



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 1, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 35; THENCE NORTH 88°26'33" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 35, A DISTANCE OF 119.52 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 54.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LANTANA ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°56'51" EAST, A DISTANCE OF 1521.92 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 50.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1440.00 FEET A CENTRAL ANGLE OF 18°41'31" AND A CHORD BEARING OF SOUTH 07°23'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 469.78 FEET; THENCE NORTH 73°15'20" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 03°05'34" AND A CHORD BEARING OF NORTH 15°11'53" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.41 FEET; THENCE NORTH 74°31'46" EAST, A DISTANCE OF 154.87 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 282.01 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 57.17 FEET; THENCE SOUTH 89°38'40" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 353.00 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 81.83 FEET; THENCE SOUTH 43°14'51" EAST, A DISTANCE OF 35.48 FEET; THENCE SOUTH 01°33'27" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 10.34 FEET; THENCE SOUTH 01°33'27" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 118.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 262.31 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 235.77 FEET; THENCE NORTH 84°37'42" WEST, A DISTANCE OF 118.31 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 254.44 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 57.17 FEET; THENCE SOUTH 82°42'14" WEST, A DISTANCE OF 50.66 FEET; THENCE NORTH 47°46'15" WEST, A DISTANCE OF 38.14 FEET; THENCE SOUTH 82°30'39" WEST, A DISTANCE OF 52.20 FEET; THENCE SOUTH 37°03'02" WEST, A DISTANCE OF 35.35 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 09°21'27" AND A CHORD BEARING OF SOUTH 02°43'52" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 235.18 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 267.32 FEET; THENCE SOUTH 43°14'51" EAST, A DISTANCE OF 35.48 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 84°37'42" EAST, A DISTANCE OF 180.40 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF LANTANA ROAD; THENCE NORTH 88°26'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 682.99 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 16.549 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER 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 T.V., DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LEE ESTATES PLAT 1 WHICH SERVES PUBLICLY DEDICATED ROADS.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND/OR ASSIGN FOR LIFT STATION AND RELATED PURPOSES.

THE 20' ACCESS AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS FOR LAKE ACCESS AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LEE ESTATES PLAT 1 WHICH SERVES PUBLICLY DEDICATED ROADS.

MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING 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, FLORIDA.

THE 20' LAKE MAINTENANCE EASEMENT (L.M.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, DRAINAGE AND PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

3. TRACTS:
TRACT "R-1" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION AND OPEN SPACES PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

WATER MANAGEMENT TRACT "L-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR ADDITIONAL RIGHT OF WAY FOR LANTANA ROAD (S.R.D. 812).

TRACTS "Z-1", "Z-2", "Z-3", AND "Z-4", AS SHOWN HEREON, ARE HEREBY DEDICATED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES TO THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT.

TRACT "S-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS FOR SIGNAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

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 15th DAY OF JUNE, 1992.

LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP.
By: ITS GENERAL PARTNER, LEE ESTATES, INC., A FLORIDA CORPORATION.
By: Chris A. Heine ASSISTANT SECRETARY
By: Norman Rauch PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS A. HEINE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF LEE ESTATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF LEE ESTATES, INC., A FLORIDA CORPORATION, ITS CORPORATE GENERAL PARTNER, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATE GENERAL PARTNER AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE CORPORATE GENERAL PARTNER AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP. THE ABOVE NAMED INDIVIDUALS ARE PERSONALLY KNOWN TO ME AND THEY DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF June, 1992.
My COMMISSION EXPIRES: Oct. 2, 1992
Susan Grayson NOTARY PUBLIC

DEDICATION DEDICATION NOTARY MORTGAGEE NOTARY

LEE ESTATES PLAT 1

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3 JULY, 1992

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 IS RECORDED IN OFFICIAL RECORD BOOK 7115 AT PAGE 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 COLON LEE AND OLGA M. LEE AS PERSONAL REPRESENTATIVES OF THE ESTATE OF ROY. E. LEE DECEASED, DO HERETO SET OUR HANDS THIS 15th DAY OF JUNE, 1992.

WITNESS: (AS TO ALL)
Thomas H. Kennedy
William H. Lee
Jack Colon Lee
Olga M. Lee

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, AND THEY DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF June, 1992.
My COMMISSION EXPIRES: Oct. 2, 1992
William J. Smith 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 HEREON 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 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.

FLAGLER TITLE COMPANY
By: John Breitwieser VICE PRESIDENT
DATE: June 17, 1992

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 THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE July 21, 1992 By: Craig S. Pusey
CRAIG S. PUSEY, P.L.S.
FLORIDA CERTIFICATE NO. 5019

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

CLERK OF CIRCUIT COURT COUNTY ENGINEER SURVEYOR

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:01 A.M. this 11th day of SEPT 1992 and duly recorded in Plat Book No. 69 on Pages 109-111
Milton T. Bauer, Clerk of the Circuit Court
By: Margaret K. Neuman D.C.

SHEET 2

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF Sept 1992
Karen T. Marcus CHAIR
MILTON T. BAUER, CLERK OF THE CIRCUIT COURT
By: Debbie Rowland DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF Sept 1992
By: George H. Webb, Jr. COUNTY ENGINEER

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

TOTAL ACRES	16.549 ACRES
ROAD R/W	5.277 ACRES
LAKES	2.120 ACRES
OPEN SPACE	1.180 ACRES
NO. OF UNITS	59 UNITS
DENSITY	3.57 D.U./ACRE

- NOTES:
- P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
R. DENOTES RADIAL LINES
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
M.E. DENOTES MAINTENANCE EASEMENT
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 - PERMANENT REFERENCE MONUMENTS (P.L.S. # 5019) ARE SHOWN THUS: PERMANENT CONTROL POINTS (P.L.S. # 5019) ARE SHOWN THUS:
 - BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARINGS BEING NORTH 88°26'33" WEST, PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
 - LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT OVER UTILITY EASEMENTS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES.
 - BEARINGS AS SHOWN HEREON ARE TO BE ASSUMED TO BE RADIAL UNLESS OTHERWISE NOTED AS RADIAL SHOWN OTHERWISE.

IMPACT FEE
PET. 90-16
COLLECT

69/109

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

LEE ESTATES PLAT 1

SUBDIVISION: LEE ESTATES PL. 1
BOOK: 69
PAGE: 109
FLOOD ZONE: B
QUAD: 33
ZONING: RS 120
ZIP CODE: 33463
PUD NAME: SAME
TAX: 349

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