

# HOMES OF LEE'S CROSSING PLAT NO. 9

A P.U.D.

## SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

APRIL, 1986

SHEET 1 OF 2

# 164

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 10:07 AM  
THIS 24th DAY OF June  
AD, 1986 AND DULY RECORDED  
IN PLAT BOOK 53 ON PAGES  
164 AND 165

JOHN B. DUNKLE, CLERK  
BY: *[Signature]*, D.C.

DRAWING NUMBER  
**53/164**  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07548

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALCO, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS HOMES OF LEE'S CROSSING PLAT NO. 9, SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°52'17"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 800.74 FEET; THENCE N00°07'43"W, DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S89°52'17"W A DISTANCE OF 527.08 FEET; THENCE N00°00'00"E A DISTANCE OF 1331.61 FEET TO THE PERIMETER OF LEE'S CROSSING PLAT NO. 1, AS RECORDED IN PLAT BOOK 41, PAGES 3 THROUGH 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°52'17"E, ALONG SAID PERIMETER, A DISTANCE OF 300.00 FEET; THENCE N00°00'00"E A DISTANCE OF 250.00 FEET; THENCE N32°04'19"W A DISTANCE OF 291.05 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 440.00 FEET FROM WHICH A RADIAL LINE BEARS S22°42'56"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 28°27'13", A DISTANCE OF 218.51 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 410.00 FEET FROM WHICH A RADIAL LINE BEARS S05°44'18"W; THENCE SOUTHEASTERLY AND SOUTHWESTERLY, DEPARTING FROM SAID PERIMETER AND RUNNING ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 118°28'32", A DISTANCE OF 847.79 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 620.00 FEET FROM WHICH A RADIAL LINE BEARS S55°47'10"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 34°20'33", A DISTANCE OF 371.62 FEET; THENCE S00°07'43"E A DISTANCE OF 832.11 FEET; THENCE S44°52'17"W A DISTANCE OF 35.36 FEET; THENCE S00°07'43"E A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.330 ACRES MORE OR LESS.

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

- 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.
- THE UTILITY EASEMENTS (U.E.'S) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- 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 OF LANTANA ROAD HOMEOWNER'S ASSOCIATION INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY HOWEVER, 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.
- 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.
- THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC. AND THE LEE'S CROSSING HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., FOR OPEN SPACE AND BUFFER ZONE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR ADDITIONAL ROAD RIGHT OF WAY.
- THE 7 FOOT ACCESS AND MAINTENANCE EASEMENTS ARE DEDICATED IN PERPETUITY FOR MAINTENANCE OF BUILDINGS.
- THE RECREATION AREA IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER 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 \_\_\_\_ DAY OF \_\_\_\_\_, 1986.

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND NEAL 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 HE 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 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 \_\_\_\_ DAY OF \_\_\_\_\_, 1986.

MY COMMISSION EXPIRES: \_\_\_\_\_ 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NEALCO, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: APRIL 29, 1986 BY: *[Signature]*  
FLAGLER TITLE COMPANY TITLE OFFICER

### 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 214H-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 FOSTERED 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 30th DAY OF APRIL, 1986.  
*[Signature]*  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°31'30"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4), OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST.  
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 ARE SHOWN THUS:   
(FOUND) SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- 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 OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June, 1986.  
BY: *[Signature]*  
KAREN T. MARCUS, CHAIR

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

BY: *[Signature]*  
KATHRYN S. MILLER  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June, 1986.  
BY: *[Signature]*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### P.U.D. TABLE

TOTAL ACREAGE	22.329 AC.
NUMBER UNITS	95 UNITS = 4.25 DU / AC
ROADS	4.028 AC.
LAKE	2.70 AC.
OPEN SPACE	15.03 AC. OR 67%

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

SEAL  
NEALCO, INC.

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER

34/44/42

SUBDIVISION	Homes of Lee's Crossing
BOOK	53
FLOOD ZONE	B
QUAD	33
SE	
PUD NAME	

PAGE 164 OF 179  
FLOOD MAP # 170A  
ZONING  
ZIP CODE 33467

0271-300

Meridian  
Surveying and Mapping, Inc.  
2328 SO. CONGRESS AVE  
WEST PALM BEACH, FL.

DRAWN	MEH	DATE	FEB 1984
CHECKED	W.B.H.	SCALE	NONE
DRAWING NO.	84-P-006		

HOMES OF LEE'S CROSSING PLAT NO. 9