COUNTY OF PALM BEACH

KNOW ALL MEN BE THESE PRESENTS, that LEXINGTON HOMES, INC., an Illinois corporation, authorizied to do business in the State of Florida, the Owner of land shown and described hereon, to be known as LEXINGTON LAKES, lying in Section 30, Township 45 South, Range 43 East, Palm Beach County, Florida and being a replat of a portion of Block 15, 16, 17, 48, 49 and 50 and all of Blocks 18 and 47. THE PALM BEACH FARMS CO. PLAT NO. 8 of Section 30. Township 45 South, Range 43 East, according to the plat thereof as recorded in Plat Book 5, at Page 73 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Lot C less that portion of S. R. 804 as described in Offical Records. Book 418, at Page 580 of the Public Records of Palm Beach County, Florida. Lots D and E in Block 15; lot C less that portion of S.A 804, as described in Offical Records Book 418, at page 580 of the Public Records of Palm Beach County, Florida.

Lots D and E. in Block 16; Lots A to E inclusive in Block 17; Lots A to E inclusive in Block 18; Lots A to E inclusive in Block 47; Lots A to E inclusive in Block 48; Lots A and E inclusive in Block 49; Lots A to E inclusive in Block 50; of PALM BEACII FARMS COMPANY PLAT NO. 8. according to the Plat thereof, recorded in Plat Book 5. at Page 73 of the Public Records of Palm Beach County.

LESS AND EXCEPT:

The West 15 feet of that portion thereof in Block 16, 17, 48 and 49 for road right-of-way per Road Plat Book 4, Page 53; and further less the South 13 feet of Lot E, Block 49 and the South 13 feet of Lot E. Block 50 for Lake Worth Drainage District canal right-ofway per Road Plat Book 4, Page 54.

SAID LANDS ALSO KNOWN AS:

A portion of Blocks 15, 16, 17, 48, 49 and 50, and all of Blocks 18 and 47. THE PALM BEACH FARMS CO. PLAT NO. 8 of Section 30, Township 45 South, Hange 43 East, according to the plat thereof as recorded in Plat Book 5. Page 73 of the Public Records of Palm Beach County. Florida, more particularly described as follows: COMMENCE at the West one-quarter (W1/4) corner of said Section 30; Thence North 87° 43′ 42° East, along the South line of the Northwest one-quarter (NW1/4) of said Section 30, a distance of 40.02 feet; Thence North 00.32 27 West, a distance of 13, 15 feet to the POINT

OF BEGINNING: THENCE continuing North 00°32'27" West, along the East Right-of-Way line of Lawreence Road as shown in Road Plat Book 4, at Pages 53. 54 and 55 of the Public Records of Palm Beach County, Florida, a distance of 2249.62 feet;

THENCE Northeasterly, along the arc of a tangent curve concave to the Southeast, having a radius of 25.00 feet, a delta of 80°09'46" and an arc distance of 38.90 feet to a Point of Reverse Curvature; Thence Easterly, along the arc of said curve, concave to the North having a radius of 21538.90 feet, a delta of 01°04'25", an arc distance of 403.59 feet, said curve being coincident with the South Aight-of-Way line of West Boynton Beach Boulevard (S.B. 304) as recorded in Official Records Book 418 at Page 580 of the Public Records of Palm Beach County; THENCE continue along said South Aight-of Way line North 87°32'84" East.

a distance of 175.08 feet; THENCE South 00°38'17" East along the East line of said Blocks 15, 18,

47 and 50, a distance of 2271.80 feet; THENCE South 87° 43' 42" West, along a line 13.00 feet North of and parallel with the South line of Lot "E" in said Block 50 and the South line of Lot "E" in said Block 49, said line also being the North Right-of Way line of Lake Worth Drainage District canal per Road Plat Book 4 at Page 54 of the Public Records of Palm Beach County, Florida, a distance of 607. 21 feet to the POINT OF BEGINNING.

Said lands lying in the Palm Beach County, Florida, containing 31.55 acres, more or less.

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

- Water Management Tracts "L-1" and "L-2" and the drainage easements as shown hereon. are hereby dedicated for water management and drainage purposes and shall be the perpetual maintenance obligation of the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns without recourse to Palm Beach County, Florida. Palm Beach County shall have the right, but not the obligation to maintain those portions of the privately dedicated drainage system that serves to drain surface waters from any public
- The Lake Maintenance Easements, as shown, are hereby dedicated for lake maintenance purposes and shall be the perpetual maintenance obligation of the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns without recourse to Palm Beach County, Florida.
- 3. Parcel "O", The Private Roadway Parcel, is hereby dedicated for ingress and egress, private roadway drainage and utility purposes to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation and is the perpetual maintenance obligation of said Association, its successors and assigns withou recourse to Palm Beach County, Florida. Right of access is hereby granted to Palm Beach County for emergency services and the City of Boynton Beach for utility maintenance purposes.
- 4. Parcels "P" through "Z" inclusive. The Private access Tracts, are hereby dedicated for ingress and egress, drainage, and utility purposes to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation and is the perpetual perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach, County, Florida. Right of access is hereby granted to Palm Beach, County for emergency services and the City of Boynton Beach for utility maintenance purposes.
- 5. Tract "R-1" (The additional Right of Way for S.R. 804) as shown hereon is dedicated to the Palm Beach County Board of County Commissioners for the perpetual use of the public for thoroughfare

LEXINGTON

A REPLAT OF A PORTION OF BLOCKS 15, 16, 17, 48, 49, AND 50, AND ALL OF BLOCKS 18 AND 47, THE PALM BEACH FARMS CO. PLAT NO. 8 OF SEC. 30, T. 45S., R. 43E, PALM BEACH COUNTY, FLORIDA.

CRAIG A. SMITH & ASSOCIATES

CONSULTING ENGINEERS-PLANNERS-SURVEYORS

1000 WEST MCNAB ROAD

POMPANO BEACH, FLORIDA 33069

BY: FREDERICK E. CONROD. 111, P.L.S. No. 2016

THIS

BOYNTON

BOYNTON WEST I ROAD

BEACH

MORTGAGEE'S CONSENT

TRACEY

ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

act and deed of said bank.

The Undersigned, hereby certifies that it is the holder of a mortgage

Book 6592, at Page 1738, ET. SEQ., in the Public Records of Palm

the property described hereon, and does hereby join in and consent

to the dedication of the land described in said dedication by the owners

thereof and agrees that its mortgage, which is recorded in Offical Record

Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said bank has caused these presents to be signed

by its Senior Vice President and attested by its Assistant Secretary and

Before Me personally appeared JOHN W. THOMPSON and MARY U. TRACY, to me

executed the foregoing instrument as Senior Vice President and Assistant

affixed by due and regular authority, and that said instrument is a free

WITNESS my hand and offical seal this 5_ day of Powery A.D. 199/

well known and known to me to be the individuals described in and who

Secretary, respectively, of BANKATLANTIC, a Federal Savings Bank, and

that the seal affixed herto is the seal of said bank, and that it was

BANKATLANTIC

A FEDERAL SAVINGS BANK

its seal to affixed hereto by and with the authority of its Board of Directors this _____ day of \(\overline{\text{DWOMP}______. A.D., 199/____.} \)

STATE OF FLORIDA

COUNTY OF PALM BEACH)

6. The Lake Maintenance Access Easements, as shown hereon, are hereby dedicated for lake maintenance access purposes to and shall be the perpetual maintenance obligation of the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, without recourse to Palm Beach County, Florida.

- The utility easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.
- Parcels "A" and "B", as shown, are hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for the purposes of a buffer, and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- 9. Parcels "C" through "N", inclusive, as shown, are hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION INC., a Florida not for profit corporation for the purpose of common open space areas and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- 10. Tract "P-1", as shown, is hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns for the purpose of Tree Preservation, and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County, Florida.
- 11. Tract "A-1", as shown, is hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation. its successors and assigns for the purposes of recreational purposes. and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County, Florida.
- 12. The Limited Access Easement (L. A. E.) as shown, is hereby dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- 13. Tract "D-1", as shown, is hereby dedicated to the Lake Worth Drainage District. Its successors and assigns for Water Management purposes and shall be the perpetual maintenance obligation of said District. its successors and assigns without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF. the said corporation has caused these presents to be signed by its Vice President and attested 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 , A. D. , 199 L.

> BY: LEXINGTON HOMES, INC. an Illinois Corporation

STEVEN HOMANOWSKI Assistant Secretary

CHARLES WAGENHEIM Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared CHARLES WAGENHEIM and STEVEN ROMANOWSKI, to me well known, and known to me to be the individuals. described in and who executed the foregoing instrument as Vice President and Assistant Secretary, respectively, of LEXINGTON HOMES, INC., an Illinois corporation and acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf 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 4th day of February, A.D., 1991.

My Commission Expires:

NOTICE: There may be additional restrictions that are not recorded

AREA NO. of UNITS =137

NOTABY_PUBLIC BANK ATLANTIC FEDERAL SAVINGS BANK

My Commission Expires: My Commission Expires to 120, 1894

L U.D.D. LAT. NO. 25 CANAL L.N.D.D. LAT. HO. 26 CANAL

0589-001

KEY MAP (NOT TO SCALE) TITLE CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH)

I, RICHARD B. MacFARLAND, P. A., 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 HOMES, INC., an Illinois corporation, authorized to do business in the State of Florida, that the taxes for the year 1990 and all prior years have been paid and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that I find the property is encumbered by the mortgage shown hereon, that I find that all mortgages are shown and are true and correct.

STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ILLY TAME, 1997 A.D., AND DULY RECORDED IN PLAT BOOK

No. 68 ON PAGES 12-20

JOHN B. DUNKLE, CLERK BY Danbera Co. Platt D. C.

AICHARD B. MACFARLAND, P. A. APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this _____ day of

JUNE, A.D. 1991.

JOHN B. DUNKLE, Clerk Bralla Cowall Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 11____, day Jone A.D.

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 Permanent Reference Monuments (P. R. M. 's) have been placed as required by law and Permanent Control Points (P.C.P.'s) 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 Minimum Technical Standards Chapter 21 HH-6, Florida Administrative Code.

Date: holned Clones to rederick E. Conrod, Til Professional Land Surveyor Florida Registration No. 2816

NOTARY PUBLIC/OF

ENGINEER

on this plat that may be found in the Public Records of

31.55 ACRES

4. 34 DU/ACRE ZONING PETITION NO.

SENIOR-VICE PRESIDENT

LEXINGTON HOMES, INC.