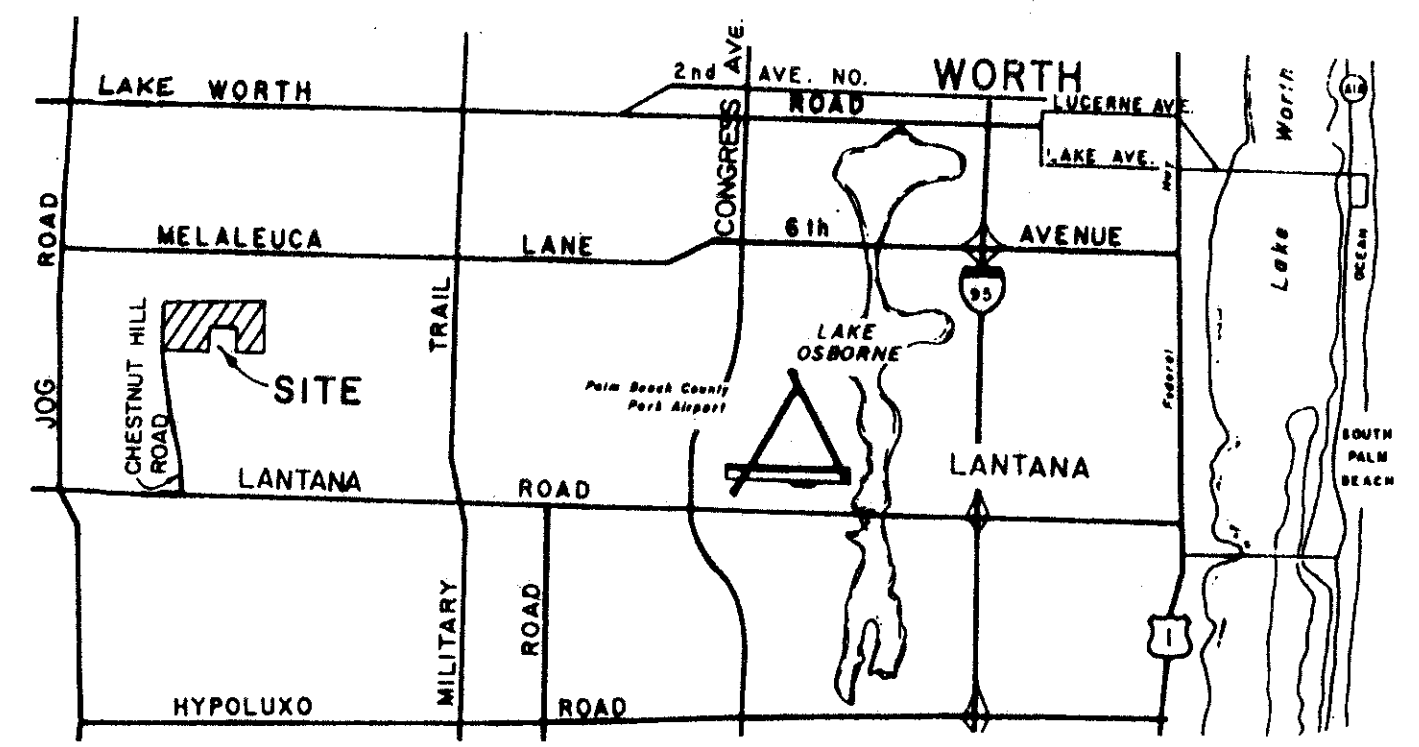


0605-004

133

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:24
P.M. this 4 day of MAY, 1994
and duly recorded in Plat Book No. 72
on Page 133-134
Dorothy H. Wilken, Clerk of the Circuit Court
By Leigh A. Stally D.C.



LEE ESTATES PLAT IV

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

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 30th DAY OF Sept, 1993.

LEE ESTATES LTD., A
FLORIDA LIMITED PARTNERSHIP
By: ITS GENERAL PARTNER,
LEE ESTATES, INC., A FLORIDA
CORPORATION

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

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 7115 AT PAGES 302 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 COLLOM LEE AND OLGA M. LEE AS PERSONAL REPRESENTATIVES OF THE ESTATE OF ROY. E. LEE DECEASED, DO HEREBY SET OUR HANDS THIS 30th DAY OF Sept, 1993.

WITNESS: (AS TO ALL)
Thomas H. Kennedy William H. Lee
Brian Macleod Jack ColloM Lee
Ji Thompson Olga M. Lee

LOCATION MAP
NOT TO SCALE

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 IV, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (S.W.) 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 2190.59 FEET; THENCE NORTH 88°03'09" 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°03'09" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 11.36 FEET; THENCE NORTH 88°03'09" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 21.50 FEET; THENCE NORTH 88°03'09" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 306.02 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 438.60 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 296.01 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 56.83 FEET; THENCE NORTH 43°14'51" WEST, A DISTANCE OF 35.48 FEET; THENCE NORTH 88°49'56" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 46°45'09" WEST, A DISTANCE OF 35.23 FEET; THENCE NORTH 88°26'33" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 43°14'51" WEST, A DISTANCE OF 35.48 FEET; THENCE NORTH 88°03'09" WEST, A DISTANCE OF 85.00 FEET TO A POINT ON THE EAST LINE OF LANTANA HOMES PLAT 7 AS RECORDED IN PLAT BOOK 59, PAGES 76 AND 77; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 509.26 FEET; THENCE SOUTH 88°26'33" EAST, A DISTANCE OF 1119.62 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) CANAL E-3; THENCE SOUTH 01°56'51" WEST ALONG SAID LINE, A DISTANCE OF 536.3 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 10.690 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 BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET 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.

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 THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO THE 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.

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.

THE 20' ACCESS AND DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR ACCESS AND 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.

3. TRACTS:
TRACT "R-4" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LEE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE WHO ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LEE ESTATES, INC., A FLORIDA CORPORATION BEING THE CORPORATE PARTNER OF LEE ESTATES LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 30th DAY OF Sept, 1993.

MY COMMISSION EXPIRES: Ellen J. Barnaby
NOTARY PUBLIC cc119048

ACCEPTANCE OF RESERVATIONS

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 30 DAY OF Sept, 1993.

LEE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION
ATTEST: Chris Heine By: Norman Rauch
CHRIS HEINE, SECRETARY NORMAN RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 30th DAY OF Sept, 1993.

MY COMMISSION EXPIRES: Ellen J. Barnaby
NOTARY PUBLIC cc119048

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

TOTAL ACRES.....	10.68 ACRES
ROAD R/W.....	3.204 ACRES
TRACT "R-4".....	0.059 ACRES
NO. OF UNITS.....	60 UNITS
DENSITY.....	5.618 D.U./ACRE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, JACK COLLOM LEE AND OLGA M. LEE WHO ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, 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 30th DAY OF Sept, 1993.

MY COMMISSION EXPIRES: Ellen J. Barnaby
NOTARY PUBLIC cc119048

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 Breitwieser
JOHN BREITWIESER, VICE PRESIDENT
DATE: March 3, 1994
Sept 20, 1993

SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: March 7, 1994
Craig S. Pusey
CRAIG S. PUSEY, P.L.S.
LICENSE No. 5019
STATE OF FLORIDA

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

PET. 90-16

APPROVALS
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF Sept, 1993.
By: Karen Marcus
KAREN MARCUS, ACTING CHAIR
ATTEST: Dorothy H. Wilken
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
By: Debra J. Webb
DEBRA J. WEBB, P.E., COUNTY ENGINEER

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF Sept, 1993.
By: Debra J. Webb
DEBRA J. WEBB, P.E., COUNTY ENGINEER

- NOTES:
- P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
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 20' ACCESS AND DRAINAGE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDINGS AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 - PERMANENT REFERENCE MONUMENTS (P.L.S. # 5019) ARE SHOWN THUS: EXISTING 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 20' ACCESS AND DRAINAGE EASEMENTS.
 - LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - 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 NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL SHOWN THUSLY:
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

SUBDIVISION OF LEE ESTATES PLAT IV
BOOK 72 PAGE 133
FLOOD ZONE B
ORD. # 23
DATE 10-16-93
BY: [Signature]

0605-004-72/133

LEE ESTATES HOMEOWNERS ASSOC. INC. NOTARY DEDICATION DEDICATION NOTARY MORTGAGEE NOTARY BOARD OF COUNTY COMMISSIONERS CLERK OF CIRCUIT COURT COUNTY ENGINEER SURVEYOR

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