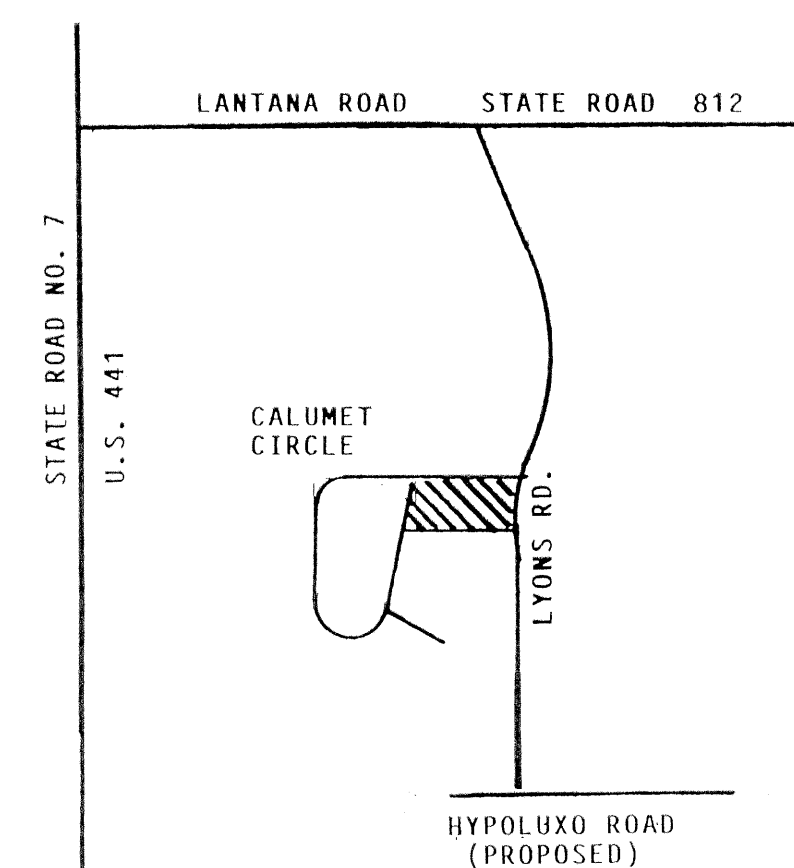


PARCEL "A", LEXINGTON 1, OF SHERBROOKE, P.U.D., A REPLAT

BEING A REPLAT OF PARCEL "A", LEXINGTON 1, OF SHERBROOKE AS RECORDED IN PLAT BOOK 32, PAGES 195-198, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 6, TOWNSHIP 45 SOUTH. RANGE 42 EAST

FEBRUARY, 2002
SHEET 1 OF 2



113

STATE OF FLORIDA
 Department of
 6th November 2002
 s 113 thru 114
 LARRY Z. GLICKMAN, ESQUIRE
 Notary Public
 State of Florida

DEDICATION;

KNOW ALL MEN BY THESE PRESENTS THAT SCHEARBROOK LAND AND LIVESTOCK, INC. A FLORIDA CORPORATION, SUCCESSOR BY MERGER TO SCHEARBROOK LAND AND LIVESTOCK, INC., AN OHIO CORPORATION, SUCCESSOR BY MERGER TO AMERICAN COMMERCIAL REALTY CO., AN OHIO CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS, PARCEL "A", LEXINGTON 1, OF SHERBROOKE, P.U.D., A REPLAT, ACCORDING TO THE PLAT OF LEXINGTON 1, OF SHERBROOKE, A P.U.D., AS RECORDED IN PLAT BOOK 32, PAGES 195-198, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED AS FOLLOWS;

PARCEL "A", OF THE PLAT OF LEXINGTON 1, OF SHERBROOKE, A P.U.D. AS RECORDED IN PLAT BOOK 32, PAGES 195-198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LAND LYING IN THE COUNTY OF PALM BEACH

CONTAINING 267,873 SQUARE FEET, (6.15 ACRES), MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS;

LANDSCAPE BUFFER TRACTS;

TRACT "A", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SHERBROOKE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSOR AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

LIMITED ACCESS EASEMENT;

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS

UTILITY EASEMENTS;

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDING, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS

DRAINAGE EASEMENTS;

THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHERBROOKE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEMS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO, BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF June 2002.

SCHEARBROOK LAND AND LIVESTOCK, INC.
A FLORIDA CORPORATION, SUCCESSOR BY MERGER TO
SCHEARBROOK LAND AND LIVESTOCK, INC.,
AN OHIO CORPORATION, SUCCESSOR BY MERGER TO
AMERICAN COMMERCIAL REALTY CO.,
AN OHIO CORPORATION,

WITNESS TO: James M. Zeller BY: Gene Schear
JAMES ZELLER GENE SCHEAR
WITNESS JOHN RAFFERTY PRESIDENT

ACKNOWLEDGMENT;

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY, GENE SCHEAR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SCHEARBROOK LAND AND LIVESTOCK, INC. A FLORIDA CORPORATION, SUCCESSOR BY MERGER TO SCHEARBROOK LAND AND LIVESTOCK, INC., AN OHIO CORPORATION, SUCCESSOR BY MERGER TO AMERICAN COMMERCIAL REALTY CO., AN OHIO CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 11th DAY OF June 2002

MY COMMISSION EXPIRES: June 24, 2006 DD 036451 BY: Christina Sire NOTARY PUBLIC STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS;

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SHERBROOKE HOME OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATIONS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF MAY 2002.

SHERBROOKE HOME OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS James Boyd BY: Morris Kirpich
MORRIS KIRPICH, PRESIDENT

WITNESS [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY, APPEARED Morris Kirpich, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SHERBROOKE HOME OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 15th DAY OF MAY 2002

MY COMMISSION EXPIRES: July 23, 2004 CC 994181 BY: James Boyd NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SACHS, SAX, AND KLEIN, P.A., LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCHEARBROOK LAND AND LIVESTOCK, INC. A FLORIDA CORPORATION, SUCCESSOR BY MERGER TO SCHEARBROOK LAND AND LIVESTOCK, INC., AN OHIO CORPORATION, SUCCESSOR BY MERGER TO AMERICAN COMMERCIAL REALTY CO., AN OHIO CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

SACHS, SAX, & KLEIN, P.A.
NORTHERN TRUST PLAZA
301 YAMATO ROAD, SUITE 4150
BOCA RATON, FLORIDA 33431

BY: [Signature]
LARRY Z. GLICKMAN, ESQUIRE
June 11, 2002
063002

COUNTY ENGINEER;

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 11th DAY OF November 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYORS 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, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), AND MONUMENTS ACCORDING TO 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

DATE: June 3, 2002

[Signature]
JOSEPH M. TUCKER, P.L.S.
LICENSE NO. 3285
STATE OF FLORIDA

PREPARING SURVEYOR'S STATEMENT;

THIS INSTRUMENT WAS PREPARED BY;

JOSEPH M. TUCKER
RICHARD L. SHEPHARD & ASSOCIATES, INC.
219 S.E. 23 RD. AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
PHONE NO. 1-561-737-6546

LEXINGTON 1 OF SHERBROOKE REPLAT PAR A
PAGE 113
TRACT MAP # 170A
ZONING RE
219-737-6546

LB 2102 Joe Tucker

LAND SURVEYORS

RICHARD L. SHEPHARD and Associates

219 S.E. 23RD AVENUE Phone: (561) 391-4388
P.O. BOX 759 Boca (561) 737-6546
BOYNTON BEACH, FLORIDA 33435 FAX (561) 734-7546