

(A P.C.D.)  
 THE PLAT OF  
**LEE SQUARE**  
 BEING A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 4:32  
 P.M. this 26 day of March, 1992  
 and duly recorded in Plat Book No. 68  
 on Page 186-187.  
 John B. Dunkle, Clerk of the Circuit Court  
 By: Barbara A. Platt D.C.



IN WITNESS WHEREOF, WE WILLIAM H. LEE, JACK COLON LEE AND OLGA M. LEE DO HERETO SET OUR HANDS AND SEALS THIS 27th DAY OF January 1992.

WITNESS: (AS TO ALL)  
 [Signature] WILLIAM H. LEE  
 [Signature] JACK COLON LEE  
 [Signature] OLGA M. LEE

MORTGAGEE'S CONSENT  
 STATE OF FLORIDA  
 COUNTY OF DADE  
 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 6955 AT PAGE 1335, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I MICHAEL BEDZOW ACTING AS ATTORNEY IN FACT ON BEHALF OF GARAGE DE L'ETOILE, S.A., A SWISS CORPORATION, DO HERETO SET MY HAND AND SEAL THIS 9th DAY OF January 1992.  
 WITNESS:  
 [Signature] GARAGE DE L'ETOILE, S.A., A SWISS CORPORATION  
 [Signature] MICHAEL BEDZOW, AS ATTORNEY IN FACT (RECORDED IN OFFICIAL RECORD BOOK 7053, PAGE 528)

APPROVALS  
 BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF March 1992.  
 BY: [Signature] KAREN T. MARCUS, CHAIR

ATTEST:  
 [Signature] CLERK  
 [Signature] DEPUTY CLERK  
 COUNTY ENGINEER:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF March 1992.  
 BY: [Signature] GEORGE W. WEBB, P.E. COUNTY ENGINEER

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM H. LEE, JACK COLON LEE AND OLGA M. LEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROY E. LEE, DECEASED, AND LANTANA PLAZA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP OWNERS OF THE LAND HEREON, BEING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF LEE SQUARE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 01°35'40" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 1371.61 FEET; THENCE SOUTH 88°32'09" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOG ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 88°32'09" EAST, A DISTANCE OF 1287.44 FEET; THENCE SOUTH 01°35'40" WEST, A DISTANCE OF 1317.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LANTANA ROAD; THENCE NORTH 88°32'09" WEST, A DISTANCE OF 307.57 FEET; THENCE NORTH 83°55'17" WEST, A DISTANCE OF 217.47 FEET; THENCE NORTH 86°33'25" WEST, A DISTANCE OF 130.21 FEET; THENCE NORTH 85°47'16" WEST, A DISTANCE OF 75.35 FEET; THENCE SOUTH 01°35'40" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 85°47'16" WEST, A DISTANCE OF 175.35 FEET; THENCE NORTH 88°32'09" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 49°43'58" WEST, A DISTANCE OF 43.87 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 08°22'32", A RADIUS OF 1566.02 FEET AND WHOSE CHORD BEARS NORTH 06°44'31" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.92 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01°57'44" EAST, A DISTANCE OF 140.67 FEET; THENCE NORTH 00°19'17" EAST, A DISTANCE OF 205.82 FEET; THENCE NORTH 88°24'20" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 01°35'40" EAST, A DISTANCE OF 244.35 FEET; THENCE NORTH 01°35'40" EAST, A DISTANCE OF 448.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.19 ACRES MORE OR LESS.

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

- EASEMENTS:  
 THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
 THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.  
 THE 25' LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO LANTANA PLAZA ASSOCIATES, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACTS:  
 TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO LANTANA PLAZA ASSOCIATES, ITS SUCCESSORS AND/OR ASSIGNS FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.  
 THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS AND MAINTENANCE OF SPECIFIC AREAS WITHIN TRACT "A" ARE OUTLINED IN THE UNITY OF CONTROL DOCUMENTS, RECORDED IN OFFICIAL RECORD BOOK 6955 PAGE 1384.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER AND THE GENERAL PARTNER'S SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF January 1992.

WITNESS:  
 [Signature] LANTANA PLAZA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP  
 BY: [Signature] NEIL FAIRMAN, GENERAL PARTNER

ACKNOWLEDGEMENT  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, JACK COLON LEE AND OLGA M. 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 27th DAY OF January 1992.

MY COMMISSION EXPIRES: 6-23-93  
 [Signature] NOTARY PUBLIC

ACKNOWLEDGEMENT  
 STATE OF FLORIDA  
 COUNTY OF DADE  
 BEFORE ME PERSONALLY APPEARED NEIL FAIRMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER, OF LANTANA PLAZA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID GENERAL PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF January 1992.

MY COMMISSION EXPIRES:  
 [Signature] NOTARY PUBLIC

ACKNOWLEDGEMENT  
 STATE OF FLORIDA  
 COUNTY OF DADE  
 BEFORE ME PERSONALLY APPEARED MICHAEL BEDZOW TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN 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 9th DAY OF January 1992.  
 MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

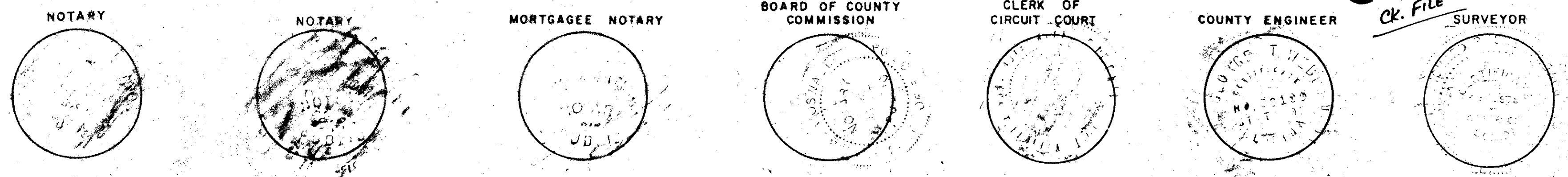
TITLE CERTIFICATION  
 STATE OF FLORIDA  
 COUNTY OF DADE  
 I, ALYNE KAPLAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WILLIAM H. LEE, JACK COLON LEE AND OLGA M. LEE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROY E. LEE, DECEASED, AND LANTANA PLAZA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WILL AFFECT THE PLATTING OF THE PROPERTY AS OF January 10, 1992 AT 9:22 A.M.  
 DATE: January 10, 1992  
 BY: [Signature] ALYNE KAPLAN (ATTORNEY)

- SURVEYOR'S NOTES
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s P.L.S. #3978) ARE SHOWN THUS: ■
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 34, TOWNSHIP 44, SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 01°35'40" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - C.B. DENOTES CHORD BEARING  
 L.A.E. DENOTES LIMITED ACCESS EASEMENT  
 P.O.C. DENOTES POINT OF COMMENCEMENT  
 P.O.B. DENOTES POINT OF BEGINNING  
 C/L DENOTES CENTERLINE OF ROAD  
 U.E. DENOTES UTILITY EASEMENT  
 P.C.D. DENOTES PLANNED COMMERCIAL DEVELOPMENT  
 R/W DENOTES RIGHT-OF-WAY  
 O.R.B. DENOTES OFFICIAL RECORD BOOK  
 Pg. DENOTES PAGE  
 N.T.S. DENOTES NOT TO SCALE  
 P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
  - PROJECT PETITION NUMBER 81-186(A)

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 THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, 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: 2-03-1992 BY: [Signature] 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.

PET. 81-186A  
 ALLOC. #0001  
 COLLECT  
 CK. FILE

0598-001 68/186  
 Landmark Surveying & Mapping Inc.  
 1850 FOREST HILL BOULEVARD  
 PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA  
 THE PLAT OF LEE SQUARE



SUBDIVISION \* LEE SQUARE, P.C.D.  
 BOOK 68  
 FLOOD ZONE B  
 QUAD # 33  
 SE 81-186A  
 BID NAME SAME  
 2/14/92

TAZ # 349