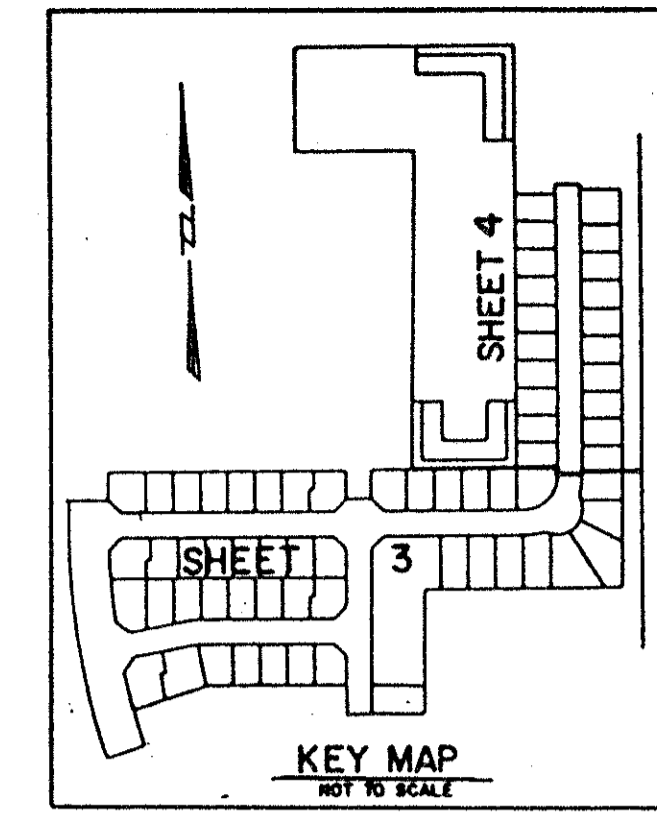
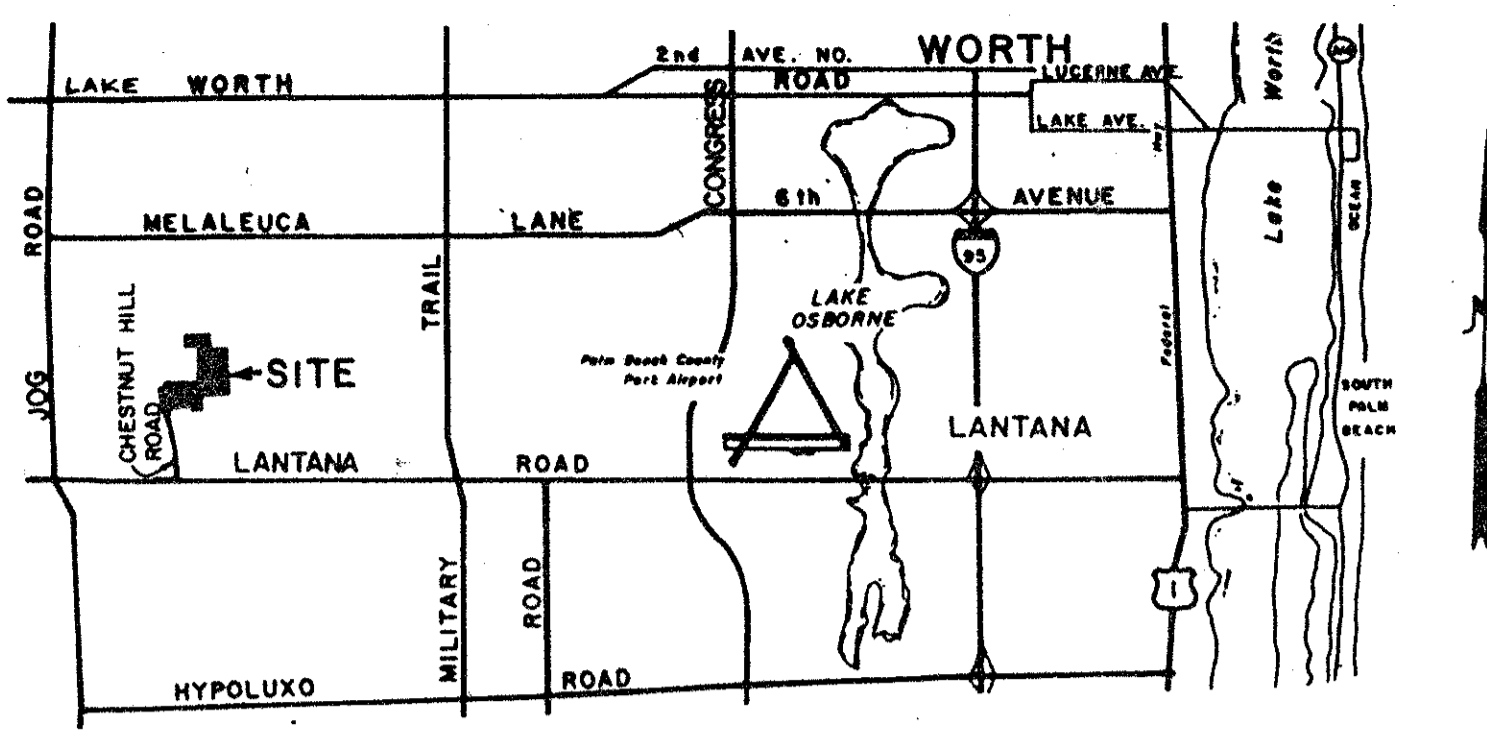


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:00  
A.M. this 23 day of December, 1992  
and duly recorded in Plat Book No. 70  
on Page 123-126  
DOROTHY H. WILKEN, Clerk of the Circuit Court  
By *Barbara J. Platt* D.C.



# LEE ESTATES PLAT II

A PLANNED UNIT DEVELOPMENT  
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 4



LOCATION MAP  
NOT TO SCALE

DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE 20' LAKE MAINTENANCE EASEMENT (L.M.E.), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS LEE ESTATES PLAT II, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (S.E.) CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 35; THENCE NORTH 01°56'51" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 35, A DISTANCE OF 1393.17 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) CANAL E-3 AND THE POINT OF BEGINNING; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 397.74 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 245.85 FEET; THENCE NORTH 88°03'09" WEST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°38'40" WEST, A DISTANCE OF 50.02 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 57.17 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 282.01 FEET; THENCE SOUTH 74°31'46" WEST, A DISTANCE OF 154.87 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 03°05'54" AND A CHORD BEARING OF SOUTH 15°11'53" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.41 FEET; THENCE SOUTH 73°15'20" WEST A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1440.00, A CENTRAL ANGLE OF 18°41'31" AND A CHORD BEARING OF NORTH 07°23'55" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 469.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 50.48 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 56.83 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 479.87 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 57.17 FEET; THENCE SOUTH 88°49'56" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 58.33 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 82.01 FEET; THENCE NORTH 02°20'22" EAST, A DISTANCE OF 191.91 FEET; THENCE NORTH 02°48'34" EAST, A DISTANCE OF 448.71 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 237.94 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 214.00 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 438.60 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 306.02 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 21.50 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 11.36 FEET; THENCE SOUTH 88°03'09" EAST, A DISTANCE OF 82.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3; THENCE SOUTH 01°56'51" WEST ALONG SAID LINE, A DISTANCE OF 797.69 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 17.424 ACRES MORE OR LESS.

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

### 1. STREETS:

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. EASEMENTS:

UTILITY EASEMENTS (U.E.), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

### 3. TRACTS:

TRACT "R-2" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

WATER MANAGEMENT TRACT "L-2", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "Z-5", AND "Z-6", AS SHOWN HEREON, ARE HEREBY DEDICATED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES TO THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT.

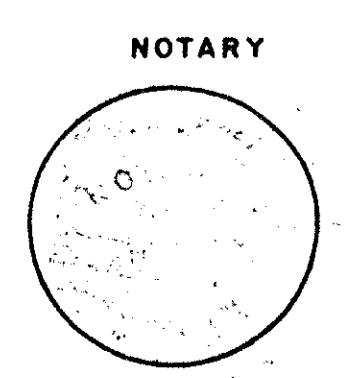
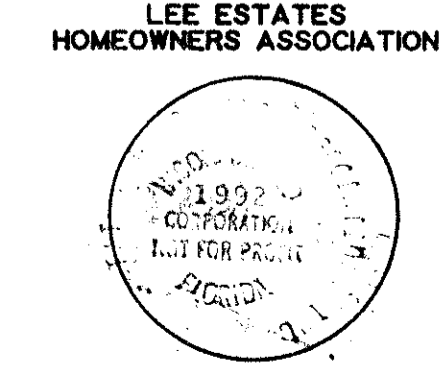
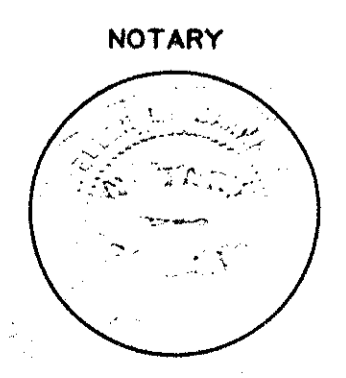
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER AND THE GENERAL PARTNER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF December, 1992.

LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP.

BY: ITS GENERAL PARTNER, LEE ESTATES, INC., A FLORIDA CORPORATION.

ATTEST:  
By: *Chris Heine*  
Chris Heine, SECRETARY

By: *Norman Rauch*  
NORMAN RAUCH, PRESIDENT



### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND *Chris Heine*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF LEE ESTATES, INC., A FLORIDA LIMITED PARTNERSHIP, AS PRESIDENT AND SECRETARY, RESPECTIVELY OF LEE ESTATES, INC., A FLORIDA CORPORATION, ITS CORPORATE GENERAL PARTNER, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATE GENERAL PARTNER AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE CORPORATE GENERAL PARTNER AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP. THE ABOVE NAMED INDIVIDUALS ARE PERSONALLY KNOWN TO ME AND THEY DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF December 1992.

MY COMMISSION EXPIRES: June 18, 1995  
NOTARY PUBLIC CCI19078

*Ellen J. Barnaby*  
NOTARY PUBLIC CCI19078

THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4th DAY OF December, 1992.

ATTEST: *Chris Heine* By: *Norman Rauch*  
Chris Heine, SECRETARY NORMAN RAUCH, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, 1992, BY NORMAN RAUCH, PRESIDENT, AND *Chris Heine*, SECRETARY OF LEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA ASSOCIATION, ON BEHALF OF THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: June 18, 1995  
NOTARY PUBLIC CCI19078

*Ellen J. Barnaby*  
NOTARY PUBLIC CCI19078

SUBDIVISION # LEE ESTATES PLAT II  
BOOK 70 PAGE 123  
FLOOD MAP # 175B  
ZONING RS  
SE 90-16  
ZIP CODE 33463  
PLAT NAME SAME  
35 (L) (U)

TAZ = 349

70/123

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

LEE ESTATES PLAT II