Dedication:

State of Florida

-A Part Of Hamilton Place, A Planned Unit Development, Lying In Section 21, Township 46 South, Range 42 East-Being A Replat Of A Part Of "The Lexington Club", (P. B. 57 Pp. 92-99) Public Records, Palm Beach County, Florida.

July, A.D., Nineteen Hundred Eighty Seven

Know all men by these presents, that Lexington Development Corporation, A Delaware Corporation, authorized to do business in Florida, owners of the land shown hereon as "The Lexington Club Plat No. 2"; said lands lying in Section 21, Township 46 Scuth, Range 42 East, Palm Beach County, Florida; said lands being a replat of portions "The Lexington Club", according to the Plat thereof, as recorded in Plat Book 57, Pages 92 through 99, inclusive. Public Records, Palm Beach County, Florida, said lands being more particularly described as follows:

Beainning at the Northwest corner of said Plat of The Lexington Club; Thence, North 89°22'49" East, along the Northerly boundary of said Plat of "The Lexington Club", a distance of 272.16 feet; Thence, South 01°52'09" East, continuing along the boundary of said Plat of "The Lexington Club", a distance of 4301 feet; Thence, North 89°22'49" East, continuing along the Northerly boundary of said Plat of "The Lexington Club", a distance of 332.18 feet; Thence, South 01°51'49" East, continuing along the boundary of said Plat of "The Lexington Club", a distance of 11.00 feet; Thence, North 89°22'49" East, continuing along the Northerly boundary of said Plat of "The Lexington Club", a distance of 93.21 feet to the intersection thereof with the Easterly boundary of said Tract "F"; Thence, South 00°37'11" East, along the Easterly boundary of said Tract "F", a distance of 350.96 feet to the point of curvature of a curve to the -right, having a radius of 206.28 feet; Thence, Southerly along said curve, continuing along the Easterly boundary of said Tract "F", through a central angle of 21°34'45", a distance of 77.69 feet to the point of tangency; Thence, South 20°57'33" West, continuing along the Easterly boundary of said Tract "F", a distance of 365.00 feet to the point of curvature of a curve to the left, having a radius of 498.49 feet; Thence, Southerly along said curve, continuing along the Easterly boundary of said Tract "F" through a central angle of 24°36'29", a distance of 214.10 feet to the point of tangency; Thence, South 03°38'55" East, continuing along the Easterly boundary of said Tract "F", a distance of 119.18 feet to the intersection thereof with the Northerly boundary of Tract "C", said Plat of "The Lexington Club"; Thence, North 81°3725" West, continuing along the boundary of said Tract "F", a distance of 154.19 feet to the point of curvature of a curve to the left, having a radius of 20.44 feet; Thence, Westerly and Southerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 100°15'00", a distance of 35.76 feet to the point of reverse curvature of a curve to the right, having a radius of 24.47 feet; Thence, Southerly and Westerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 90°00'00", a distance of 38.43 feet to the point of tangency; Thence, South 88°07'34" West, continuing along the boundary of said Tract "F", a distance of 356.53 feet to the intersection thereof with the Westerly boundary of said Plat of "The Lexington Club"; Thence, North 01°52'26" West, along the Westerly boundary of said Plat of "The Lexington Club", a distance of 531.42 feet, Thence, North 89°19'30" East, continuing along the boundary of said Plat of "The Lexington Club", a distance of 6001 feet; Thence, North 01°52'26" West, continuing along the boundary of said Plat of "The Lexington Club", a distance of 647.07 feet to the point of beginning (P.O.B.)

Cogether with the following described pareel of land:

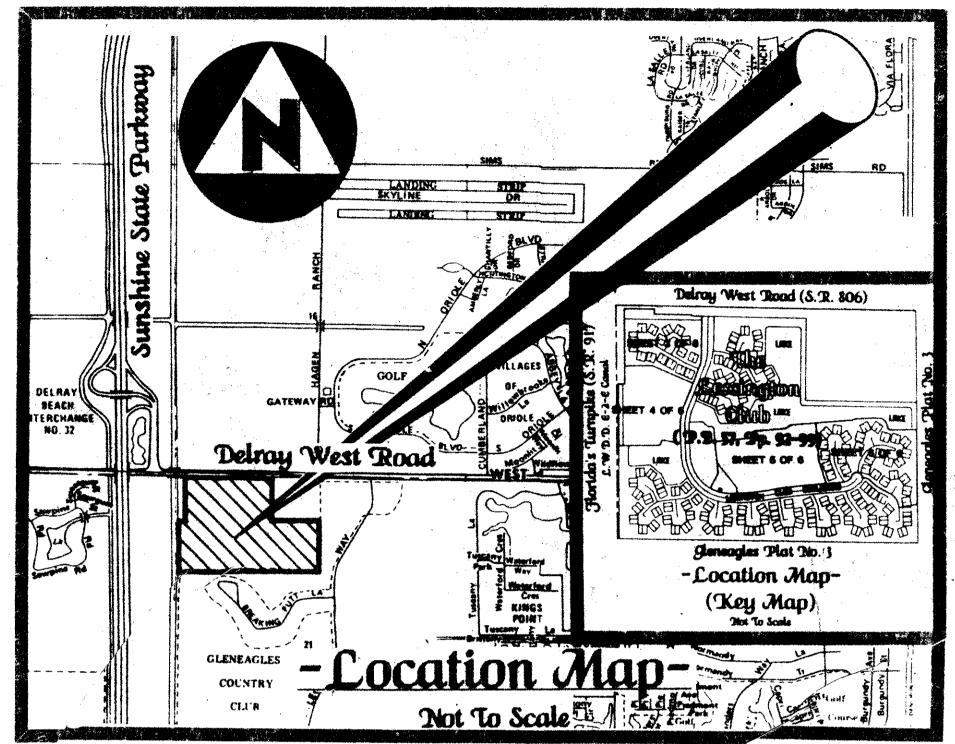
Commencing at the Southeast corner of said Plat of "The Lexington Club"; Thence, North 01°54'12" West, along

the Easteriu boundary of said Plat of The Lexington Club", a distance of 335.54 feet for a point of beginning Thence. South 78°53'06" West, departing the Easterly boundary of said Plat of "The Lexington Club", a distance radius point bears South 86°46'56" West, Thence. Northwesterly along said curve, through a central angle of 60°49'31", a distance of 148.62 feet to the point of tangency, Thence, North 64°02'35" West, a distance of 84.25 feet to the point of curvature of a curve to the right, having a radius of 375.00 feet; Thence, Northwesterly along said eurve, through a central angle of 13°51'31", a distance of 90.71 feet to the point of tangency, Thence, North 50°11'04" West, a distance of 45.87 feet to the point of curvature of a curve to the left, having a radius of 70.00 feet; Thence, Westerly along said curve, through a central angle of 42°58'19", a distance of 52.50 feet to the point of tangency; Thence, South 86°50'37" West, radial to the following described curve, a distance of 14.45 feet to the intersection thereof with the curved boundary of said Tract "F", said point lying on a curve, concave Southerly, having a radius of 50 00 feet: Thence, Northerly, Westerly and Southerly along said curve, along the boundary of said Tract "F", through a central angle of 172°32'11", a distance of 150.57 feet to the point of reverse curvature of a curve to the right, having a radius of 15.00 feet. Thence, Southwesterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 40°29'15", a distance of 10.60 feet to a point of compound curvature of a curve, concave Northerly, having a radius of 122.83 feet; Thence, Westerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 39°11'55", a distance of 84.03 feet to the point of tangency; Thence, South 83°59'35" West, continuing along the boundary of said Tract "F", a distance of 209.40 feet to the point of curvature of a curve to the left, having a radius of 5859.92 feet; Thence, Westerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 04°12'22", a distance of 430.18 feet to the point of tangency; Thence, South 79°47'13" West, continuing along the boundary of said Tract "F", a distance of 116.02 feet to the point of curvature of a curve to the right, having a radius of 1238.70 feet; Thence, Westerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 08°56'36", a distance of 193.35 feet to the point of tangency; Thence, South 88°43'49" West, continuing along the boundary of said Tract "F", a distance of 70.00 feet to the point of curvature of a curve to the right, having a radius of 350,90 feet; Thence, Westerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 11°32'29", a distance of 70.68 feet to the Southeast corner of Tract "E", said Plat of "The Lexington Club"; Thence, North 12°04'06" East, along the boundary of said Tract "E", a distance of 31 83 feet; Thence, North 77°55'54" West, continuing along the boundary of said Tract "E", a distance of 22.00 feet; Thence, South 12°04'06" West, continuing along the boundary of said Tract "E", a distance of 3183 feet to the intersection thereof with the boundary of said Tract "F", said point lying on a curve, concave Northerly, having a redius of 350 90 feet, and whose radius point bears North 13°51'52" East; Thence Northwesterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 13°08'52", a distance of 80 52 feet to the end of said curve, Thence, North 27°00'44" East, continuing along the boundary of said Tract "F", a distance of 147.32 feet. Thence. North 07°19'16' West, continuing along the boundary of said Tract 'F', a distance of 302.69 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 25 00 feet, and whose radius point bears North 82°40'44" East, Thence, Southerly and Westerly along said curve, continuing along the boundary of said Tract "F", through a central angle of 90°00'00", a distance of 39.27 feet to the point of tangency; Thence, North 82°40'44" East, continuing along the boundary of said Tract "F", a distance of 289.91 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet, Thence, Westerly and Northerly along said curve. continuing along the boundary of said Tract "F", through a central angle of 88°38'54", a distance of 38.68 feet to the point of tangency, Thence, North 05°58'10" West, continuing along the boundary of said Tract "F", a distance of 4.73 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet; Thence, Northerly and Easterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 90°00'00", a distance of 39.27 feet to the point of tangency, Thence, North 84°01'50" East, continuing along the boundary of said Tract "F", a distance of 268.52 feet to the principle of curvature of a curve to the left, having a radius of 25.00 feet; Thence, Northeasterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 28°33'50", a sectance of 12.46 feet to the point of tangency, Thence, North 55°28'00" East, continuing along the boundary of said fract "F" a distance of 40 39 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet, Inence, Northeasterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 28°71'34", a distance of 12.45 feet to the point of tangency. Thence, North 83°59'34" East, continuing along the Brighdary of said Tract "F", a distance of 546.68 feet to the point of curvature of a curve to the left, having a radius of 75.00 feet, Thence. Northeasterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 28°31'34", a distance of 12 45 feet to the point of langency; Thence, North 55°28'00" East, continuing along the boundary of said Tract "F", a distance of 5.48 feet to the point of curvature of a curve to the right, having a radius of 25.30 feet, Thence Northeasterly along said curve, continuing along the boundary of said Tract "F", through a central angle of 29°59'22', a distance of 13 09 feet to the point of tangency; Thence, North 85°27'22" East, continuing

along the boundary of said Tract "F", a distance of 139 47 feet to the point of curvature of a curve to the right, having

a radius of 25 00 feet, Thence, Easterly along said curve, continuing along the boundary of said Track "F", through a

central angle of 03°51'00", a distance of 1.68 feet to the point of tangency; Thence, North 89°18'22" East, continuing



along the boundary of said Tract "F", a distance of 66.63 feet to the point of curvature of a reve to the right, having a rus of 7500 feet; Thence, Easterly and Southerly along said curve continuing along the boundary of said Tract "F", through a central angle of 80°39'37" a distance of 100.00 feet to the point perangency; Thence, South 10°02'01" East, continuing along the houndary of soid Tract "F", a distance of 15 to reet to the point of curvature of a curve to the left, having a radius of 25.00 feet: Thomas Southerly and Easterly alway said curve, continuing along the boundary of said Tract "F", through a central angle of 81°52'11, a distance of 35.72 feet to the point of tangency; Thence. North 88°05'48" East, continuing along the boundary of said Tract "F", and its Easterly prolongation, a distance of 234.68 feet to the intersection thereof with the Easterly boundary of said Plat of The Lexington Club, Thence, South 01°54'12" East, along the Easterly boundary of said Plat of "The Lexington Club", a distance of 644.15 feet to the point of beginning (P.D.B.)

Containing 38.37 Acres, more or less.

Has Coused The Same, to be surveyed and platted, and does hereby make the following dedications and/or:

1. Tracts "A", (Open Space), as shown hereon, are hereby dedicated to The Lexington Club Community Association, Inc. a Florida Corporation, not for profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. 2. Housing Tracts "B", as shown hereon, are hereby reserved by Lexington Development Corporation, A Delaware

Corporation, for Condominium Unit Construction, and other lawful purposes 3. Tract Co, as shown hereon, is hereby dedicated to The Lexington Club Community Association, Inc., a Florida Corporation, not for profit, for Recreational and other lawful purposes, and is the perpetual maintenance obligation of

said Association, its successors and assigns, without recourse to Palm Beach County 4 Tracts "D", as shown hereon, are hereby dedicated to The Lexington Club Community Association, Inc., a Florida Corporation, not for profit, for private ACCESS TRACTS, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Paim Beach County. For the PURPOSEOF NAMES, EGRESS, 5. The Drainage Easements, as shown hereon, are hereby dedicated to The Lexington Club Community Association, Inc., a Florida Corporation, not for profit, for the purpose of construction and maintenance of drainage, and are the

perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County for the right but not the abusation to maintain the rotations of the Dealnage system of the Lake Maintenance Easements, as shown hereon, are hereby dedicated to The Lexington Club Community Association, Inc., a Florida Corporation, not for profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

7. The Buffer Easements, as shown hereon, are hereby dedicated to The Lexington Club Community Association, Inc., a Florida Corporation, not for profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

In Witness Whereof. Lexington Development Corporation, A Delaware Corporation, authorized to do business in Florida, has caused these presents to be signed by its Vice President, and attested to by its Assistant Secretary, and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors this day of AD, 1987.

Lexington Development Corporation A Delaware Corporation, Authorized To Do Búsiness In Florida

Steven J. Romanowski, Assistant Secretary

Charles Wagenheim, Vice President

Acknowledgement: State of Florida

County of Palm Beach)

Before Me, personally appeared Steven J Romanowski and Charles Wagenheim, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Secretary and Vice President, respectively, of Lexington Development Corporation, A Delaware Corporation, and severally acknowledged to and before me that they executed said 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 day of AD, 1987

Notary Public: TIA LACKLEY

Title Certification:

State of Florida

County of Palm Beach)

J, Richard B. MacJarland, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Lexington Development Corporation, A Delaware Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown, and are true and correct and that there are no other encumbrances of record

Dated this 8 th day of AD, 1987

Sheet 1 Of 6

Surveyor's Certification: State of Florida

County of Palm Beach)

J 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 is accurate to the best of my knowledge and belief; 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 Palm Beach County 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, and further that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, Florida Administrative Code.

Bench Mark Cand Surveying & Mapping, Inc.

Dated: this 9TH day of DEC. A.D., 1987 By Llu L Day Caupen.
Wm. R. Vell Compen. R.L.S Florida Registration No. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on or relative to the bearing of North 01°54'12" West, along the East Line of the Northwest One-Quarter of Section 21, Township 46 South, Range 42 East, said line being the East line of the Plat of "The Lexington Club", according to the Plat thereof, as recorded in Plat Book 57, Pages 92 through 99, inclusive, Public Records, Palm Beach County, Florida,

2. Denotes a Permanent Reference Monument (P.R.)

Denotes a Permanent Control Point (P.C.P.)

4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted General/Easement Notes & Restrictive Covenants:

(As Required By Palm Beach County)

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations 2. There shall be no buildings, or other structures; placed on utility or drainage easements

3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements or lake Mointenance easements, De UNLITY EASEMENTS FOR WATER OR SEWER

4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same

5. In instances where drainage and utility essement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities

within these areas of intersection 6. Poim Deach County has the right drain county maintained roads

7. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Polm Beech County, Floride

County Approvals:

State of Florida

County of Palm Beach

Tracts "B" 18 05 Acres 0 69 Acres 0 d3 Acres 593 Acres L.W.D.D. Conals 1.48 Acres Total Acreage 38 37 Acres

Area Summary

Board of County Commissioners

This Plat is hereby approved for record this

Total Condominium Units

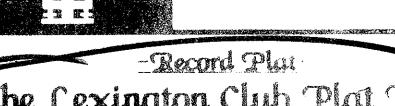
0506-001

Carol A. Roberts, Chair Board of County Commissioners, Palm Beach County, Florida

Attest:

This Plat is hereby approved for record this f

Herbert F.Kahlert PE Certificate No. 12284 County Engineer, Palm Beach County, Florida 4152 W. Blue Heron Boulevard, June 1



The Lexington Club Plat No.

explopment Corpor

Lexington Development Corpora

State Of Florida

John B. Dunkle.

Deputy Clerk

County Of Palm Beach)

This Plat was filed for record

duly recorded in Plat Book

 $\frac{51}{2.3}$ on Pages $\frac{15}{4}$ through

John B. Dunkle, Clerk

of the Circuit Court o

Palm Beach County

Clerk of the Circuit Court

⊮m. R. Van Campen 🕅

" A Shed" Bodrd of County Commissioners Paim Beach Countu 1/18 11

> Rerbert F Kohlert PE 12284

Elunty Enginee.

Paim Beact County

1139 Acres

7 14 Units/Acre