

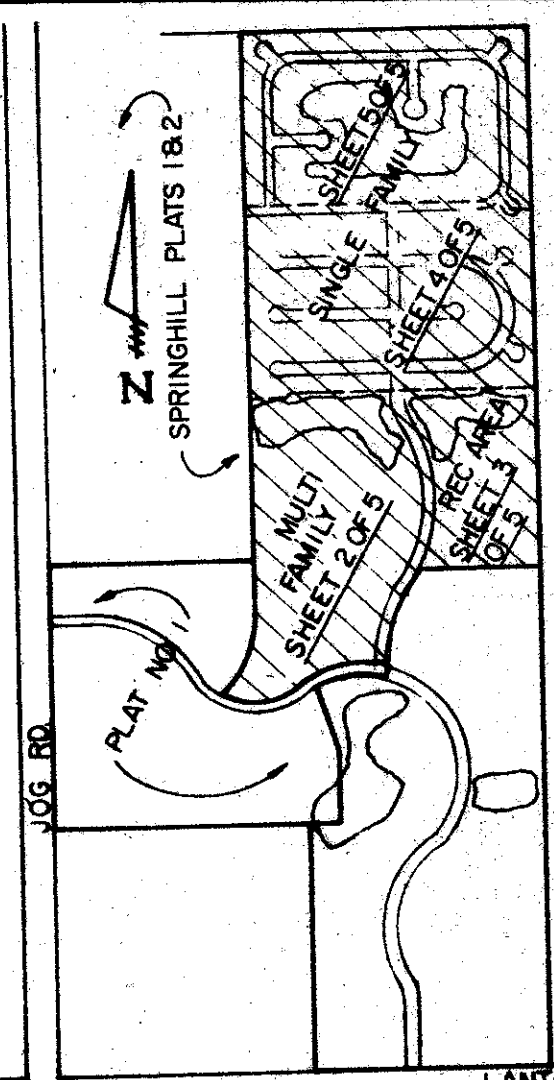
42/1

81 038545

LEE'S CROSSING PLAT NO. 2 (P.U.D.)

LYING IN THE EAST ONE-HALF OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 5

JANUARY, 1981



1

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:06 AM
THIS 5 DAY OF March
AD. 1981 AND DULY RECORDED
IN PLAT BOOK 42 ON PAGES
1, 2, 3 AND 4, 5.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES OF FLORIDA, INC., A NEVADA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LEE'S CROSSING PLAT NO. 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE N 89°53'36"W ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S 00°49'36"W ALONG A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 270.15 FEET; THENCE S 00°31'30"E ALONG A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 283.10 FEET; THENCE S 90°00'00"W A DISTANCE OF 722.86 FEET; THENCE S 38°36'05"W A DISTANCE OF 60.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 458.50 FEET THENCE SOUTHWESTERLY 309.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°39'19" TO A POINT OF TANGENCY; THENCE S 00°03'14"E A DISTANCE OF 7.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRENTWOOD DRIVE AS SHOWN ON "LEE'S CROSSING PLAT NO. 1" AS RECORDED IN PLAT BOOK 41 AT PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES:

THENCE S 89°56'46"W A DISTANCE OF 60.00 FEET; THENCE S 42°03'01"W A DISTANCE OF 33.52 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 520.00 FEET, THE CHORD OF SAID CURVE BEARS S 74°00'09"W; THENCE SOUTHWESTERLY 184.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'12" TO A POINT OF TANGENCY; THENCE S 63°51'03"W A DISTANCE OF 85.61 FEET; THENCE N 67°59'29"W A DISTANCE OF 37.25 FEET; THENCE S 70°26'10"W A DISTANCE OF 60.00 FEET; THENCE S 29°26'26"W A DISTANCE OF 37.89 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 395.00 FEET, THE CHORD OF SAID CURVE BEARS N 80°56'37"W; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY 280.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°40'59" TO A POINT ON A NON-TANGENT LINE, AND A POINT ON THE EASTERLY LINE OF BLOCK 1 OF SAID "LEE'S CROSSING PLAT NO. 1";

THENCE N 46°55'43"E ALONG SAID EASTERLY LINE A DISTANCE OF 41.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY 335.81 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 46°55'43" TO A POINT OF TANGENCY; THENCE N 00°00'00"E ALONG SAID EASTERLY LINE A DISTANCE OF 479.09 FEET TO THE NORTHEAST CORNER OF SAID "LEE'S CROSSING PLAT NO. 1"; THENCE N 89°52'20"W ALONG THE NORTH LINE OF SAID "LEE'S CROSSING PLAT NO. 1" A DISTANCE OF 28.77 FEET TO A POINT ON THE EAST LINE OF "SPRINGHILL PLAT NO. 1" AS RECORDED IN PLAT BOOK 33, PAGES 170 AND 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 00°00'00"E ALONG SAID EAST LINE OF SAID "SPRINGHILL PLAT NO. 1" AND ALONG THE EAST LINE OF "SPRINGHILL PLAT NO. 2" AND ITS NORTHERLY PROLONGATION AS RECORDED IN PLAT BOOK 34, PAGES 47 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2709.41 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE S 89°53'36"E ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1482.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 107.342 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS (TRACT "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q" & "R") AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE ACCESS TRACTS (30' ROADWAYS) ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES AND AS UTILITY EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
4. THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
5. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. THE WATER MANAGEMENT TRACTS (TRACTS "A", "B" & "C") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
7. THE RECREATION AREAS (TRACTS "D", "E" & "S") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
8. THE OPEN AREAS (TRACTS "0-1" THROUGH "0-20") AS SHOWN ARE HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
9. THE BUFFER ZONE (TRACT "E") AS SHOWN IS HEREBY DEDICATED TO THE LEE'S CROSSING HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF February, 1981.

CENTEX HOMES OF FLORIDA, INC., A CORPORATION OF THE STATE OF NEVADA
BY: *Robert C. Shaw*
ROBERT C. SHAW, VICE PRESIDENT

ATTEST:
Henry E. Males
HENRY E. MALES, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED ROBERT C. SHAW AND HENRY E. MALES TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF THE CENTEX HOMES OF FLORIDA, INC., A 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 10 DAY OF February, 1981.
MY COMMISSION EXPIRES: 1-6-83
Catherine M. Maizey
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3244 AT PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE, JACK COLON LEE, PHILLIP H. LEE, ROY E. LEE AND WILLIAM H. LEE DO HERETO SET OUR HANDS AND SEALS THIS 10th DAY OF February, 1981.

Jack Colon Lee
WITNESS JACK COLON LEE

Phillip H. Lee
WITNESS PHILLIP H. LEE

Roy E. Lee
WITNESS ROY E. LEE

William H. Lee
WITNESS WILLIAM H. LEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 1981.
MY COMMISSION EXPIRES: 1-6-83
Catherine M. Maizey
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

WE, CHICAGO TITLE INSURANCE 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 CENTEX HOMES OF FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

FEB. 12, 1981
DATE
Ernie White
CHICAGO TITLE INSURANCE COMPANY
BY: ERNIE WHITE

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 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY, FLORIDA 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

FEB. 17, 1981
DATE
Wayne Larry Fish
WAYNE LARRY FISH
REGISTERED LAND SURVEYOR NO. 3238
STATE OF FLORIDA

- SHEET NO. 1 SIGNATURE SHEET
- SHEET NO. 2 MAP SHEET
- SHEET NO. 3 MAP SHEET
- SHEET NO. 4 MAP SHEET
- SHEET NO. 5 MAP SHEET

SEE SHEET 1 OF 5 FOR PLANNED UNIT DEVELOPMENT DATA.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF February, 1981.
BY: *Frank M. Foster, Jr.*
FRANK M. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF February, 1981.
BY: *Herbert F. Kahlert, P.E.*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE
BOARD OF COUNTY COMMISSIONERS
BY: *Deputy Clerk*
DEPUTY CLERK

SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
2. EXISTING PERMANENT REFERENCE MONUMENTS (P.R.M.'S) R.L.S. #3238 DESIGNATED THUS:
3. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS:
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING STRUCTURE OF LEE'S CROSSING, PLAT NO. 1, P.B. 41, PGS. 3 - 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
6. U.E. DENOTES UTILITY EASEMENTS
D.E. DENOTES DRAINAGE EASEMENTS
L.A.E. DENOTES LIMITED ACCESS EASEMENT
7. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
8. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
9. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING.

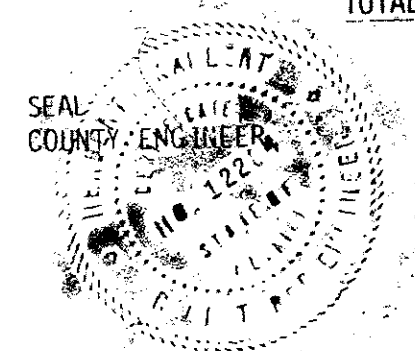
THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH AND MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FLORIDA 33406. PHONE: 967-5600.

PLANNED UNIT DEVELOPMENT DATA

MULTI-FAMILY (SHEET 2 OF 5)	22.285 AC.
TOTAL AREA MULTI-FAMILY PARCEL:	2,902 AC.
LESS ROAD R/W:	19,383 AC.
YIELDS AN EFFECTIVE BASE RESIDENTIAL AREA:	114 D.U.
TOTAL UNITS MULTI-FAMILY PARCEL:	5,881 D.U./AC.
EFFECTIVE DENSITY:	5,116 D.U./AC
GROSS DENSITY:	8,350 AC.
OPEN SPACE MULTI-FAMILY PARCEL:	72,795 AC.
SINGLE-FAMILY (SHEETS 4 AND 5 OF 5)	13,376 AC.
TOTAL AREA SINGLE-FAMILY PARCEL:	59,419 AC.
LESS ROAD R/W:	207 D.U.
YIELDS AN EFFECTIVE BASE RESIDENTIAL AREA	3,484 D.U./AC.
TOTAL UNITS SINGLE-FAMILY PARCEL:	2,844 D.U./AC.
EFFECTIVE DENSITY:	19,060 AC.
GROSS DENSITY:	3,928 AC.
OPEN SPACE SINGLE-FAMILY PARCEL:	7,854 AC.
PARK AND RECREATION AREA (SHEET 3 OF 5)	480 AC.
WATER MANAGEMENT TRACT "B":	12,263 AC.
RECREATION AREA TRACT "D":	
BUFFER ZONE ADJACENT TO TRACTS "B" & "D":	
TOTAL AREA PARK AND RECREATION AREA (SHEET 3)	
TOTAL AREA THIS PLAT:	107,342 AC.

ACREAGE SUMMARY

TRACT A WATER MANAGEMENT TRACT:	4,374 AC.
TRACT B WATER MANAGEMENT TRACT:	3,928 AC.
TRACT C WATER MANAGEMENT TRACT:	9,606 AC.
TRACT D RECREATION AREA:	7,854 AC.
TRACT E RECREATION AREA:	0,418 AC.
TRACT F 25' BUFFER ZONE:	1,640 AC.
TRACT G 60' ROAD R/W:	3,170 AC.
TRACT H 60' ROAD R/W & CUL-DE-SACS (2) (WINROCK RD):	3,546 AC.
TRACT I CUL-DE-SAC (GALINA CIR):	0,202 AC.
TRACT J CUL-DE-SAC (BUA CIR):	0,216 AC.
TRACT K 60' ROAD R/W & CUL-DE-SACS (2) (ARCADE CT):	1,283 AC.
TRACT L 60' ROAD R/W (PLAINS DRIVE):	5,214 AC.
TRACT M CUL-DE-SAC (PLAINS CIR SO.):	0,232 AC.
TRACT N CUL-DE-SAC (PLAINS CIR NO.):	0,240 AC.
TRACT O 60' R/W & CUL-DE-SAC (SANDUSKY AVE):	0,558 AC.
TRACT P CUL-DE-SAC (ANGOLA CIR):	0,236 AC.
TRACT Q 60' R/W & CUL-DE-SAC (AUSTEL COURT):	0,351 AC.
TRACT R 60' ROAD R/W:	1,030 AC.
TRACT S RECREATION AREA:	0,408 AC.
TRACTS "0-1" & "0-20" OPEN SPACE MULTI-FAMILY:	2,281 AC.
TRACTS "0-1" & "0-20" MULTI-FAMILY:	9,380 AC.
BLOCKS 66 - 70 SINGLE-FAMILY:	40,359 AC.
CANAL EASEMENT (MULTI-FAMILY):	0,917 AC.
CANAL EASEMENT (SINGLE-FAMILY):	7,876 AC.
ROADS (MULTI-FAMILY):	2,025 AC.
TOTAL AREA THIS PLAT:	107,342 AC.



SEAL DEPUTY CLERK

LEE'S CROSSING #2
42/1 0271-309

Meridian
Surveying and Mapping, Inc.
2328 So. Congress Ave.
Suite 2-0
West Palm Beach, Florida 33406
LEE'S CROSSING PLAT NO. 2
M.B.L.
79-P-163