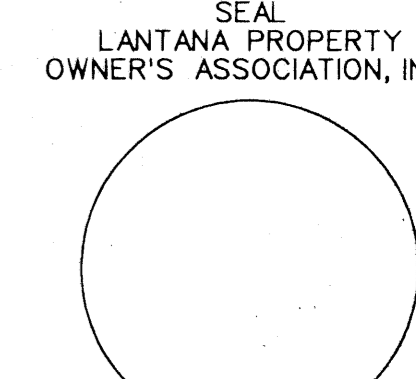
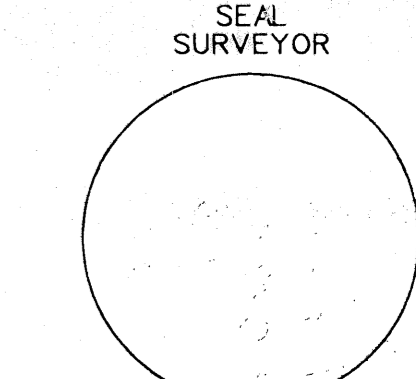
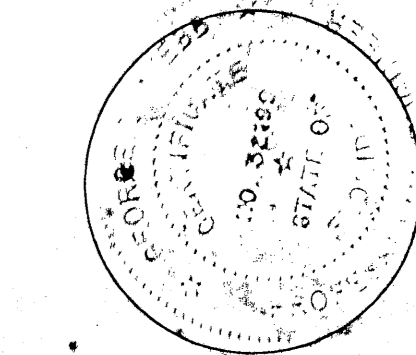
COORDINATE NOTES

1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
3. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000029268 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)
4. COMMON LINE PLAT BEARING = S88°23'52"E
5. COMMON LINE GRID BEARING = S88°23'56"E
6. PLAT TO GRID BEARING ROTATION - 00°00'04" (COUNTER CLOCKWISE)

ABBREVIATIONS

- D.B. = DEED BOOK
- FND. = FOUND
- L.A.E. = LIMITED ACCESS EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- U.E. = UTILITY EASEMENT

SEAL COUNTY ENGINEER
Pet. 87-24G
5/2/21



87/22

SUBDIVISION Lantana Road P.C.D.
BOOK 07
PAGE 02
FLOOD ZONE
ZONING CG-1SF
QUAD# 33
SE
TAZ 43B
PUD NAME Lantana Road

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

CAD. K:\STATION \ PLATS \ 06-98 \ 97-089 \ SHEET1.DGN			
REF.	FB.	PG.	JOB 97-089(306A)
OFF. R.W.			DATE 04/12/99
CKD. D.C.L.	SHEET 1 OF 3	DWG. D97-089P	

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