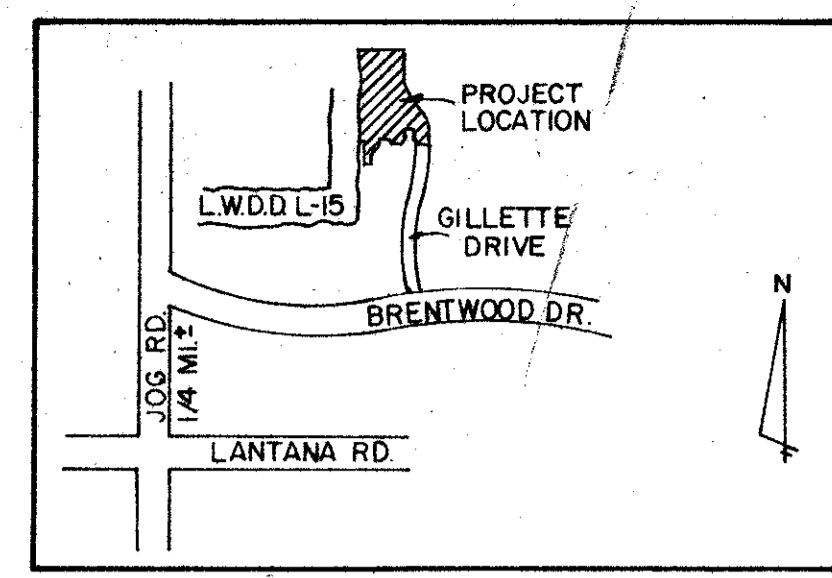


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# HOMES OF LEE'S CROSSING PLAT NO. 3

## PART OF LEE'S CROSSING, A P.U.D.

SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), AS IN PLAT BOOK 42, PAGES 1 THROUGH 5.

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 1:40 PM THIS 22nd DAY OF FEBRUARY, 1994 AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 137 AND 138  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *John B. Dunkle*

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT NEALCO, INC., A FLORIDA CORPORATION OF THE LAND SHOWN HEREON AS HOMES OF LEE'S CROSSING PLAT NO. 3, SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42 ON PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LEE'S CROSSING PLAT NO. 2, THENCE 500'00"00"E A DISTANCE OF 1209.78 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N90°00'00"E A DISTANCE OF 635.00 FEET; THENCE S00°00'00"E A DISTANCE OF 5.00 FEET; THENCE N60°00'00"E A DISTANCE OF 30.00 FEET; THENCE S00°00'00"E A DISTANCE OF 700.03 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 370.00 FEET, FROM WHICH A RADIAL LINE BEARS N90°00'00"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 28°40'00", A DISTANCE OF 185.12 FEET TO THE END OF SAID CURVE; THENCE S28°40'00"E A DISTANCE OF 187.78 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 530.00 FEET, FROM WHICH A RADIAL LINE BEARS S61°20'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 47°38'00", A DISTANCE OF 440.62 FEET TO THE NORTHEAST CORNER OF HOMES OF LEE'S CROSSING PLAT NO. 1, AS RECORDED IN PLAT BOOK 46 ON PAGES 86 AND 87 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE PERIMETER OF SAID HOMES OF LEE'S CROSSING PLAT NO. 1, N71°02'00"W A DISTANCE OF 60.00 FEET; THENCE S67°11'32"W A DISTANCE OF 37.29 FEET; THENCE N64°24'55"W A DISTANCE OF 89.18 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 522.83 FEET, FROM WHICH A RADIAL LINE BEARS S25°25'03"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 09°22'09", A DISTANCE OF 85.50 FEET; THENCE N36°58'32"W A DISTANCE OF 30.07 FEET; THENCE N00°00'00"E A DISTANCE OF 65.47 FEET; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E A DISTANCE OF 46.54 FEET; THENCE S47°41'40"W A DISTANCE OF 36.98 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 522.83 FEET, FROM WHICH A RADIAL LINE BEARS S05°23'20"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°23'20", A DISTANCE OF 49.18 FEET TO THE END OF SAID CURVE; THENCE N90°00'00"W A DISTANCE OF 215.55 FEET; THENCE N45°00'00"W A DISTANCE OF 35.36 FEET; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 278.78 FEET, FROM WHICH A RADIAL LINE BEARS N00°00'00"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°13'46", A DISTANCE OF 103.29 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 328.78 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°13'46", A DISTANCE OF 121.82 FEET TO THE END OF SAID CURVE; THENCE S00°00'00"E A DISTANCE OF 122.83 FEET; THENCE N90°00'00"W A DISTANCE OF 82.00 FEET TO THE AFORESAID PERIMETER OF LEE'S CROSSING PLAT NO. 2; THENCE ALONG SAID PERIMETER, N00°00'00"E A DISTANCE OF 367.99 FEET; THENCE N89°52'20"W A DISTANCE OF 28.77 FEET; THENCE N00°00'00"E A DISTANCE OF 1295.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.9610 ACRES, MORE OR LESS.

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

1. 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. THE UTILITY EASEMENTS (U.E.'S) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. THE DRAINAGE EASEMENTS (D.E.'S) SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS' ASSOCIATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE WATER MANAGEMENT TRACT NO. 1, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, NEALCO, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 22nd DAY OF FEBRUARY, 1994.

ATTEST: *[Signature]* SECRETARY  
*[Signature]* NORMAN RAUCH, PRESIDENT

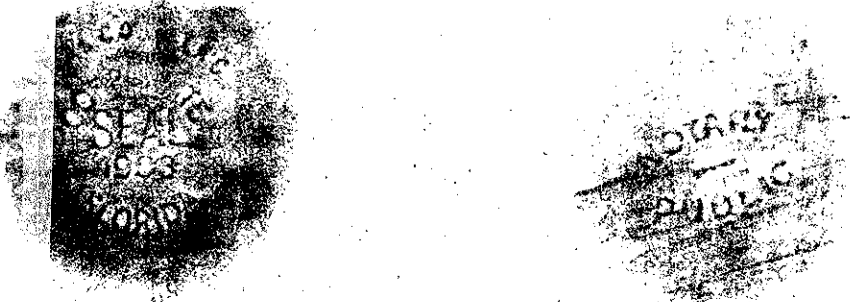
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH, to me well known and known to me to be the individual described in and who executed the foregoing instrument as PRESIDENT and SECRETARY OF NEALCO, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY THE REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF FEBRUARY, 1994.  
MY COMMISSION EXPIRES: 8/22/97 *[Signature]*  
NOTARY PUBLIC

SEAL NEALCO, INC. SEAL NOTARY PUBLIC



**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

ROY E. LEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PHILIP H. LEE, DECEASED, WILLIAM H. LEE, ROY E. LEE, AND JACK COLON LEE, HEREBY CERTIFY THAT THEY ARE HOLDERS OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT THEIR MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3244 AT PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS 13th DAY OF JULY, 1983

WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
WITNESS: *[Signature]*  
WITNESS: *[Signature]*

*[Signature]*  
ROY E. LEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PHILIP H. LEE, DECEASED.

*[Signature]*  
WILLIAM H. LEE

*[Signature]*  
ROY E. LEE

*[Signature]*  
JACK COLON LEE

SEAL NOTARY PUBLIC



**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, ROY E. LEE, AND JACK COLON LEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 13th DAY OF JULY, 1983.

MY COMMISSION EXPIRES: 5-11-95 *[Signature]*  
NOTARY PUBLIC

**TITLE CERTIFICATION**

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 HEREDON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NEALCO, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FLAGLER TITLE COMPANY  
BY: *[Signature]*  
TITLE OFFICER

DATE: FEBRUARY 23, 1994

**SURVEYOR'S CERTIFICATE**

I HEREBY 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 COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 27th DAY OF FEBRUARY, 1994.  
*[Signature]*  
MELBY, JR. WANS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

SEAL PROFESSIONAL LAND SURVEYOR



**SURVEYOR'S NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE EQUAL TO THE BEARING DATUM OF LEE'S CROSSING PLAT NO. 1 (A P.U.D.)  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS:  (THIS PLAT) SHOWN THIS:  (PLAT NO. 1) SHOWN THIS:  (PLAT NO. 2)
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT IF ALL UTILITY COMPANIES OCCUPYING SAME.
3. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

**APPROVALS**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF March, 1994.  
BY: *[Signature]*  
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF March, 1994.  
BY: *[Signature]*  
HERBERT F. KHLERT, P.E., COUNTY ENGINEER

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

BY: *[Signature]*  
DEPUTY CLERK

SIDEWALK REQUIRED

TURNOUT REQUIRED

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

0271-303

47/137

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA  
DRAWN: M.E.H. DATE: JUNE 1983  
CHECKED: SCALE:  
WRAPPING NO. 83-P-033  
HOMES OF LEE'S CROSSING PLAT NO. 3  
PART OF LEE'S CROSSING, A P.U.D.