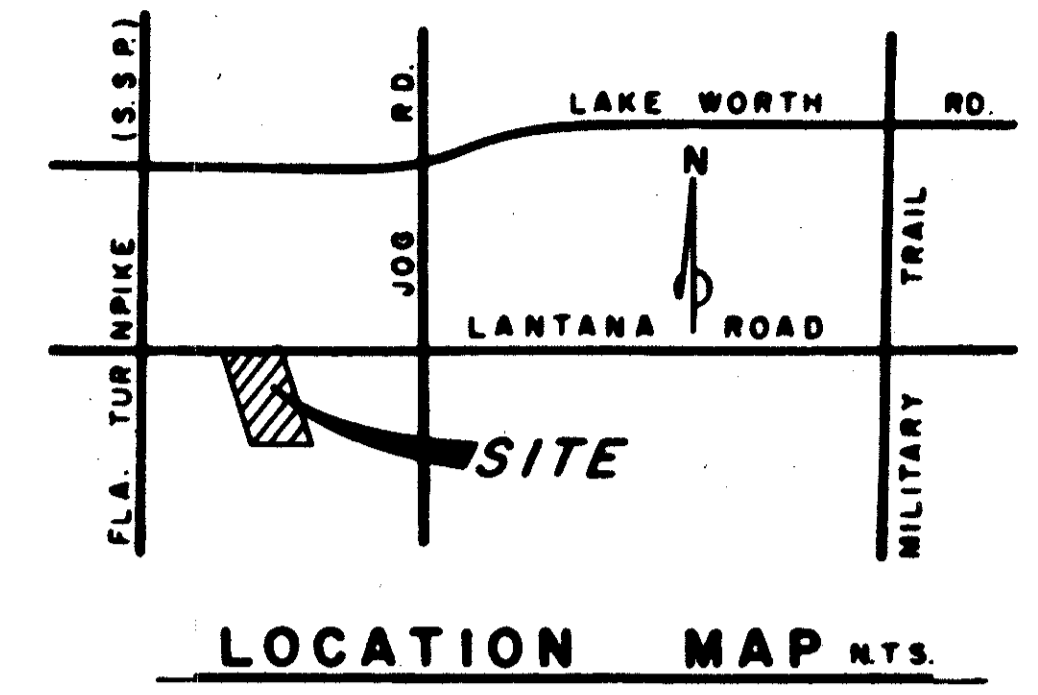


LEXINGTON ESTATES

BEING A REPLAT OF A PORTION OF LOT 2, TRACT 40, HIATUS, PALM BEACH FARMS COMPANY PLAT NO. 13, PLAT BOOK 6, PAGE 99, AND LYING IN GOVERNMENT LOT 2, TRACT 40, HIATUS, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 1989



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 9:07 A.M. this 7 day of SEP., 1989 and duly recorded in Plat Book No. 63 on Page 130 + 131 John B. Dunkle, Clerk of the Circuit Court by John A. Matton, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN CONSTRUCTION INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS LEXINGTON ESTATES, BEING A REPLAT OF A PORTION OF LOT 2, TRACT 40, HIATUS, PALM BEACH FARMS COMPANY PLAT NO. 13, PLAT BOOK 6, PAGE 99, AND LYING IN GOVERNMENT LOT 2, TRACT 40, HIATUS, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, TRACT 40 OF THE SUBDIVISION OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 89°19'28" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 665.11 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF WOODLAND CREEK, PLAT NO. 3, AS RECORDED IN PLAT BOOK 48 AT PAGES 123 AND 124, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 21°12'27" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF OF GOVERNMENT LOT 2, AS SHOWN ON SAID PLAT OF WOODLAND CREEK, PLAT NO. 3, A DISTANCE OF 1166.65 FEET TO A POINT ON THE SOUTH R/W LINE OF LANTANA ROAD, STATE ROAD 812, AS NOW LAID OUT AND IN USE; THENCE SOUTH 88°32'33" EAST ALONG SAID R/W LINE, BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF AFORESAID GOVERNMENT LOT 2, A DISTANCE OF 564.63 FEET TO A POINT LYING 108.27 FEET WESTERLY OF, AS MEASURED ALONG SAID PARALLEL LINE, THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 22°50'34" EAST A DISTANCE OF 1157.05 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SAID POINT LYING 106.73 FEET WESTERLY OF, AS MEASURED ALONG SAID SOUTH LINE OF GOVERNMENT LOT 2; THENCE SOUTH 89°19'28" WEST A DISTANCE OF 591.62 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 14.25 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LEXINGTON ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN LEXINGTON ESTATES WHICH ARE ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE INDIVIDUAL LOT WHICH SAID EASEMENT ENCUMBERS.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR LIFT STATION PURPOSES.

3. TRACTS:

WATER MANAGEMENT TRACTS - THE WATER MANAGEMENT TRACT "C" INCLUDING THE 20 FEET MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "C" ARE HEREBY DEDICATED IN PERPETUITY TO LEXINGTON ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "A", "D", "E", "F", "G", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEXINGTON ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PRESERVE AREAS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LEXINGTON ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION PURPOSES AND ACCESS TO WATER MANAGEMENT TRACT "C" AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "H", AS SHOWN HEREON, IS HEREBY DEDICATED AS ADDITIONAL RIGHT OF WAY FOR LANTANA ROAD (STATE ROAD 812), TO THE PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD PURPOSES.

TRACT "J", AS SHOWN HEREON, IS HEREBY DEDICATED TO LAKE WORTH DRAINAGE DISTRICT FOR ADDITIONAL RIGHT OF WAY FOR CANAL LATERAL L-16 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL AND TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF AUG., 1989.

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

NORMAN CONSTRUCTION INC., A CORPORATION OF THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN RAUCH AND CHRIS HEINE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT AND SECRETARY OF NORMAN CONSTRUCTION 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 1989.
My COMMISSION EXPIRES: Victoria Seppala NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6100 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, JONATHAN SEPPALA, DO HEREBY SET MY HAND AND SEAL THIS 11th DAY OF August, 1989.

WITNESSES: Jonathan Seppala Jonathan Seppala
Nancy L Cook JONATHAN SEPPALA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JONATHAN SEPPALA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 1989.
My COMMISSION EXPIRES: Nancy L Cook NOTARY PUBLIC

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 PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORMAN CONSTRUCTION INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: August 11, 1989 By: John Breitenbach
FLAGLER TITLE COMPANY JOHN BREITENBACH VICE PRESIDENT

NOTES:

- 1. PERMANENT REFERENCE MONUMENTS (P.R.M.'s - P.L.S. #3978) ARE SHOWN THUS: ■
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s - P.L.S. #2208) ARE SHOWN THUS: □
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE SHOWN THUS: ●
- 2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND THE SOUTH LINE OF GOVERNMENT LOT 2, TRACT 40, HIATUS, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEARING BEING NORTH 89°19'28" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 3. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
M.E. DENOTES MAINTENANCE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
R DENOTES RADIAL LINE
NR DENOTES NON-RADIAL LINE
- 4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS. CONSTRUCTION UPON LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- 5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- 6. LANDSCAPING ON OTHER UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF SEPTEMBER, 1989.

By: Carol Ely CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK By: John B. Dunkle DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF SEPTEMBER, 1989.

By: Herbert F. Kahler HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

TABULATION DATA

ROAD R/W	2.36 Ac.
TRACT "H" (ADDITIONAL R/W DED.)	0.19 Ac.
TRACT "J" (ADDITIONAL CANAL R/W)	0.41 Ac.
TRACTS "A, D, E, F, G" (PRESERVE AREAS)	0.33 Ac.
TRACT "B" (RECREATION AREA)	0.59 Ac.
TRACT "C" (WATER MANAGEMENT TRACT)	1.02 Ac.
LIFT STATION EASEMENT	0.02 Ac.
SINGLE FAMILY LOTS (42)	9.33 Ac.
TOTAL ACERAGE	14.25 Ac.
TOTAL OPEN SPACE (INCLUDES 25' BUFFER EASEMENT, TRACTS "A, B, C, D, E, F, G" AND THE LIFT STATION EASEMENT)	4.15 Ac.

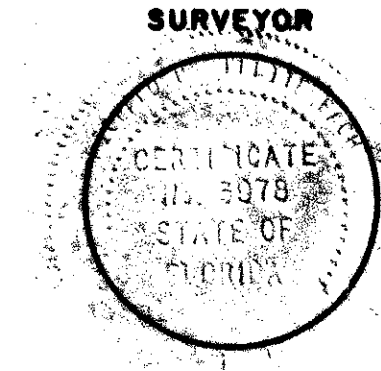
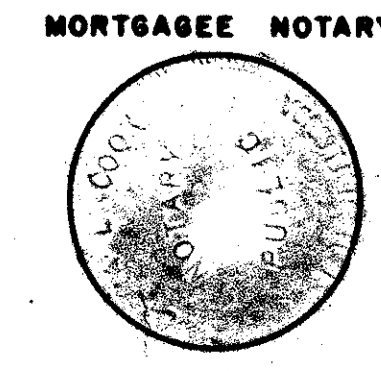
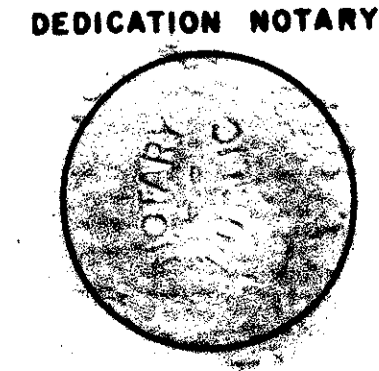
SURVEYOR'S CERTIFICATION

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 THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 8-14-1989 By: Richard P. Breitenbach RICHARD P. BREITENBACH, P.L.S. FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

SUBDIVISION - Lexington Estates
BOOK 63 PAGE 130
FLOOD MAP # 170A
ROAD # 433 49 ZONING AS 88-54
48-TAZ 438 ZIP CODE 334167
R/W MADE



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

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Pt. 88-54
Collect
63/130