

DRAWING NUMBER 52/191

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HOMES OF LEE'S CROSSING PLAT NO. 2

PART OF LEE'S CROSSING, 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 RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 5.

OCTOBER, 1985.

SHEET 1 OF 2

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD THIS 23RD DAY OF OCTOBER, 1985 AND DULY RECORDED IN PLAT BOOK 42 ON PAGES 191 AND 192
JOHN B. DUNKLE, CLERK
BY: *[Signature]*, D.C.

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. 2, 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 NORTHWEST CORNER OF SAID LEE'S CROSSING PLAT NO. 2, THENCE S00°00'00"E, ALONG THE PERIMETER OF SAID LEE'S CROSSING PLAT NO. 2, A DISTANCE OF 1009.78 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N90°00'00"E A DISTANCE OF 170.00 FEET; THENCE N00°00'00"E A DISTANCE OF 114.99 FEET; THENCE N90°00'00"E A DISTANCE OF 80.00 FEET; THENCE S00°00'00"E A DISTANCE OF 174.89 FEET; THENCE N90°00'00"E A DISTANCE OF 754.47 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 200.00 FEET, FROM WHICH A RADIAL LINE BEARS N00°00'00"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 89°10'24", A DISTANCE OF 311.27 FEET TO THE END OF SAID CURVE; THENCE N00°49'36"E A DISTANCE OF 34.97 FEET; THENCE S89°10'24"E A DISTANCE OF 100.00 FEET; THENCE N00°49'36"E A DISTANCE OF 31.50 FEET; THENCE S89°10'24"E A DISTANCE OF 185.00 FEET TO THE AFORESAID PERIMETER OF SAID LEE'S CROSSING PLAT NO. 2; THENCE S00°49'36"W, ALONG SAID PERIMETER, A DISTANCE OF 824.52 FEET; THENCE N90°00'00"W A DISTANCE OF 827.81 FEET; THENCE N00°00'00"E A DISTANCE OF 5.00 FEET; THENCE N90°00'00"W A DISTANCE OF 635.00 FEET TO THE AFORESAID PERIMETER OF SAID LEE'S CROSSING PLAT NO. 2; THENCE N00°00'00"E, ALONG SAID PERIMETER, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.1425 ACRES, MORE OR LESS.

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

- 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 AT LANTANA ROAD HOMEOWNER'S ASSOCIATION, INC., 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.
- THE PARK SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY UTILITIES, THEIR SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES AND APPURTENANCES THERETO.
- THE 25' BUFFER ZONE SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER ZONE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 23RD DAY OF OCTOBER, 1985.

WITNESS: *[Signature]* BY: *[Signature]* NORMAN RAUCH, PRESIDENT

WITNESS: *[Signature]*

SEAL NEALCO, INC. SEAL NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH, TO ME 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 HE 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 23RD DAY OF OCTOBER, 1985.

MY COMMISSION EXPIRES: _____ 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., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

FLAGLER TITLE COMPANY

DATE: 2-6-86 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 21H-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 23RD DAY OF OCTOBER, 1985. WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM OF LEE'S CROSSING PLAT NO. 1 (A 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)
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 WATER AND SEWER 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.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 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.

APPROVALS

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

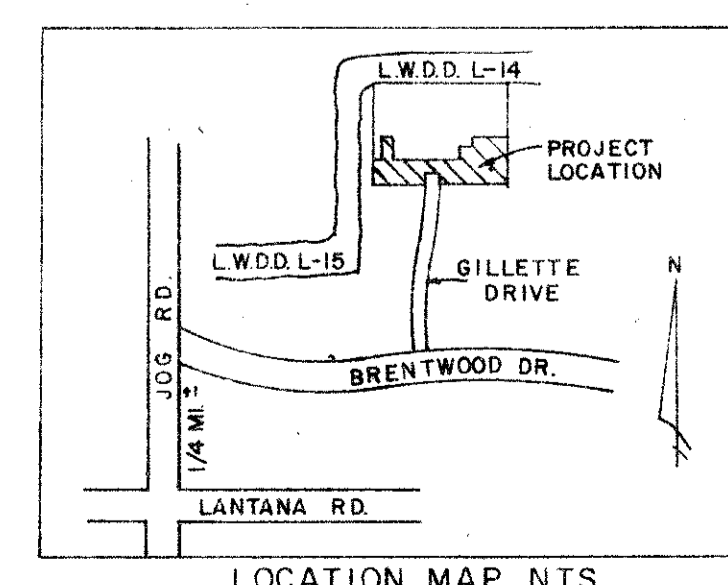
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF Feb 1986.
BY: *[Signature]* KAREN T. MARCUS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *[Signature]* DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9TH DAY OF Feb 1986.
BY: *[Signature]* HERBERT F. KAHLERT, P.E., COUNTY ENGINEER



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.

TURNOUT REQUIRED

0271-304

Meridian Surveying and mapping inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN	MEH	DATE	OCT. 1985
CHECKED	W.B.H.	SCALE	NONE
DRAWING NO.	83-P2-033		

HOMES OF LEE'S CROSSING PLAT NO. 2 PART OF LEE'S CROSSING P.U.D.