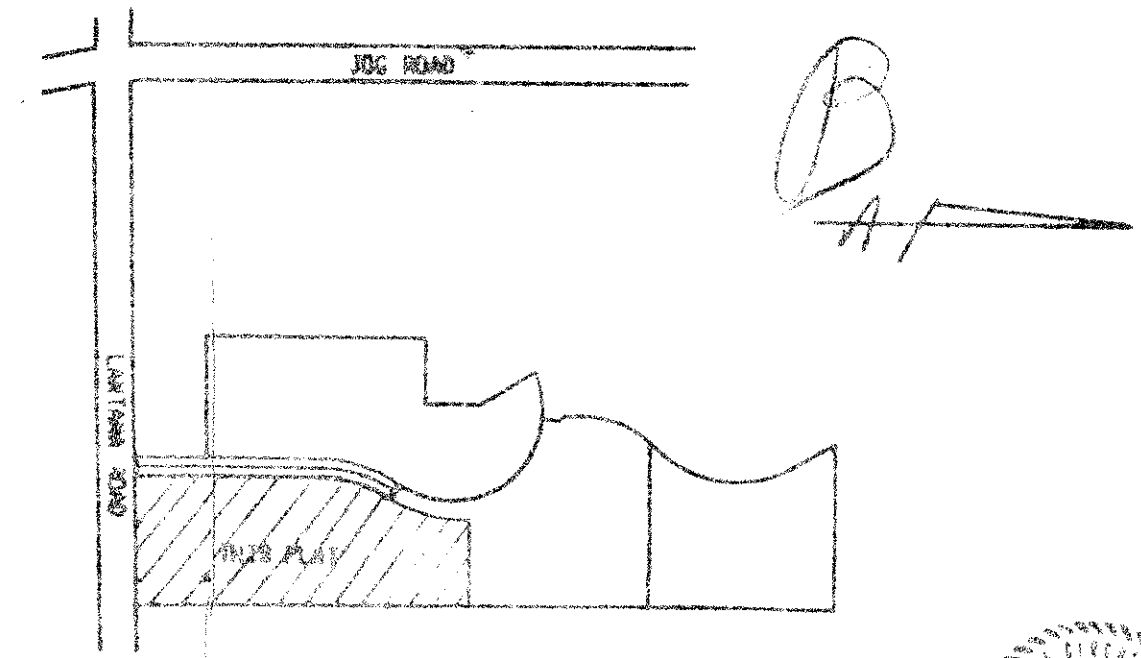


HOMES OF LEE'S CROSSING PLAT NO. 8

A P.U.D.
SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:30 AM
THIS 11th DAY OF
MARCH, 1986 AND DULY RECORDED
IN PLAT BOOK 33 ON PAGES
3 AND 4
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: [Signature]

P.U.D. TABLE

TOTAL ACREAGE	13.623 AC.
NUMBER UNITS	66 UNITS
ROADS	2.402 AC
LAKE	1.706 AC
OPEN SPACE REQUIREMENT	9.508 AC or 70%
DENSITY	4.8 D.U./AC

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. 8, SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°31'30" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD AS NOW LAID OUT AND IN USE, SAID RIGHT-OF-WAY LINE BEING 40.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 34; THENCE SOUTH 89°52'17" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 313.74 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING; THENCE S89°52'17"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 357.00 FEET; THENCE N00°07'43"E, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.00 FEET; THENCE N45°07'43"W A DISTANCE OF 73.75 FEET; THENCE N00°07'43"W A DISTANCE OF 832.11 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 540.00 FEET FROM WHICH A RADIAL LINE BEARS S89°52'17"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 34°20'33", A DISTANCE OF 323.67 FEET TO THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 450.00 FEET FROM WHICH A RADIAL LINE BEARS N55°47'16"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 24°00'32", A DISTANCE OF 205.33 FEET; THENCE N89°52'17"E A DISTANCE OF 414.43 FEET TO A LINE 100.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF SAID SECTION 34; THENCE S00°31'30"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 524.46 FEET; THENCE S89°52'17"W, DEPARTING FROM SAID PARALLEL LINE, A DISTANCE OF 207.66 FEET; THENCE S00°07'43"E A DISTANCE OF 839.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.608 ACRES MORE OR LESS.

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

1. 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. THE UTILITY EASEMENTS (U.E.'S) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. 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, 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.
4. 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.
5. TRACT "A" IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR ADDITIONAL ROAD RIGHT OF WAY PURPOSES.
6. TRACT "B" ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR BUFFER ZONE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. TRACT "C", THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, NEALCO, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF MARCH, 1986

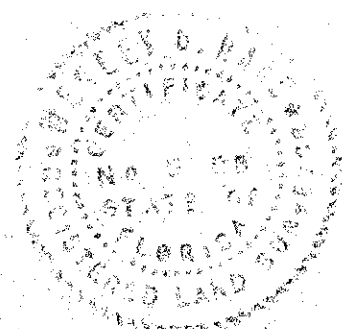
ATTEST: [Signature] NEAL RAUCH, SECRETARY
[Signature] NORMAN RAUCH, PRESIDENT

SEAL
NEALCO, INC.

SEAL
NOTARY PUBLIC

THIS 11th DAY OF MARCH 1986
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SEAL
PROFESSIONAL
LAND SURVEYOR



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NEAL RAUCH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH A 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 DUC AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF MARCH 1986.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE CERTIFICATION

WE, FLACLER TITLE COMPANY, A TITLE INSURANCE 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 VESTED TO NEALCO, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

FLACLER TITLE COMPANY

DATE: 3/11/86

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 COMPLES WITH CHAPTER 219H-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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 11th DAY OF MARCH 1986

WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°31'30"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
2. 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: [Symbol]
(FOUND) SHOWN THUS: [Symbol]
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: [Symbol]
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
5. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. ALL LINES WITH INTERSECTING CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
8. 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 11th DAY OF MARCH 1986.

BY: [Signature]
KAREN T. DANCO, CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF MARCH 1986.

BY: [Signature]
HERBERT F. KARTHE, COUNTY ENGINEER

ATTES: JOHN B. DUNKLE, CLERK

BY: [Signature]
DEPUTY CLERK

0271-001

STAMP: SUBMITTAL REQUIRED, TOWNLOT REQUIRED

Handwritten note: Collect Plat 79-286 804.00 104.50

HOMES OF LEE'S CROSSING PLAT NO. 8

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	FEB. 1984
CHECKED		SCALE	
DRAWING NO.	84-P-008	HOMES OF LEE'S CROSSING PLAT NO. 8	

DRAWING NUMBER 53/3

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED NUMBER 07549