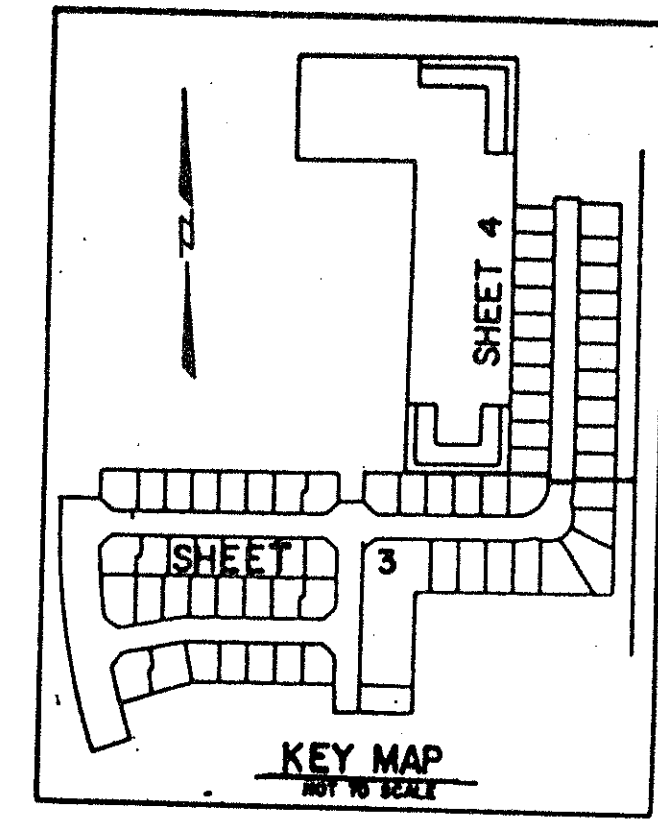


0625-002

124

**LEE ESTATES PLAT II**  
 A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA  
 SHEET 2 OF 4



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at \_\_\_\_\_  
 M. this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 and duly recorded in Plat Book No. \_\_\_\_\_  
 on Page \_\_\_\_\_  
 DOROTHY H. WILKEN, Clerk of the Circuit Court  
 By \_\_\_\_\_ D.C.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 1115 AT PAGES 362 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE; WILLIAM H. LEE, JACK COLLON LEE AND OLGA M. LEE AS PERSONAL REPRESENTATIVES OF THE ESTATE OF ROY. E. LEE DECEASED, DO HEREBY SET OUR HANDS THIS 11th DAY OF December, 1992.

WITNESS: ( AS TO ALL )  
 Michael B. Schaefer  
 William H. Lee  
 Michael B. Schaefer  
 Jack Collon Lee  
 Michael B. Schaefer  
 Olga M. Lee

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

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 LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FLAGLER TITLE COMPANY  
 BY: John Brettwieser  
 JOHN BRETTWIESER, VICE PRESIDENT

DATE: March 5th 1993.

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF APRIL, 1993.

BY: Mary McCarty  
 MARY MCCARTY, CHAIR

ATTEST:  
 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
 BY: Debbie Rowlett  
 DEPUTY CLERK

COUNTY ENGINEER:  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF APRIL, 1993.

BY: George T. Webb  
 GEORGE T. WEBB, P.E.,  
 COUNTY ENGINEER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, JACK COLLON LEE AND OLGA M. LEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December, 1992.

My Commission Expires April 10, 1994  
 Notary Public State of Florida  
 My Commission Expires April 10, 1994

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2-14-92  
 BY: Craig S. Pusey  
 CRAIG S. PUSEY, P.L.S.  
 FLORIDA CERTIFICATE No. 5019

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC.

**NOTES:**

- P.O.C. DENOTES POINT OF COMMENCEMENT  
 P.O.B. DENOTES POINT OF BEGINNING  
 R. DENOTES RADIAL LINES  
 U.E. DENOTES UTILITY EASEMENT  
 L.A.E. DENOTES LIMITED ACCESS EASEMENT  
 D.E. DENOTES DRAINAGE EASEMENT  
 L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
 M.E. DENOTES MAINTENANCE EASEMENT  
 C.B. DENOTES CHORD BEARING  
 L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT  
 P.U.D. DENOTES PLANNED UNIT DEVELOPMENT  
 P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- PERMANENT REFERENCE MONUMENTS (P.L.S. # 5019) ARE SHOWN THUS: PERMANENT CONTROL POINTS (P.L.S. # 5019) ARE SHOWN THUS:
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE EAST LINE OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARINGS BEING NORTH 01 56 51" EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENT OVER UTILITY EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES.
- BEARINGS AS SHOWN HEREON ARE TO BE ASSUMED NO-RADIAL UNLESS OTHERWISE NOTED AS RADIAL SHOWN THUS: R

**P.U.D. TABULATION**  
(PETITION No.90-16)

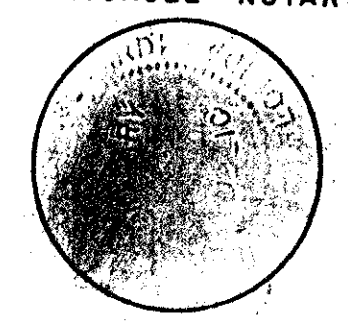
TOTAL ACRES.....	17.424 ACRES
ROAD R/W.....	3.814 ACRES
LAKES.....	5.179 ACRES
TRACT R-2.....	0.801 ACRES
NO. OF UNITS.....	65 UNITS
DENSITY.....	3.73 D.U./ACRE

BOOK TO  
 FLOOD ZONE B  
 QUAD #33  
 CE 90-16  
 PLD NAME SAME  
 35/44/4E

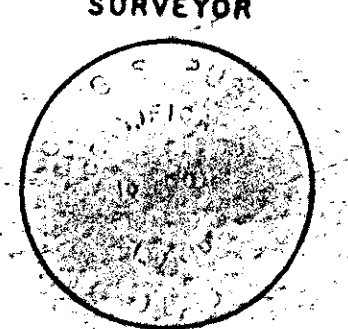
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 FLOOD MAP # 175B  
 ZONING RS  
 ZIP CODE 33463

TAR = 349

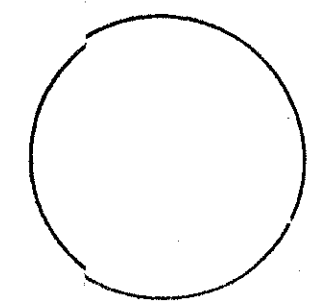
MORTGAGEE NOTARY



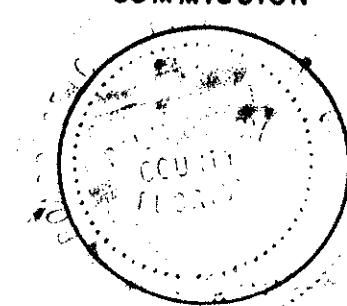
SURVEYOR



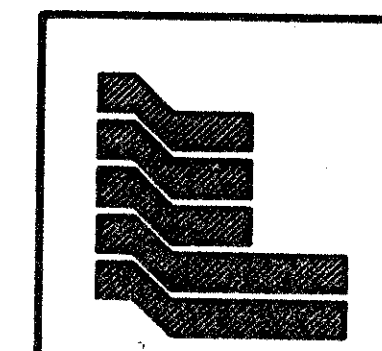
CLERK OF CIRCUIT COURT



BOARD OF COUNTY COMMISSION



COUNTY ENGINEER



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

70/124

LEE ESTATES PLAT II