

54/178  
DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 02149

# HOMES OF LEE'S CROSSING PLAT NO. 5

## A 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

SEPT., 1986

SHEET 1 OF 2

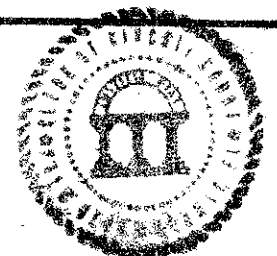
# 178

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 12:03 P.M.  
THIS 6th DAY OF NOVEMBER  
AD, 1986 AND DULY RECORDED  
IN PLAT BOOK 42 ON PAGES  
171 AND 172

JOHN B. DUNKLE, CLERK  
By *Herbert F. Kahleat*, D.C.

34/104/02  
COMMISSIONER OF PALM BEACH COUNTY  
COUNTY CLERK  
FLOOR ROOM B FLOOR MAP # 170A  
ROOM # 33 COUNTY CLERK  
RE DEPT CODE 33467  
PUD NAME 178



#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALCO, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CONCEPT HOMES OF LEE'S CROSSING PLAT NO. 5, 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 NORTHWEST CORNER OF SAID LEE'S CROSSING PLAT NO. 2, THENCE, ALONG THE PERIMETER OF SAID PLAT NO. 2, S89°53'36"E A DISTANCE OF 1482.03 FEET; THENCE S00°49'36"W A DISTANCE OF 807.64 FEET; THENCE N89°10'24"W A DISTANCE OF 185.00 FEET; THENCE S00°49'36"W A DISTANCE OF 31.50 FEET; THENCE N89°10'24"W A DISTANCE OF 100.00 FEET; THENCE S00°49'36"W A DISTANCE OF 34.97 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 200.00 FEET, FROM WHICH A RADIAL LINE BEARS N89°10'24"W; THENCE EASTERLY AND SOUTHERLY 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 N90°00'00"W A DISTANCE OF 754.47 FEET; THENCE N00°00'00"E A DISTANCE OF 174.99 FEET; THENCE N90°00'00"W A DISTANCE OF 60.00 FEET; THENCE S00°00'00"E A DISTANCE OF 114.99 FEET; THENCE N90°00'00"W A DISTANCE OF 170.00 FEET TO THE AFORESAID PERIMETER OF LEE'S CROSSING PLAT NO. 2, THENCE, ALONG THE PERIMETER OF SAID LEE'S CROSSING PLAT NO. 2, N00°00'00"E A DISTANCE OF 1009.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.6568 ACRES MORE OR LESS

HAS 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.
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. THE WATER MANAGEMENT TRACT NO. 2, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THE CONCEPT HOMES OF LANTANA ROAD HOMEOWNER'S ASSOCIATION, 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 ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF August, 1986.

WITNESS: *Norman Rauch* BY: *Norman Rauch*  
NORMAN RAUCH, PRESIDENT

WITNESS: *Thomas H. Kennedy*

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 OF NEALCO, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 8 DAY OF August 1986.

MY COMMISSION EXPIRES: 8/23/87  
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; 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: 8/8/86 BY: *John Brettwiser*  
TITLE OFFICER JOHN BRETTWISER VICE PRES.

FLAGLER TITLE COMPANY

#### 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 21HH-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 12th DAY OF AUGUST 1986.

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

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER

#### SURVEYOR'S NOTES:

1. 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:  (SET)  (FOUND)  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:  (SET)  (FOUND)
2. 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 ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
5. 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 4 DAY OF November 1986.

BY: *Karen T. Marcus*  
KAREN T. MARCUS, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

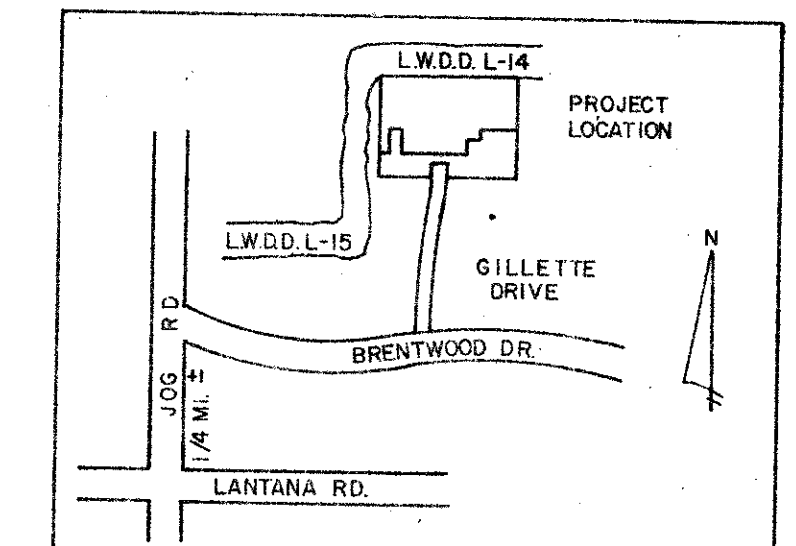
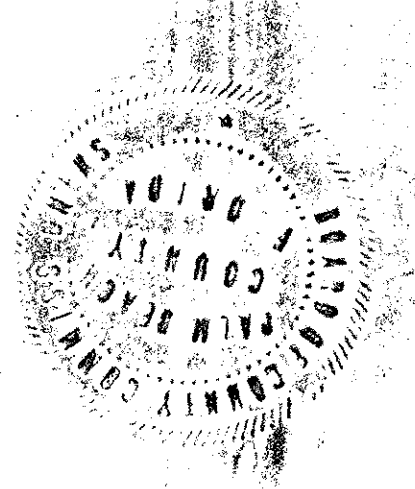
BY: *Kathryn S. Miller*  
DEPUTY CLERK

SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF November 1986.

BY: *Herbert F. Kahleat*  
HERBERT F. KAHLEAT, 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.

# 0271-307

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

DRAWN	J.J.R.	DATE	APRIL, 1984
CHECKED	W.B.H.	SCALE	1"=60'
DRAWING NO.			

HOMES OF LEE'S CROSSING  
PLAT NO. 5  
PART OF LEE'S CROSSING P.U.D.  
83-P5-033

# 54/178

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