

0603-003

102

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 12:29 P.M. this 27 day of September 1993 and duly recorded in Plat Book No. 71 on page 102-103
Dorothy H. Wilken, Clerk of the Circuit Court
By: [Signature] D.C.



APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Sept 19 93.
By: [Signature] MARY MC CARTY, CHAIR
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
By: [Signature] DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Sept 19 93.
By: [Signature] GEORGE W. WEBB, P.E., COUNTY ENGINEER

PET. 90-16

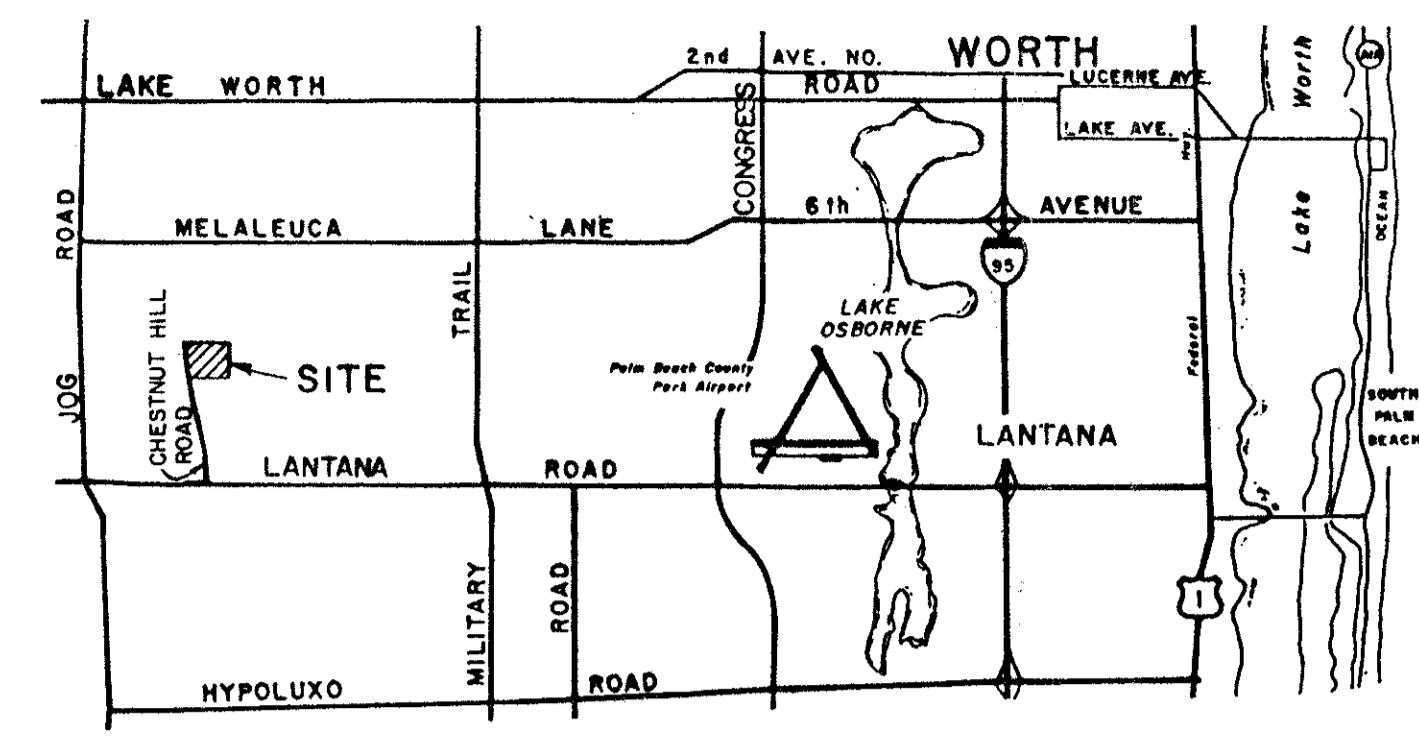
NOTES:

- 1. 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
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OF ACCESS 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: 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, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- 6. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 7. WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT OVER UTILITY EASEMENTS.
- 8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9. ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES.
- 10. BEARINGS AS SHOWN HEREON ARE TO BE ASSUMED NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL SHOWN THUSLY: R

0605-003
7/1/02

LEE ESTATES PLAT III

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2



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 III, 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 2274.19 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 454.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°48'34" WEST, A DISTANCE OF 448.71 FEET; THENCE SOUTH 02°20'22" WEST, A DISTANCE OF 191.91 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 82.01 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 58.33 FEET; THENCE NORTH 88°49'56" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 57.17 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 479.87 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 56.83 FEET; THENCE NORTH 88°03'09" WEST, A DISTANCE OF 85.00 FEET TO A POINT ON THE EAST LINE OF LANTANA HOMES PLAT 7, AS RECORDED IN PLAT BOOK 59, PAGES 76 AND 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°56'51" EAST ALONG THE EAST LINE OF SAID LANTANA HOMES PLAT 7, A DISTANCE OF 642.01 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 43°14'51" EAST, A DISTANCE OF 35.48 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 46°45'09" EAST, A DISTANCE OF 35.23 FEET; THENCE SOUTH 88°49'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 43°14'51" EAST, A DISTANCE OF 35.48 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 56.83 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 237.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.716 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 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY 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.
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.
- 3. TRACTS:
TRACT "0-1" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND BUFFER 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 21ST DAY OF MAY, 19 93.

LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP
By: ITS GENERAL PARTNER, LEE ESTATES, INC., A FLORIDA CORPORATION

ATTEST:
By: [Signature] CHRIS HEINE, SECRETARY
By: [Signature] NORMAN RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE WHO IS 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 CORPORATE PARTNER OF LEE ESTATES L.T.D., 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 21ST DAY OF MAY, 19 93.

MY COMMISSION EXPIRES: [Signature] Eileen L. Barnaby, Notary Public, CC119048

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 21ST DAY OF MAY, 19 93.

LEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

ATTEST: [Signature] CHRIS HEINE, SECRETARY
By: [Signature] NORMAN RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE WHO IS 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 21ST DAY OF MAY, 19 93.

MY COMMISSION EXPIRES: [Signature] Eileen L. Barnaby, Notary Public, CC119048
P.U.D. TABULATION (PETITION No. 90-16)

TOTAL ACRES.....9.716 ACRES
ROAD R/W.....3.662 ACRES
TRACT "0-1".....0.074 ACRES
NO. OF UNITS.....53 UNITS
DENSITY.....5.455 D.U./ACRE

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 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 HERETO SET OUR HANDS THIS 21ST DAY OF MAY, 19 93.

WITNESSES: (AS TO ALL)
[Signature] Leonard Davis, WILLIAM H. LEE
[Signature] Thomas W. Kennedy, JACK COLLON LEE
[Signature] Leonard Weinberg, 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 21ST DAY OF MAY, 19 93.

MY COMMISSION EXPIRES: [Signature] Eileen L. Barnaby, Notary Public, CC119048

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.

DATE: SEPT. 16, 1993
[Signature] JOHN BREITWIESER, VICE PRESIDENT

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 GUARANTEES 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: 5-27-93
[Signature] 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.

DEDICATION, DEDICATION, NOTARY, LEE ESTATES HOMEOWNERS ASSO. INC., NOTARY, MORTGAGEE, NOTARY, CLERK OF CIRCUIT COURT, SURVEYOR, COUNTY ENGINEER, BOARD OF COUNTY COMMISSION

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

TAZ 349
Lee Estates Pl. 3
Book 71 Page 102
Filed 09/27/93
RS
90-16
LEE ESTATES