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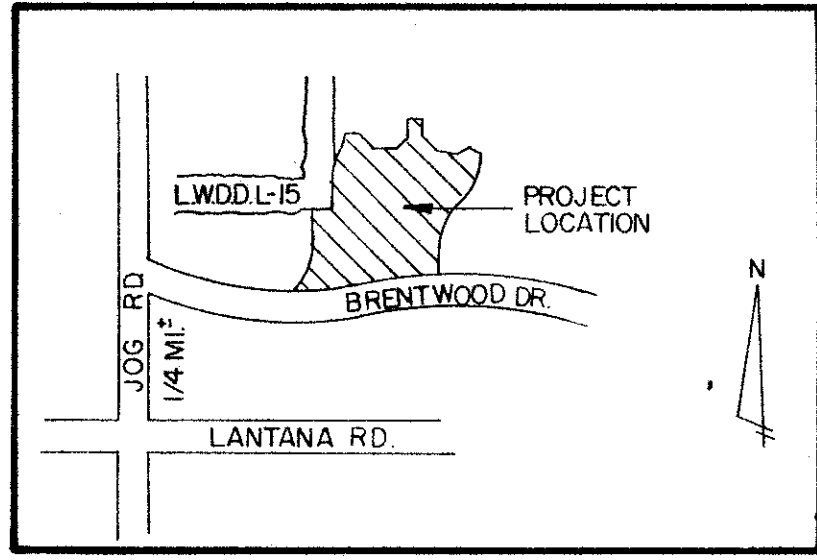
HOMES OF LEE'S CROSSING PLAT NO. 1

PART OF LEE'S CROSSING, A P.U.D.

SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), AS IN PLAT BOOK 42, PAGES 1 THROUGH 5.

JUNE, 1983

SHEET 1 OF 2



LOCATION MAP N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:52 AM THIS 15th DAY OF SEPTEMBER AD, 1983 AND DULY RECORDED IN PLAT BOOK 46 ON PAGE 86 AND 87
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
By: *[Signature]*

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. 1, SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42 ON PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "D-1", AS SHOWN ON SAID PLAT, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 595.00 FEET, FROM WHICH A RADIAL LINE BEARS N89°23'50"E, THENCE, ALONG THE PERIMETER OF SAID PLAT AND EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 40°40'59", A DISTANCE OF 280.47 FEET; THENCE N29°26'26"E A DISTANCE OF 37.89 FEET; THENCE N70°26'10"E A DISTANCE OF 60.00 FEET; THENCE S67°59'29"E A DISTANCE OF 37.25 FEET; THENCE N63°51'03"E A DISTANCE OF 95.61 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 520.00 FEET, FROM WHICH A RADIAL LINE BEARS S26°08'57"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 20°10'12", A DISTANCE OF 184.27 FEET; THENCE N42°03'01"E A DISTANCE OF 23.52 FEET; THENCE N49°56'45"E A DISTANCE OF 60.00 FEET; THENCE N00°00'14"W A DISTANCE OF 77.78 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 458.50 FEET, FROM WHICH A RADIAL LINE BEARS N89°56'46"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 38°39'19", A DISTANCE OF 309.53 FEET TO THE END OF SAID CURVE; THENCE N38°36'05"E A DISTANCE OF 60.84 FEET; THENCE, DEPARTING FROM SAID PERIMETER, N38°36'05"E A DISTANCE OF 43.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 530.00 FEET, FROM WHICH A RADIAL LINE BEARS N51°23'55"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 19°39'05", A DISTANCE OF 181.63 FEET; THENCE, DEPARTING FROM SAID PERIMETER, N71°02'00"W A DISTANCE OF 60.00 FEET; THENCE S67°11'22"W A DISTANCE OF 37.25 FEET; THENCE N81°04'55"W A DISTANCE OF 89.18 TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 522.83 FEET, FROM WHICH A RADIAL LINE BEARS S25°25'05"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 09°22'09", A DISTANCE OF 65.50 FEET; THENCE N36°58'32"W A DISTANCE OF 30.07 FEET; THENCE N00°00'00"E A DISTANCE OF 65.47 FEET; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET; THENCE, S00°00'00"E A DISTANCE OF 46.54 FEET; THENCE S47°41'40"W A DISTANCE OF 36.98 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 522.83 FEET, FROM WHICH A RADIAL LINE BEARS S05°23'20"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°23'20", A DISTANCE OF 49.18 FEET TO THE END OF SAID CURVE; THENCE N90°00'00"W A DISTANCE OF 213.55 FEET; THENCE N45°00'00"W A DISTANCE OF 35.36 FEET; THENCE, N90°00'00"W A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 278.78 FEET, FROM WHICH A RADIAL LINE BEARS N90°00'00"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°13'46", A DISTANCE OF 103.29 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 328.78 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°13'46", A DISTANCE OF 121.82 FEET TO THE END OF SAID CURVE; THENCE S00°00'00"E A DISTANCE OF 122.83 FEET; THENCE N90°00'00"W A DISTANCE OF 82.00 FEET TO THE AFORESAID PERIMETER OF PLAT NO. 2; THENCE, ALONG SAID PERIMETER, S00°00'00"E A DISTANCE OF 111.09 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 210.00 FEET, FROM WHICH A RADIAL LINE BEARS N90°00'00"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 42°55'43", A DISTANCE OF 335.81 FEET TO THE END OF SAID CURVE; THENCE S46°55'43"W A DISTANCE OF 41.84 FEET TO THE POINT OF BEGINNING, CONTAINING 11.1425 ACRES, MORE OR LESS.

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

- THE PARKS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES OF LANTANA ROAD HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.

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 25 DAY OF JULY, 1983.

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NEALCO, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 25 DAY OF JULY, 1983.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

CENTEX HOMES OF FLORIDA, INC., A NEVADA CORPORATION, HEREBY CERTIFY THAT THEY ARE HOLDERS OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT THEIR MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3952 AT PAGE 150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CENTEX HOMES OF FLORIDA, INC., A NEVADA CORPORATION, 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 13 DAY OF JULY, 1983.

ATTEST: *[Signature]* SECRETARY
BY: *[Signature]* PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph Matuzny and Bend. Tarber, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CENTEX HOMES OF FLORIDA, INC., A NEVADA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 15 DAY OF JULY, 1983.

MY COMMISSION EXPIRES: MAY 26, 1985 Charnice J. Hays NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, ROY E. LEE, AND JACK COLON 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 12 DAY OF JULY, 1983.

MY COMMISSION EXPIRES: 5-11-86 *[Signature]* NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

STOCKTON, WHITLEY, DAVIN AND COMPANY, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3952 AT PAGE 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, STOCKTON, WHITLEY, DAVIN AND COMPANY, 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 25 DAY OF July, 1983.

ATTEST: *[Signature]* SECRETARY
BY: *[Signature]* VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Henry G. Rosales and James H. Linnert, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF STOCKTON, WHITLEY, DAVIN AND COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 25th DAY OF July, 1983.

MY COMMISSION EXPIRES: *[Signature]* 0-19-84 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; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 7-25-83 BY: *[Signature]* TITLE OFFICER

DATE: 7-25-83 BY: *[Signature]* 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 210H-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 POSTED 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 29th DAY OF August, 1983. *[Signature]* MESLEY BE HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3768

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM OF LEE'S CROSSING PLAT NO. 1 (A.F.L.C.). 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 THEY ARE SHOWN THUS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OF 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.

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF September, 1983.

BY: *[Signature]* PEGGY B. EWITT, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF September, 1983.

BY: *[Signature]* ROBERT F. MAHLERT, P.E., COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* DEPUTY CLERK

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

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46/86

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA
DRAWN M.E.H. DATE JUNE 1983
CHECKED SCALF
DRAWING NO. 83-P-033
HOMES OF LEE'S CROSSING PLAT NO. 1
PART OF LEE'S CROSSING, A P.U.D.

SEAL NEALCO, INC.
SEAL NOTARY PUBLIC
SEAL CENTEX HOMES OF FLORIDA, INC.
SEAL NOTARY PUBLIC
SEAL NOTARY PUBLIC
SEAL STOCKTON, WHITLEY, DAVIN & COMPANY
SEAL NOTARY PUBLIC
SEAL NOTARY PUBLIC
SEAL PROFESSIONAL LAND SURVEYOR
SEAL COUNTY ENGINEER