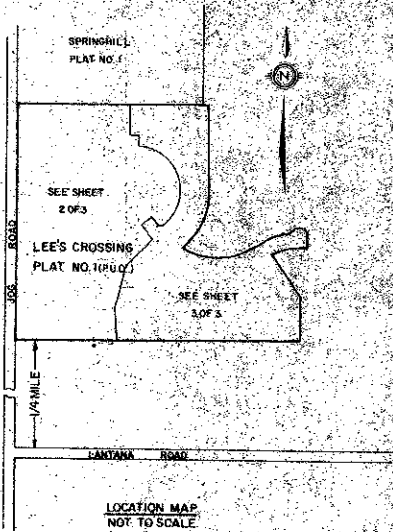


# LEE'S CROSSING PLAT NO. 1 (P.U.D.)

LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

APRIL, 1980

SHEET 1 OF 3



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT  
THIS DAY OF  
APRIL, 1980 AND ONLY RECORDED  
IN PLAT BOOK ON PAGES  
AND  
JOHN B. DUNKLE, CLERK  
CLERK OF COURT

HI-5

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES OF FLORIDA, INC., A NEVADA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LEE'S CROSSING PLAT NO. 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 34, SAID SOUTH ONE-QUARTER CORNER LYING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF JOG ROAD AND LANYANA ROAD; THENCE N 00°00'00"E ALONG THE NORTH - SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 34, SAID ONE-QUARTER SECTION LINE ALSO BEING THE CENTERLINE OF JOG ROAD, A DISTANCE OF 1371.70 FEET; THENCE N 90°00'00"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE:

THENCE N 00°00'00"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1337.21 FEET TO A POINT ON THE EAST - WEST ONE-QUARTER SECTION LINE OF SAID SECTION 34, THENCE S 89°52'20"E ALONG AFORESAID ONE-QUARTER SECTION LINE A DISTANCE OF 1116.47 FEET; THENCE S 00°00'00"E A DISTANCE OF 479.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY 335.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'43" TO A POINT OF TANGENCY; THENCE S 46°55'43"W A DISTANCE OF 41.84 FEET TO A POINT ON A CURVE NON-TANGENT TO AFORESAID LINE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 395.00 FEET, THE CHORD OF SAID CURVE BEARS S 80°56'37"E; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 290.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°40'59" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE N 29°26'26"E A DISTANCE OF 37.89 FEET; THENCE N 70°26'10"E A DISTANCE OF 60.00 FEET; THENCE S 67°58'29"E A DISTANCE OF 37.25 FEET; THENCE N 53°31'03"E A DISTANCE OF 85.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 520.00 FEET; THENCE NORTHEASTERLY 184.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'12" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE N 42°03'01"E A DISTANCE OF 33.52 FEET; THENCE N 89°56'46"E A DISTANCE OF 60.00 FEET; THENCE S 82°00'20"E A DISTANCE OF 33.52 FEET; THENCE S 05°48'13"W A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE RADIAL TO AFORESAID LINE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF SAID CURVE BEARS S 81°30'41"W; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY 218.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°27'13" TO A POINT ON A LINE NON-TANGENT TO AFORESAID CURVE; THENCE S 32°04'19"E A DISTANCE OF 291.05 FEET; THENCE S 00°00'00"W A DISTANCE OF 250.00 FEET; THENCE S 89°52'17"W A DISTANCE OF 1627.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.747 ACRES MORE OR LESS.

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

- THE 40 FOOT ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD (TRACT "A") AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PROPER PURPOSES.
- THE STREETS (TRACT "H", "I", "J", "K" & "L") AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE ACCESS TRACTS (30' ROADWAYS) ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES AND AS UTILITY EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
- THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE WATER MANAGEMENT TRACTS (TRACTS "B" & "C") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE RECREATION AREAS (TRACTS "F" & "G") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE OPEN AREAS (TRACTS "O-1" THROUGH "O-23") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE BUFFER ZONES (TRACTS "D" & "E") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27<sup>th</sup> DAY OF JUNE, 1980.

CENTEX HOMES OF FLORIDA, INC.,  
A CORPORATION OF THE STATE OF NEVADA  
BY: Robert C. Shaw  
ROBERT C. SHAW, VICE PRESIDENT

ATTEST:  
William P. Beinstein  
WILLIAM P. BEINSTEIN, ASSISTANT SECRETARY

SEAL: CENTEX HOMES OF FLORIDA, INC.

SEAL: NOTARY PUBLIC

SEAL: REGISTERED LAND SURVEYOR

SEAL: COUNTY ENGINEER

SEAL: DEPUTY CLERK

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ROBERT C. SHAW AND WILLIAM P. BEINSTEIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE CENTEX HOMES OF FLORIDA, INC., A 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 AFFIXED TO SAID INSTRUMENT BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF June, 1980.

MY COMMISSION EXPIRES:

Dec. 5, 1980

NOTARY PUBLIC

Joseph M. McCormick

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

WE, CHELSEA TITLE AND GUARANTY 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 CENTEX HOMES OF FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

June 27, 1980  
DATE

Edgar R. Kelly  
CHELSEA TITLE AND GUARANTY COMPANY

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLA 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Wayne Larry Fish  
WAYNE LARRY FISH  
REGISTERED LAND SURVEYOR NO. 3238  
STATE OF FLORIDA

**PLANNED UNIT DEVELOPMENT DATA**

TOTAL AREA THIS PLAT	39.75 AC.
AREA NORTH PORTION:	14.84 AC.
LESS ROAD R/W'S:	4.68 AC.
YIELDS AN EFFECTIVE BASE RESIDENTIAL AREA OF:	10.16 AC.
TOTAL UNITS NORTH PORTION	41 DU.
EFFECTIVE DENSITY:	4.1 DU/AC
GROSS DENSITY:	2.8 DU/AC
OPEN SPACE NORTH PORTION:	1.89 AC.
AREA SOUTH PORTION:	24.91 AC.
LESS ROAD R/W'S:	3.20 AC.
LESS PRIVATE STREETS:	1.15 AC.
YIELDS AN EFFECTIVE BASE RESIDENTIAL AREA OF:	18.56 AC.
TOTAL UNITS SOUTH PORTION:	154 DU.
EFFECTIVE DENSITY:	8.3 DU/AC
GROSS DENSITY:	6.2 DU/AC
OPEN SPACE SOUTH PORTION:	7.44 AC.

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF October, 1980.

BY: Bernis J. Koehler  
BERNIS J. KOEHLER

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF October, 1980.

BY: Herbert F. Kahlentz  
HERBERT F. KAHLENTZ, P.E.  
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: John B. Dunkle  
DEPUTY CLERK

**SURVEYOR'S NOTES**

- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS:
- PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF JOG ROAD AS SHOWN BEING N 00°00'00"E (ASSUMED) AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- EASEMENTS ARE FOR PUBLIC UTILITIES (UNLESS OTHERWISE NOTED).
- U.E. DENOTES UTILITY EASEMENTS  
D.E. DENOTES DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH AND MARCIA HANFORD OF MERIDIAN SURVEYING AND MAPPING, 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406, PHONE: 967-5600

SHEET NO. 1 SIGNATURE SHEET & P.U.D. DATA  
SHEET NO. 2 LOT LAYOUT SHEET  
SHEET NO. 3 LOT LAYOUT SHEET  
SEE SHEET NO. 1 OF 3 FOR PLANNED UNIT DEVELOPMENT DATA.

Wayne Larry Fish  
0271-308  
4/5

**Meridian**  
Surveying and Mapping, Inc.  
2328 So. Congress Ave.  
West Palm Beach, Florida 33406  
Phone: 967-5600  
LEE'S CROSSING PLAT NO. 1 (P.U.D.)  
APRIL 1980  
0271-308