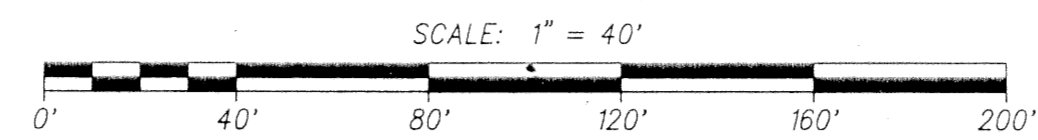


PLAT OF
LEE'S CROSSING
SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA.



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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LEE'S CROSSING-DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF THE LANDS SHOWN ON THIS PLAT BEING THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE SOUTH THREE QUARTERS (S 3/4) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N.89°45'00"E., ALONG THE SOUTH LINE OF NORTHWEST QUARTER (NW 1/4) OF SECTION 13, 672.65 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°45'00"E., 672.65 FEET TO THE EAST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13; THENCE N.00°00'00"E., ALONG SAID EAST LINE, 1045.96 FEET TO THE NORTH LINE OF THE SOUTH THREE QUARTERS (S 3/4) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13; THENCE S.89°46'10"W., ALONG SAID NORTH LINE, 672.94 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13; THENCE S.00°00'22"W., ALONG SAID WEST LINE, 1045.79 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 16.15 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LEE'S CROSSING AND FURTHER DEDICATES AS FOLLOWS:

TRACT A IS HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER MAINS WITHIN SAID TRACT A.

TRACT B IS HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION AS A LAKE MANAGEMENT TRACT TO BE MAINTAINED BY SAID ASSOCIATION WITH A DEDICATED RIGHT OF ACCESS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.

TRACT C IS HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION AS A PRIVATE PARK TO BE OWNED AND MAINTAINED BY THE SAID ASSOCIATION.

THE LIMITED ACCESS EASEMENT IS HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN GALLAGHER ROAD AND THE ADJUTING LOTS.

THE GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, GAS SERVICE, TELEPHONE AND OTHERS.

THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED BY SAID ASSOCIATION.

THE LAKE MAINTENANCE EASEMENT AND THE LAKE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED BY SAID ASSOCIATION.

ALL WATER MAIN EASEMENTS SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAINS.

THE LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION FOR LANDSCAPE AND BUFFER PURPOSES.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS, TO BE SIGNED BY ITS
THIS 30 DAY OF JANUARY, 1996.

LEE'S CROSSING-DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP
BY: LEE'S CROSSING-DELRAY BEACH GP, L.C.
A FLORIDA LIMITED LIABILITY COMPANY
GENERAL PARTNER
BY: HEARTHSTONE ADVISORS, INC.
A CALIFORNIA CORPORATION
MANAGER

Ruth A Chen *Johnnie Ward* BY: *Reynold E. Fenn*
WITNESS WITNESS

ACKNOWLEDGEMENT

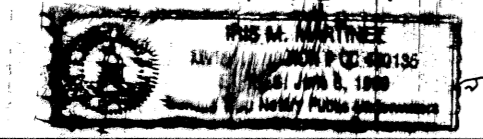
STATE OF Florida
COUNTY OF

BEFORE ME PERSONALLY APPEARED *Reynold E. Fenn* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Reynold E. Fenn* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REPRESENTATIVE OF HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, MANAGER, LEE'S CROSSING-DELRAY BEACH GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER LEE'S CROSSING-DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS REPRESENTATIVE OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL 30 DAY OF JANUARY 1996.

MY COMMISSION EXPIRES: JUNE 8, 1999

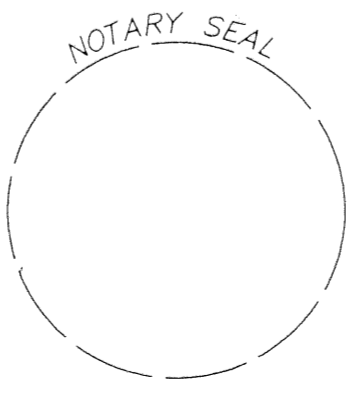
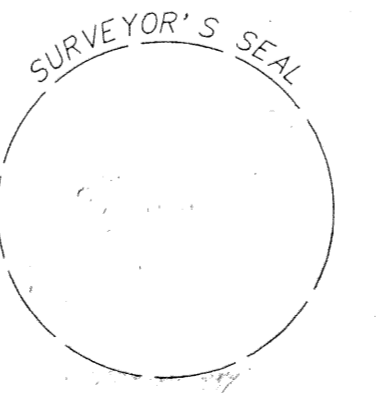
NOTARY PUBLIC *IRIS M. MARTINEZ*



SURVEYORS 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 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; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

John Kenneth Weigand
JOHN KENNETH WEIGAND
LAND SURVEYOR NO. 3922
STATE OF FLORIDA



CITY APPROVALS:

THIS PLAT OF LEE'S CROSSING WAS APPROVED ON THE 9th DAY OF JANUARY, 1996, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

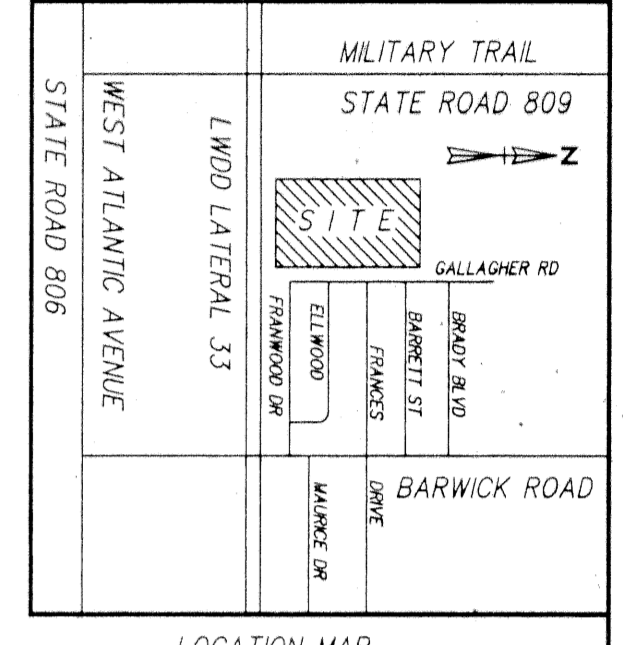
MAYOR *[Signature]* ATTEST: *Ulison Mac Hugo Hartz*
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Diane Dominguez *Karen A. Kisilewski*
DIRECTOR OF PLANNING AND ZONING PLANNING AND ZONING BOARD CHAIRMAN
C.R. Burt *W.D. Greenwood*
CITY ENGINEER DIRECTOR OF ENVIRONMENTAL SERVICES
Joe Weldon
DIRECTOR OF PARKS AND RECREATION



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 4:15 P.M.
this 28th day of February, 1996
and duly recorded in Plat Book No. 76
on page 176-177
DOROTHY H. WILKIN, Clerk of Circuit Court
by *[Signature]*



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, RELIANCE TITLE, A FLORIDA CORPORATION, A TITLE INSURANCE AGENCY 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'S CROSSING-DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 2/2/96 *[Signature]*

NOTES:

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.
- 3. THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N.89°45'00"E.
- 4. THIS INSTRUMENT PREPARED BY JOHN KENNETH WEIGAND IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (407/276-4501)

LEGEND

- PRM = PERMANENT REFERENCE MONUMENT (P.R.M.)
- = PERMANENT CONTROL POINT (P.C.P.)
- ⊕ = CENTERLINE
- D.E. = DRAINAGE EASEMENT
- G.U.E. = GENERAL UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- W.M.E. = WATER MAIN EASEMENT

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°16'24"	90.00'	11.42'	5.72'	11.42'	N 03°38'34"E
C 2	24°22'34"	90.00'	38.29'	19.44'	38.00'	N 19°28'03"E
C 3	24°22'34"	90.00'	38.29'	19.44'	38.00'	N 43°50'37"E
C 4	24°22'18"	90.00'	38.28'	19.44'	38.00'	N 68°13'04"E
C 5	09°21'58"	90.00'	14.71'	7.37'	14.70'	N 85°05'12"E
C 6	89°45'48"	40.00'	62.67'	39.84'	56.45'	N 44°53'16"E
C 7	26°03'11"	90.00'	40.92'	20.82'	40.57'	S 77°12'14"E
C 8	25°26'51"	90.00'	39.97'	20.32'	39.65'	S 51°27'13"E
C 9	36°18'39"	90.00'	57.04'	29.51'	56.09'	S 20°34'28"E
C 10	02°25'09"	90.00'	3.80'	1.90'	3.80'	S 01°12'34"E
C 11	90°13'50"	65.00'	102.36'	65.26'	92.11'	S 45°06'55"E
C 12	90°13'50"	40.00'	62.99'	40.16'	56.68'	S 45°06'55"E
C 13	90°15'22"	40.00'	63.01'	40.18'	56.69'	N 45°07'19"W
C 14	90°15'22"	65.00'	102.39'	65.29'	92.13'	N 45°07'19"W
C 15	16°33'08"	90.00'	26.00'	13.09'	25.91'	N 81°58'26"W
C 16	24°16'27"	90.00'	38.13'	19.36'	37.85'	N 61°33'39"W
C 17	28°14'49"	90.00'	44.37'	22.65'	43.92'	N 35°18'01"W
C 18	21°10'59"	90.00'	33.27'	16.83'	33.09'	N 10°35'08"W
C 19	90°15'22"	90.00'	141.77'	90.40'	127.56'	S 45°07'19"E
C 20	89°45'00"	40.00'	62.66'	39.83'	56.44'	S 44°52'30"W
C 21	89°45'00"	65.00'	101.82'	64.72'	91.72'	S 44°52'30"W
C 22	29°51'53"	90.00'	46.91'	24.00'	46.38'	N 35°47'15"E
C 23	30°47'43"	90.00'	48.37'	24.79'	47.79'	S 66°07'03"W
C 24	08°14'06"	90.00'	12.94'	6.48'	12.92'	S 85°37'57"W
C 25	102°17'53"	25.00'	44.64'	31.04'	38.94'	N 72°00'15"E
C 26	12°17'13"	281.94'	60.46'	30.35'	60.35'	S 06°08'37"W
C 27	02°48'50"	281.94'	13.85'	6.92'	13.85'	S 13°41'38"W
C 28	06°36'39"	397.05'	45.81'	22.93'	45.79'	S 11°47'44"W
C 29	03°28'30"	397.05'	24.08'	12.04'	24.08'	S 06°45'09"W
C 30	67°12'21"	40.00'	46.92'	26.58'	44.27'	N 56°38'49"W
C 31	23°03'00"	40.00'	16.09'	8.16'	15.98'	N 11°31'08"W
C 32	90°15'22"	40.00'	63.01'	40.18'	56.69'	S 45°07'19"E
C 33	11°42'03"	289.05'	59.03'	29.62'	58.93'	N 05°51'01"E
C 34	03°24'00"	289.05'	17.15'	8.58'	17.15'	N 13°24'03"E
C 35	08°51'04"	389.94'	60.24'	30.18'	60.18'	S 04°25'32"W
C 36	06°14'59"	389.94'	42.53'	21.29'	42.51'	S 11°58'34"W
C 37	15°06'03"	414.94'	109.36'	55.00'	109.05'	S 07°33'02"W
C 38	09°09'19"	439.94'	70.30'	35.22'	70.22'	S 04°34'40"W
C 39	05°56'44"	439.94'	45.65'	22.85'	45.63'	S 12°07'41"W
C 40	86°27'23"	25.00'	37.72'	23.50'	34.25'	N 28°07'38"W
C 41	15°06'03"	264.05'	69.59'	35.00'	69.39'	N 07°33'02"E
C 42	89°45'48"	65.00'	101.83'	64.73'	91.73'	N 44°53'16"E
C 43	10°05'09"	397.05'	69.89'	35.04'	69.80'	N 10°03'29"E
C 44	15°06'03"	281.94'	74.31'	37.37'	74.09'	N 07°33'02"E
C 45	15°06'03"	289.05'	76.18'	38.31'	75.96'	N 07°33'02"E
C 46	15°06'03"	389.94'	102.77'	51.69'	102.48'	N 07°33'02"E
C 47	15°06'03"	439.94'	115.95'	58.31'	115.62'	N 07°33'02"E

SUBDIVISION *LEE'S CROSSING*
BOOK 76 PAGE 176
FLOOD MAP *
CHAD * ZONING
SE ZIP CODE
PUD NAME LEE'S CROSSING
CITY OF DELRAY

O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA
(407) 276-4501 732-3279 FAX 276-2390

DATE SEPT 1995	SCALE: 1" = 40'
BOOK D 239 PG 8	SHEET 1 OF 2
	ORDER NO. 95-194