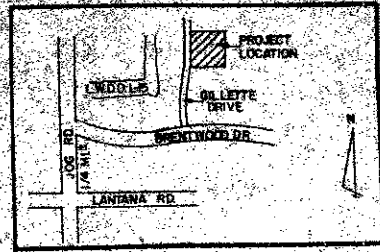


48/142

142



LOCATION MAP N.T.S.

HOMES OF LEE'S CROSSING PLAT NO. 4

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.

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:46 AM
THIS 29th DAY OF JUNE
A.D. 1984 AND THIS PLAT
IS IN PLAT BOOK 42
PAGES 142 AND 143
JOHN B. DUNLEAVY
COUNTY CLERK
B. J. GIBSON, JR.
COUNTY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALCO, INC., A FLORIDA CORPORATION OF THE LAND SHOWN HEREON AS HOMES OF LEE'S CROSSING PLAT NO. 4, 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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LEE'S CROSSING PLAT NO. 2, THENCE 89°34'30" W ALONG THE PERIMETER OF SAID LEE'S CROSSING PLAT NO. 2, A DISTANCE OF 289.10 FEET; THENCE 80°49'36" E A DISTANCE OF 521.90 FEET TO THE POINT OF BEGINNING;
FROM THE POINT OF BEGINNING, THENCE 89°34'30" W A DISTANCE OF 754.90 FEET TO THE PERIMETER OF LEE'S CROSSING PLAT NO. 2, AS RECORDED IN PLAT BOOK 42, ON PAGES 137 AND 138 OF THE AFORESAID PUBLIC RECORDS AND A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 379.00 FEET, FROM WHICH A RADIAL LINE BEARS 85°04'05" E; THENCE, ALONG SAID PERIMETER AND THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°55'56", A DISTANCE OF 161.00 FEET TO THE END OF SAID CURVE; THENCE 80°49'36" E A DISTANCE OF 706.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 797.81 FEET; THENCE S 00°49'36" W A DISTANCE OF 858.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.5161 ACRES, MORE OR LESS.

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

- THE STREETS AS SHOWN HEREON AND 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) AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNER'S ASSOCIATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'s) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 25' BUFFER ZONE AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNER'S ASSOCIATION, FOR BUFFER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED NORMAN RALCH TO BE WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE INTENT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF MARCH, 1984.
MY COMMISSION EXPIRES: 2/28/87 Thomas Riedford
NOTARY PUBLIC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND THAT SAID SURVEY COMPLIES WITH CHAPTER 220-40 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 POSED 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 23rd DAY OF MARCH, 1984.
Herbert F. Walbert
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3700

TITLE CERTIFICATION

WE, FLAGLER TITLE COMPANY, A FIDELITY AND SURETY COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS HELD BY NEALCO, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT MORTGAGED; AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: MARCH 23 1984
BY: [Signature]
TITLE OFFICER

ENGINEER'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE EQUAL TO THE BEARING DATA OF LEE'S CROSSING PLAT NO. 2 (P.U.D.).
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 THIS: (THIS PLAT) SHOWN THIS: (PLAT NO. 2) SHOWN THIS: (PLAT NO. 3)
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:
- THERE SHALL BE NO BUILDINGS OR 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 WITCH AND BEER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING OR 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 26th DAY OF JUNE, 1984.
BY: [Signature]
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JUNE, 1984.
BY: [Signature]
HERBERT F. WALBERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNLEAVY
BOARD OF COUNTY COMMISSIONERS
DEPUTY CLERK
BY: [Signature]

P.U.D. TABULAR DATA	
TOTAL AREA	15.5161 AC.
UNITS	101
GROSS DENSITY	4.215 DU/AC
WATER BODIES	0.00 AC.
BLDG COVERAGE	5.91 AC.
OPEN SPACE	9.61 AC.

0271-302

ENCLOSURE REQUIRED

SEAL
NEALCO, INC.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL
LAND SURVEYOR

SEAL
COUNTY ENGINEER

48/142

Meridian Surveying and mapping inc.
WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	MARCH, 1984
CHECKED		SCALE	
DRAWING NO.	83-P-033		

HOMES OF LEE'S CROSSING PLAT NO. 4
PART OF LEE'S CROSSING, A P.U.D.

DRAWING NUMBER

DRAWING NUMBER