LEXINGTON LAKES

0589-001

(A PLANNED UNIT DEVELOPMENT)

SHEET 3 OF 4 SHEETS

19

0 20 40 80 160

GRAPHIC SCALE IN FEET
SCALE 1"=40'

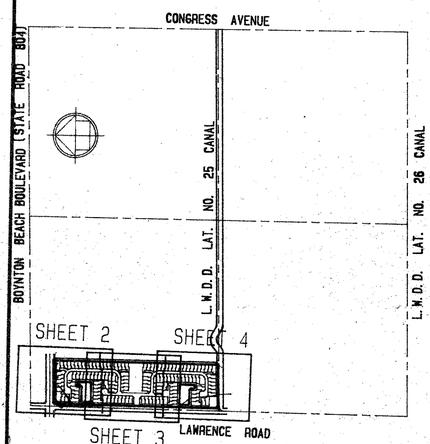
A REPLAT OF A PORTION OF BLOCKS 15, 16, 17, 48, 49, AND 50, AND ALL OF BLOCKS 18 AND 47, THE PALM BEACH FARMS CO. PLAT NO. 8 OF SEC. 30, T. 45S., R. 43E, PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA 33069
BY: FREDERICK E. CONROD, III, P.L.S. No. 2816
SEPTEMBER, 1990

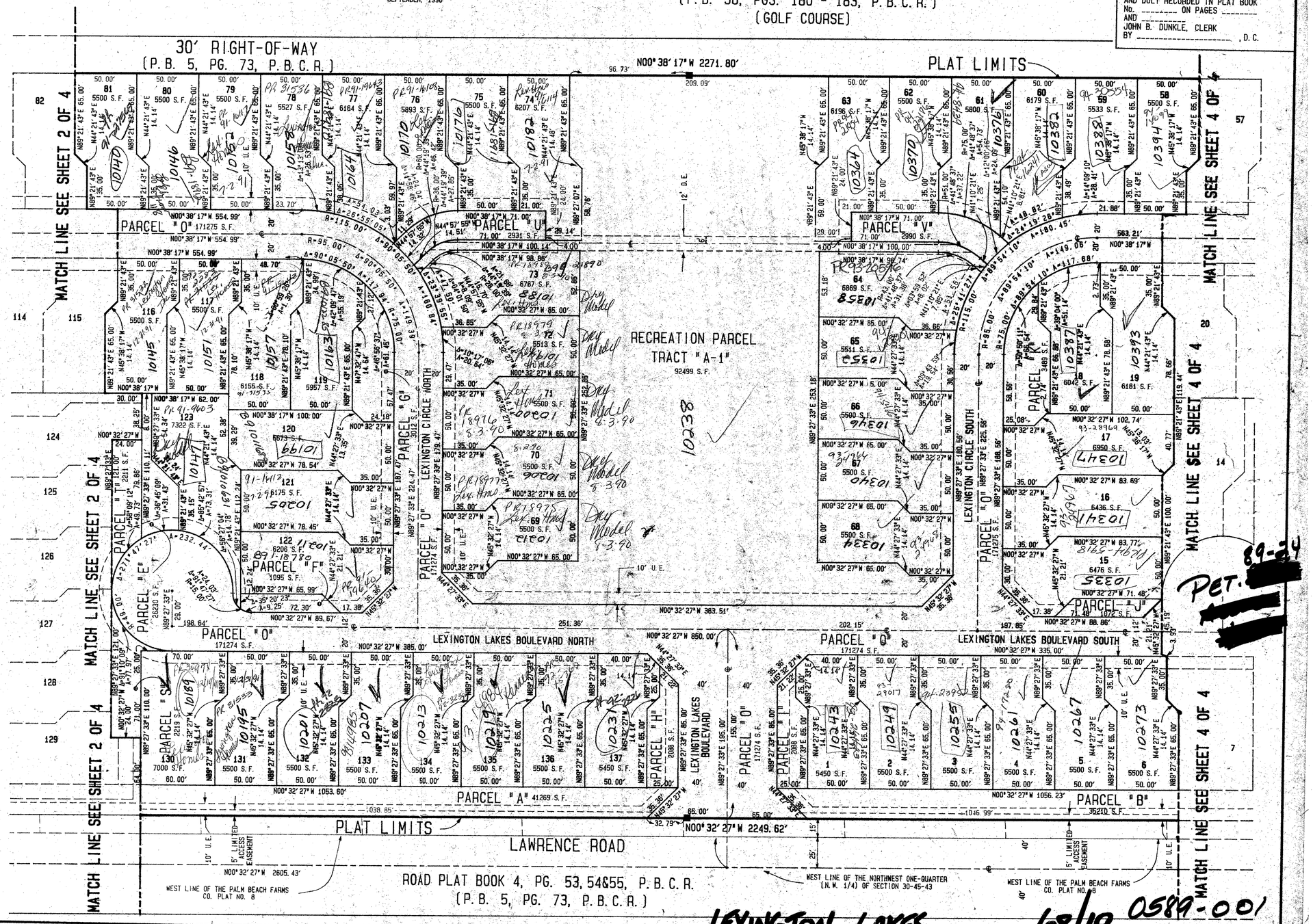
QUAIL RIDGE PLAT 19
(P.B. 38, PGS. 180 - 183, P.B.C.R.)
(GOLF COURSE)

STATE OF FLORIDA }
}SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT_____THIS DAY OF _____ 199 _ A.D. AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGES _____ AND _____
JOHN B. DUNKLE, CLERK
BY _____, D.C.



KEY MAP
(NOT TO SCALE)



SURVEY NOTES:

1. ■ (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT.
2. ○ (P.C.P.) INDICATES PERMANENT CONTROL POINTS. P.C.P.'S WILL BE SET TO STRADDLE THE LOCATION OF ANY P.C.P. THAT FALLS ON MANHOLE COVERS.
3. THE BEARING OF THE EAST LINE SHOWN HEREON IS RELATIVE TO THE BEARING (NORTH 00°38'17" WEST) OF THE WEST LINE OF PLAT NO. 19 (QUAIL RIDGE), AS RECORDED IN PLAT BOOK 38, PAGES 180 - 183, PALM BEACH COUNTY RECORDS.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
5. BENCH MARK DESCRIPTION: PALM BEACH COUNTY ALUMINUM DISK SET + 3 FEET EAST OF THE EAST CONCRETE RAIL, IN THE NORTHEAST WINGWALL OF A CONCRETE BRIDGE OVER LATERAL #22.
6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
7. ℄ DENOTES CENTERLINE.
8. D.E. DENOTES DRAINAGE EASEMENT.
9. U.E. DENOTES UTILITY EASEMENT
10. S.F. DENOTES SQUARE FEET.
11. L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT.
12. ALTERATIONS TO LOT DRAINAGE SHALL BE SUBJECT TO ARTICLE VI, SECTION 12 OF THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC.
13. THE BUILDING SETBACK LINE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS WHICHEVER IS GREATER
14. THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER OR SEWER.
15. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
16. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITES.

SUBDIVISION • LEXINGTON LAKES
BOOK 68 PAGE 19
FLOOD ZONE AH-15 FIRM MAP #1928
CULD • LO ZONING RS
BR ~~89~~ 89-24 ZIP CODE 33436
BLD NUMBER SERIES
DEV. 15/16

TA2 U190

PET. 89-24

LEXINGTON LAKES 68/19 0589-001