BEING A REPLAT OF PART OF LOTS 3, 4, 11 THRU 19, 21 THRU 27, 34 AND 43 AND PART OF CALUMET LANE OF LEXINGTON 1 OF SHERBROOKE - P. U. D. AS RECORDED IN PLAT BOOK 32, PAGES 195 THRU 198, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SECTION 6, TOWNSDIP 45 SOUTH, BANGE 42 EAST PALM DEACO COUNTY, FLORIDA SHEET NO. 3 SHEET SHEET GEE & JENSON ENGINEERS - ARCHITECTS - PLANNERS, INC. LOCATION MAP NO. 4 WEST PALM BEACH, FLORIDA STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed
record at 1/4/4 M. this //
of 1/4/4 M. this //
or 1/4/4 M. this //
o DESCRIPT I DO Being a replat of part of Lots 3, 4, 11 thru 19, 21 thru 27, 34 and 43 and part of Columet Lane of Lexington 1 of Sherbrooke - P. U.D. as recorded in Plat Book 32, Pages 195 thru 198, inclusive, of the Public Records of Paim Beach County, Floridg, and lying in Section 6, Township 45 South, Range 42 East, and being more particularly described as follows: KEY MAP Clerk Circuit Court Beginning at the Southeast corner of Lot 3 as shown on said plat of Lexington I of Sherbrooke P.U.D.; thence North 88°3448" West along the North right—of-way line of North

Calumet Circle as shown on said plat of Lexington I P.U.D. of Sherbrooke, a distance of 396.88 feet; [for convenience the following 2 courses and distances are along the East right—of-way line of East Calumet Circle as shown of said plat of Lexington I of Sherbrooke P.U.D.); thence North 44°34′20" West, a distance of 34.74 feet; thence North 00°33′53" West, a distance of 376.87 feet to the Northwest corner of Lot 4 as shown on said plat of Lexington I of Sherbrooke P.U.D.; thence North 89°26′07" East, a distance of 435.18 feet to the Northeast corner of said Lot 3; thence South 01°25′12" West, a distance of 415.85 feet to the Point of Beginning. By Suchase a. Flat D. C. LAND USE COUTINUE ZONING - P. U. D. INFORMATION PETITION NO. 76-139
CONTAINING 49.13 ACRES
34 SINGLE FAMILY RESIDENCES
DENSITY 0.692 D.U. / ACRE James Boyd, His Attorney-In-Fact Beginning at the Southeast corner of Lot 19 as shown on said plat of Lexington I of Sherbrooke P.U.D.; thence South 89°26′07" Mest, a distance of 680.00 feet to the Southwest corner of Lot 18 as shown on said plat of Lexington I of Sherbrooke P.U.D.; thence North 00°33′53" Mest, (for convenience the following 3 courses and distances are along the East right-of-way Ilne of a 50 foot drainage right-of-way as shown on said plat of Lexington I of Sherbrooke P.U.D.), a distance of 1166.00 feet to the beginning of a curve concave to the East, having a radius of 1096.84 feet and a central angle of 14°24′24"; thence Northeasterly along the arc of said curve, a distance of 275.79 feet; thence North 13°50′30° East along the tangent of said curve, a distance of 507.95 feet to the beginning of a curve concave to the Southeast, having a radius of 773.60 feet and a central angle of 27°34′43"; thence Northeasterly along the arc of said curve, a distance of 372.25 feet to the Northernmost corner of Lot 11 of said plat of Lexington I of Sherbrooke P.U.D.); thence South 46°07′36° East along the Northeasterly Ilne of said Lot 11, a distance of 384.63 feet to a point on a curve, a tangent from said point bearsNorth43°52′24° East (for convenience the following 5 courses and distances are along the West right-of-way line of Mest Calumet Circle as shown on said plat of Lexington I of Sherbrooke P.U.D.); thence Southwesterly along the arc of a curve concave to the Southeast, having a radius of 527.69 feet and a central angle of 30°01′54°, a distance of 276.59 feet; thence South 13°50′30° Mest along the tangent of said curve, a distance of 100.00 feet to the beginning of a curve concave to the East, having a radius of 334.91 feet and a central angle of 14°24′23°; thence Southwesterly along the arc of said curve, a distance of 518.36 feet; thence South 00°33′53° East along the to the Point of Beginning. DOTES James Boyd, Her Atorney-In-Fact All bearings shown hereon are relative to the South line of Section 31, Township 44 South, Ronge 42 East, bearing South 87°57'15 "East, as shown on said Plat of LEXINGTON LOF SHERBROOKE P.U.D. Building Setback Lines shall be as required by Palm Beach County Zoning Regulations. James Boyd, His Att Trney-In-Fact No buildings or any kind of construction shall be placed on Utility Easements. Landscaping on Utility Easements (other than Water and Sewer Easements) shall be only with the approval of all Utilities having the right to occupy the same. Beginning at the Southwest corner of Lot 21 as shown on said plat of Lexington I of Sherbrooke P.U.D.; thence North 00°33′53″ West along the Mest line of said Lot 21, a distance of 352.94 feet to a point on a curve, a tangent from said point bears South 84°37′23″ West; thence Northeasterly along the arc of a curve concave to the Northwest having a radius of 834.41 feet and a central angle of 44°23′49″, a distance of 646.56 feet; (for convenience the following 3 courses and distance are along the Southerly right-of-May line of Calumet Lane as shown on said plat of Lexington I of Sherbrooke P.U.D.); thence North 83°23′29″ East, a distance of 34.21 feet; thence South 53°26′36″ East, a distance of 341.76 feet to the beginning of a curve concave to the Northeast, having a radius of 327.82 feet and a central angle of 37°07′17″; thence Southeasterly along the arc of said curve, a distance of 60.00 feet to North 00°33′53″ West along a line radial to the preceding curve and the following curve, a distance of 60.00 feet to a point on a curve on the North having a radius of 267.82 feet and a central angle of 10°04′34″, a distance of 47.10 feet to the Western most corner of Lot 27 as shown on said plat of Lexington I of Sherbrooke P.U.D.; thence North 36°33′24″ East along the Mest line of said Lot 27, a distance of 458.59 feet; thence North 89°26′07″ East along the North line of said Lot 27, a distance of 458.59 feet; thence North 89°26′07″ East along the North line of said Lot 27, a distance of 90°00′00″; thence Easterly, Southeasterly and Southerly along the Arc of said curve, a distance of 1521.00 feet to the Easterly, Southeasterly and Southerly along the arc of said curve, a distance of 1521.00 feet to the Point of Beginning. Where Utility and Drainage easements cross, Drainage easments take precedence. James Boyd, Her Attorney-In-Fact There shall be no landscaping or construction of any kind placed on Drainage Easements. James Boyd, His Attarney-In-Fact There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county. James Boyd, Her Attorney-In-Fact denotes Permanent Reference Monument NO.2424 denotes Permanent Control Point denotes Official Record Book mgrid Süerbass James Boyd, Her Attorney-In-Fact denotes Planned Unit Development denotes Arc Radius denotes Arc Delta Angle denotes Arc Length denotes Arc Tangent Length denotes Right-of-Way denotes Plat Book denotes Pages Beginning at the Western most corner of Lot 34 of said plat of Lexington I of Sherbrooke P.U.D.; thence North 64°18′23″East along the Northwesterly line of said Lot 34, a distance of 395.16 feet to a point on a curve, a tangent from said point bears North 25°41′37″ West; thence Southeasterly along the arc of a curve concave to the Northeast, having a radius of 100.00 feet and a central angle of 52°08′42″, a distance of 91.01 feet to the Eastern most corner of said Lot 34; thence South 12°09′41″ West, a distance of 361.33 feet to the Southeast corner of said Lot 34; (for convenience the following 2 courses and distances are along the North right-of-way line of said South Calumet Circle); thence South 89°26′07″ West, a distance of 78.37 feet to the beginning of a curve concave to the Northeast, having a radius of 270.00 feet and a central angle of 83°33′43″; thence Northwesterly along the arc of said curve, a distance of 393.78 feet to the Point of Beginning. denotes Page IN WITNESS WHEREOF, the above named corporations have coused these presents to be signed by their respective officers and their corporate seal to be affixed hereto by and with the authority of their Board of Directors, this 3/57 day of 1991. denotes Number denotes Road denotes And denotes Degrees Schearbrook Land and Livestock, inc., a Ohio Corporation lightsed to do business in the State of Florida denotes Feet or Minutes denotes Seconds or Parenthesis denotes incorporated denotes Ante Meridiem (Before Noon) denotes Post Meridiem (After Noon) denotes Deputy Clerk ugene C. Schear - President TOGETHER WITH Center-Plex Florida Venture, a Ohio General Partnership, licensed to do business in the State of Florida. denotes Professional Engineer Beginning at the Northern most corner of Lot 43 as shown on said plat of Lexington 1 of Sherbrooke P.U.D.; (for convenience the following 2 courses and distances are along the West right-of-way line of said East Calumet Circle); thence South 00°33′53″ East, a distance of 88.38 feet to the beginning of a curve concave to the West, having a radius of 1756.92 feet and a central angle of 11°09′30″; thence Southwesterly along the arc of said curve, a distance of 342.16 feet to the Southeast corner of said Lot 43; thence North 89°24′39″ West along the South line of said Lot 43, a distance if 362.52 feet to a point on a curve, a tangent from said point bears. South 00°35′19″ West; thence Northwesterly along the arc of a curve concave to the Southwest, having a radius of 200.00 feet and a central angle of 36°09′13″, a distance of 126.20 feet to the Western most corner of said Lot 43; thence North 54°26′07″ East, a distance of 527.11 feet to the denotes Dwelling Units denotes Not To Scale E. C. Schear - General Partner denotes Point of Beginning APPROVALS American Commerical Realty Company, a Ohio Corporation qualified to do business in the State of Florida under the name of Sherbrooke Management, inc. C. Schear - President PALM BEACH COUNTY OF COUNTY COMMISSIONERS James M. Zeller - Ylce President SUBJECT to existing Rights-of-Ways, Easements and Restrictions and Reservations of Record. Containing a total of 49.13 acres, more or less. COUNTY OF PALM BEACH DEDICATION BEFORE ME personally appeared James Boyd, to me well known and known to me to be the the person described in and who executed the foregoing instrument, as Attorney-In-Fact, and acknowledged before me that he executed said STATE OF FLORIDA COUNTY OF PALM BEACH instrument for the purposes expressed therein. KNOW ALL MEN BY THESE PRESENTS, that Heinrich and Isabella Broell, his wife, joined by Eugene C. and Doris Schear, his wife, joined by E. C. Schear, joined by Gordon L. Higgins, joined by Bryan and Jennifer Eustace, his wife, joined by Alastair and Sue Dods, his wife, joined by Ingrid Fuerbass, joined by SCHEARBROOK LAND AND LIVESTOCK, INC., a Ohio Corporation, joined by Center-Plex Florida Venture, a Ohio General Partnership joined by American Commercial WITNESS my hand and official seal this Olfot day of My Commission Expires: 5/21/95 COUNTY ENGINEER This plat is hereby approved for record this 10 day of MARCh . 1992 STATE OF FLORIDA COUNTY OF PALM BEACH Realty Company, a Ohio Corporation, the Owners of the lands shown hereon as REPLAT OF PORTIONS OF LEXINGTON I OF SHERBROOKE PUD. lying in Section 6, Township 45 South, Range 42 East, Palm Beach County, Florida, have caused the land to be surveyed and platted as By: Derry To Wall COUNTY OF PALM BEACH
BEFORE ME personally appeared Eugene C. Schedr and James Boyd to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of SHEARBROOK LAND AND LIVESTOCK, INC., a Ohio Corporation, licensed to do business in the State of Florida, 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 the free act and deed of said Corporation.

WITNESS my hand and official seal this Diot day of 1991.

My Commission Expires: 5/3/95

Notary Public George T. Webb, P.E. **County Engineer** 0309-098 Heinrich Broeil Samer Boya James Boyd, His Attorney-In-Fact COUNTY 4Sabel Broell ENGINEER NOTARY'S SEAL NOTARY'S SEAL James Boyd, Her Attorney-In-Fact OMMISS) ONERS REPLAT OF PORTIONS OF LEXINGTON I OF SHERBROOKE COULC

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