

50/132

DRAWING NUMBER

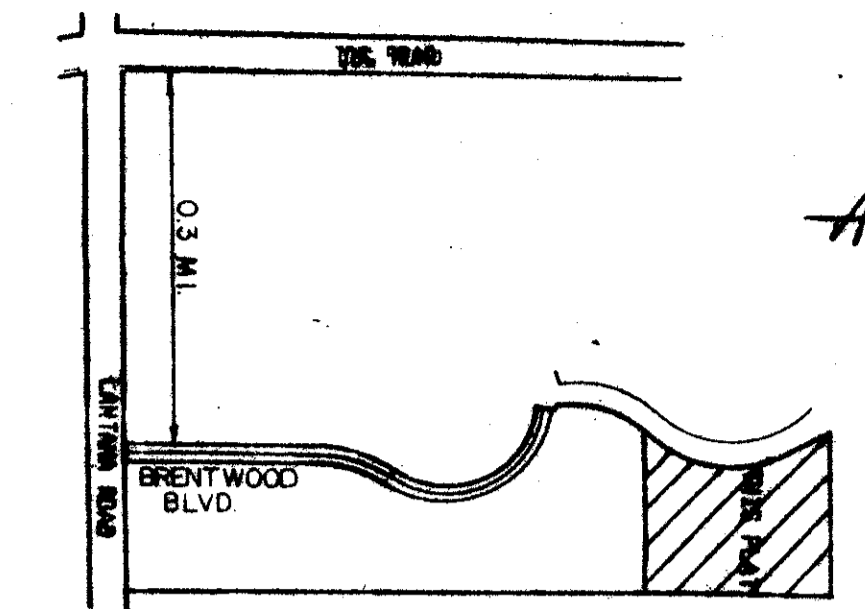
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HOMES OF LEE'S CROSSING PLAT NO. 7

A P.U.D.

SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2



LOCATION MAP N.T.S.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:07 AM THIS 7th DAY OF MARCH AD. 1985 AND DULY RECORDED IN PLAT BOOK 50 ON PAGES 132 AND 133
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEALCO, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS HOMES OF LEE'S CROSSING PLAT NO. 7, SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42 ON PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LEE'S CROSSING PLAT NO. 2 (P.U.D.), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°31'30" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2983.38; THENCE S89°28'30"W, DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 100.00 FEET TO A LINE 100.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 34, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING; THENCE S89°28'30"W A DISTANCE OF 107.00 FEET; THENCE N82°38'54"W A DISTANCE OF 50.48 FEET; THENCE S89°28'30"W A DISTANCE OF 591.43 FEET TO THE PERIMETER OF THE PLAT OF HOMES OF LEE'S CROSSING PLAT NO. 1, AS RECORDED IN PLAT BOOK 46, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE N38°38'05"E, ALONG SAID PERIMETER, A DISTANCE OF 83.74 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 530.00 FEET FROM WHICH A RADIAL LINE BEARS N51°23'55"W; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG SAID PERIMETER AND DEPARTING FROM SAID PERIMETER, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 67°16'00", A DISTANCE OF 622.25 FEET; THENCE N28°40'00"W A DISTANCE OF 187.78 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 370.00 FEET FROM WHICH A RADIAL LINE BEARS N61°20'00"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 33°44'00", A DISTANCE OF 24.12 FEET; THENCE S80°00'00"E A DISTANCE OF 750.98 FEET TO THE PERIMETER OF SAID PLAT OF LEE'S CROSSING PLAT NO. 2; THENCE S00°49'36"W, ALONG SAID PERIMETER, A DISTANCE OF 521.90 FEET; THENCE S00°31'31"E A DISTANCE OF 314.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.22078 ACRES MORE OR LESS.

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

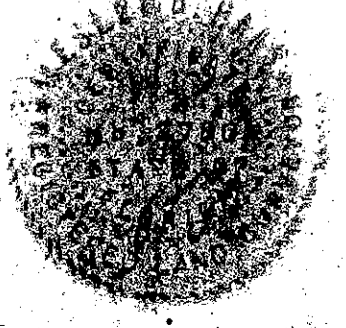
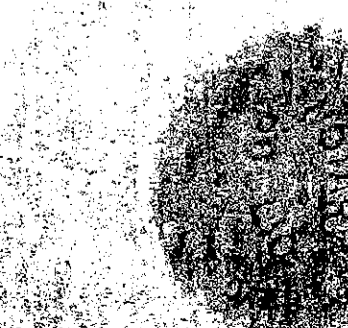
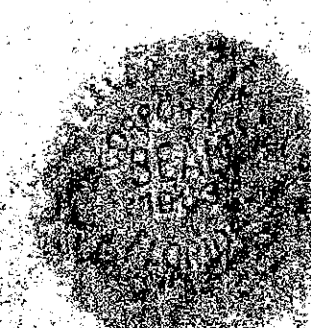
- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS (U.E.'S) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS (D.E.'S) SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER ZONE SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE CONCEPT AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR BUFFER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCEPT HOMES AT LANTANA ROAD HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SEAL NEALCO, INC.

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER



IN WITNESS WHEREOF, NEALCO, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF February, 1985

ATTEST: [Signature] BY: [Signature]
NORMAN RAUCH, SECRETARY NORMAN RAUCH, PRESIDENT

WITNESS: [Signature]
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NEALCO, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION; AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 19th DAY OF February, 1985
MY COMMISSION EXPIRES: [Signature]

TITLE CERTIFICATION

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 NEALCO, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 2-19-85
FLAGLER TITLE COMPANY
BY: [Signature]
TITLE OFFICER

SURVEYORS CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 19 DAY OF FEBRUARY, 1985.
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°31'30"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
U. E. DENOTES UTILITY EASEMENT.
D. E. DENOTES DRAINAGE EASEMENT.
L. A. E. DENOTES LIMITED ACCESS EASEMENT.
P. R. M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:
P. C. P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

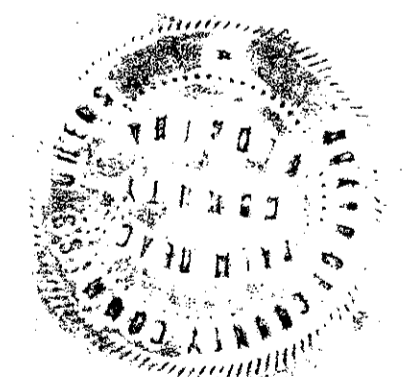
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF March, 1985.
BY: [Signature]
KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF March, 1985.
BY: [Signature]
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK

BY: [Signature]
DEPUTY CLERK



0271-306

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

TURNOUT REQUIRED

50/132

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	FEB 1985
CHECKED		SCALE	
DRAWING NO.	84-P-006		

HOMES OF LEE'S CROSSING PLAT NO. 7