

LOCATION MAP NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS LEE ESTATES PLAT V, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (S.E.) CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 35; THENCE NORTH 01°56'51" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 35, A DISTANCE OF 54.00 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT (L.W.D.) CANAL E-3 AND THE POINT OF BEGINNING; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 436.63 FEET; THENCE NORTH 84°37'42" WEST, A DISTANCE OF 180.40 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 43°14'51" WEST, A DISTANCE OF 35.48 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 267.32 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1440.00 FEET AND A CENTRAL ANGLE OF 09°21'27"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.18 FEET; THENCE NORTH 37°33'02" EAST, A DISTANCE OF 35.33 FEET; THENCE NORTH 82°30'39" EAST, A DISTANCE OF 52.20 FEET; THENCE SOUTH 47°46'15" EAST, A DISTANCE OF 38.14 FEET; THENCE NORTH 82°42'14" EAST, A DISTANCE OF 50.66 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 57.17 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 254.44 FEET; THENCE SOUTH 84°37'42" EAST, A DISTANCE OF 118.31 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 235.77 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 262.31 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 01°33'27" EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 10.34 FEET; THENCE NORTH 01°33'27" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°14'51" WEST, A DISTANCE OF 35.48 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 347.74 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT (L.W.D.) CANAL E-3; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 740.32 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 8.870 ACRES MORE OR LESS.

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

- 1. STREETS: THE STREETS, 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.
2. EASEMENTS: UTILITY EASEMENTS (U.E.), AS SHOWN HEREON 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. DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LIMITED ACCESS EASEMENTS (L.A.E.), 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. MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ADJUTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

LEE ESTATES PLAT V
A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3
JUNE, 1994

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF June, 1994.

LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, LEE ESTATES, INC., A FLORIDA CORPORATION
WITNESS: CHRIS HEINE, SECRETARY; NORMAN RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE WHO ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LEE ESTATES, INC., A FLORIDA CORPORATION BEING THE GENERAL PARTNER OF LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP, 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 14th DAY OF June, 1994. ROSANNE S. VAUGHN, NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF June, 1994.

LEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION
ATTEST: CHRIS HEINE, SECRETARY; NORMAN RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LEE ESTATES HOMEOWNERS ASSOCIATION, INC., 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 FIXED 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 14th DAY OF June, 1994. ROSANNE S. VAUGHN, NOTARY PUBLIC

P.U.D. TABULATIONS (PETITION NO. 90-16)

TOTAL ACRES... 8.870 ACRES
ROAD R/W... 1.944 ACRES
NO OF UNITS... 54 UNITS
DENSITY... 6.088 D.U./ACRE

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 7179 AT PAGES 362 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, WILLIAM H. LEE, JACK COLLON LEE AND OLGA M. LEE AS PERSONAL REPRESENTATIVES OF THE ESTATE OF ROY E. LEE DECEASED, DO HEREBY SET OUR HANDS THIS 14th DAY OF June, 1994.

WITNESS: (AS TO ALL) William H. Lee, Jack Collon Lee, Olga M. Lee

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, JACK COLLON LEE AND OLGA M. LEE WHO ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, 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 14th DAY OF June, 1994. ROSANNE S. VAUGHN, NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH
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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

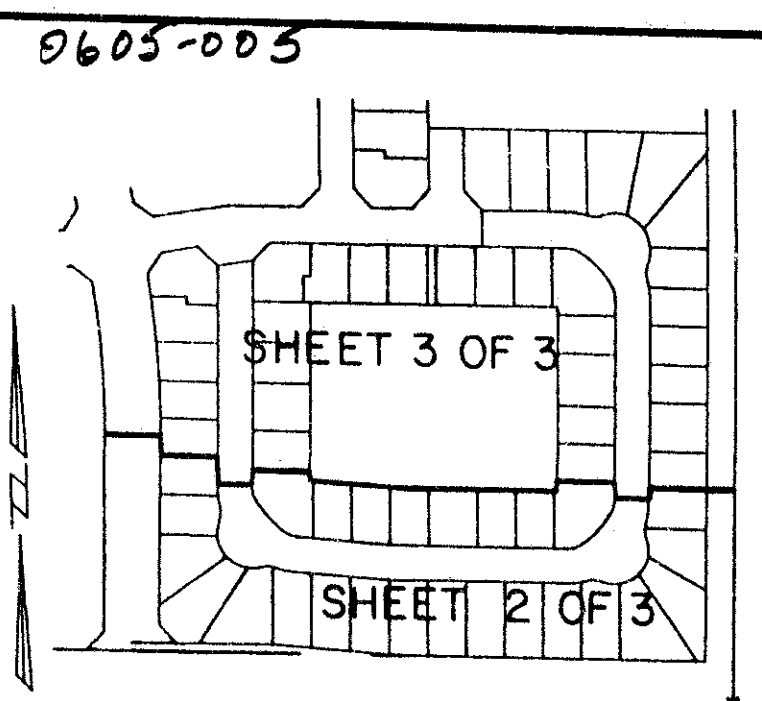
FLAGLER TITLE COMPANY
BY: JOHN BREITWISGER, VICE PRESIDENT
DATE: JUNE 14, 1994

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 (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEE 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.

DATE: June 21, 1994
CRAIG S. PUSEY, P.L.S.
LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC.



KEY MAP

59

STATE OF FLORIDA COUNTY OF PALM BEACH
This Plat was filed for record at 9:02 A.M. this 18th day of August, 1994, and duly recorded in Plat Book No. 33 on page 59-61.
Dorothy H. Wilken, Clerk of the Circuit Court
By: Dawn Amato, D.C.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF August, 1994.
BY: MARY MCCARTHY, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
DEPUTY CLERK

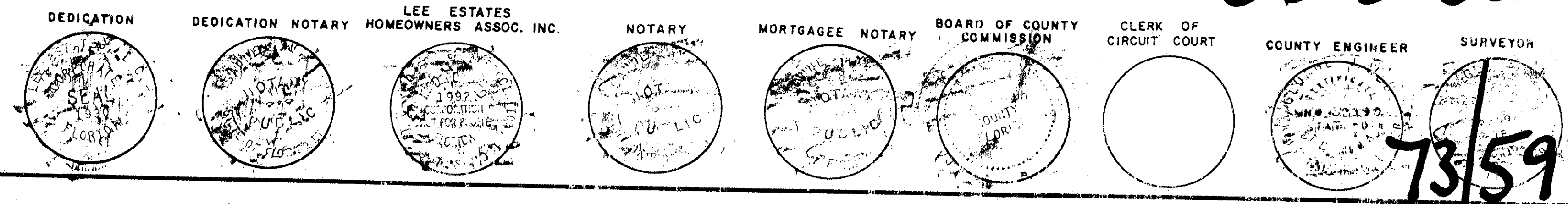
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF August, 1994.
BY: GEORGE T. WEBB, P.E., COUNTY ENGINEER

NOTES:

- 1. M.E. DENOTES MAINTENANCE EASEMENT
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
P.U.D. DENOTES PLANNED UNIT DEVELOPMENT
P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
3. PERMANENT REFERENCE MONUMENTS (P.L.S. # 5019) ARE SHOWN THUS:
EXISTING PERMANENT REFERENCE MONUMENTS (P.L.S. # 5019) ARE SHOWN THUS:
PERMANENT CONTROL POINTS (P.L.S. # 5019) ARE SHOWN THUS:
4. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE EAST LINE OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARINGS BEING NORTH 01°56'51" EAST, PALM BEACH COUNTY, FLORIDA.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR MAINTENANCE EASEMENTS.
6. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES.
9. BEARINGS AS SHOWN HEREON ARE TO BE ASSUMED NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL SHOWN THUSLY: R
10. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
11. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

PET. 90-16
5/2/2/I

0605-005



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA
LEE ESTATES PLAT V

LEE ESTATES PLAT V
73
59
1750
RS
33463
92-1578
TAR-349