

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that LEXINGTON DEVELOPMENT CORPORATION a Delaware Corporation, authorized to do business in the State of Florida, owner of the land shown hereon, being a portion of Section 21, Township 46 South, Range 42 East, Palm Beach County, shown hereon as the LEXINGTON CLUB being more particularly described as follows:

**LEGAL DESCRIPTION**

All of the Plat of Pinecrest Park, as recorded in Plat Book 4, Page 11, of the Public Records of Palm Beach County, Florida, together with Tracts 11 through 24, inclusive and Tracts 45 through 48 inclusive of the Palm Beach Farms Company, Plat No. 1, as recorded in Plat Book 2, Pages 26 through 28, of the Public Records of Palm Beach County, all lying in Section 21, Township 46 South, Range 42 East, Palm Beach County, Florida together with a part of those certain 15 foot and 30 foot platted Palm Beach Farms Company Road Rights-of-Way lying adjacent and contiguous to said Tracts all being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 21; thence, S01°54'12"E along the East line of the Northwest Quarter (NW 1/4) of said Section 21, a distance of 789.31 feet for a POINT OF BEGINNING.

Thence, continue S01°54'12"E along said line, a distance of 218.34 feet; thence, S89°08'53"W along the South line of said Plat of Pinecrest Park and along the South lines of said Tracts 45 through 48 inclusive, a distance of 2667.04 feet to the Southwest corner of said Tract 48; thence, N01°52'26"W along the West lines of said Tracts 17 and 48, a distance of 1341.31 feet to the Northwest corner of said Tract 17; thence, N89°19'30"E along the North line of said Tract 17, a distance of 60.01 feet to the East Right-of-Way Line of Lake Worth Drainage District Canal E-2, as recorded in Official Record Book 2736, Page 416, of the Public Records of Palm Beach County, Florida; thence, N01°52'26"W along said Right-of-Way line, a distance of 647.07 feet to the North line of said Tract 16; thence, N89°22'49"E along said North line, a distance of 272.16 feet to the Northeast corner of said Tract 16; thence, S01°52'09"E along the East line of said Tract 16, a distance of 43.01 feet to the South Right-of-Way Line of Lake Worth Drainage District Lateral Canal L-34 as recorded in Deed Book 148, Page 497, of the Public Records of Palm Beach County, Florida; thence, N89°22'49"E along said Right-of-Way line, a distance of 332.18 feet to the East line of said Tract 15; thence, S01°52'49"E along said East line, a distance of 11.00 feet to the South Right-of-Way Line of Lake Worth Drainage District Lateral Canal L-34 as recorded in Deed Book 113, Page 75, of the Public Records of Palm Beach County, Florida; thence, N89°22'49"E along said Right-of-Way line, a distance of 1027.21 feet; thence, S00°41'38"E, a distance of 706.39 feet; thence, N89°18'22"E, a distance of 989.60 feet to the POINT OF BEGINNING.

Has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

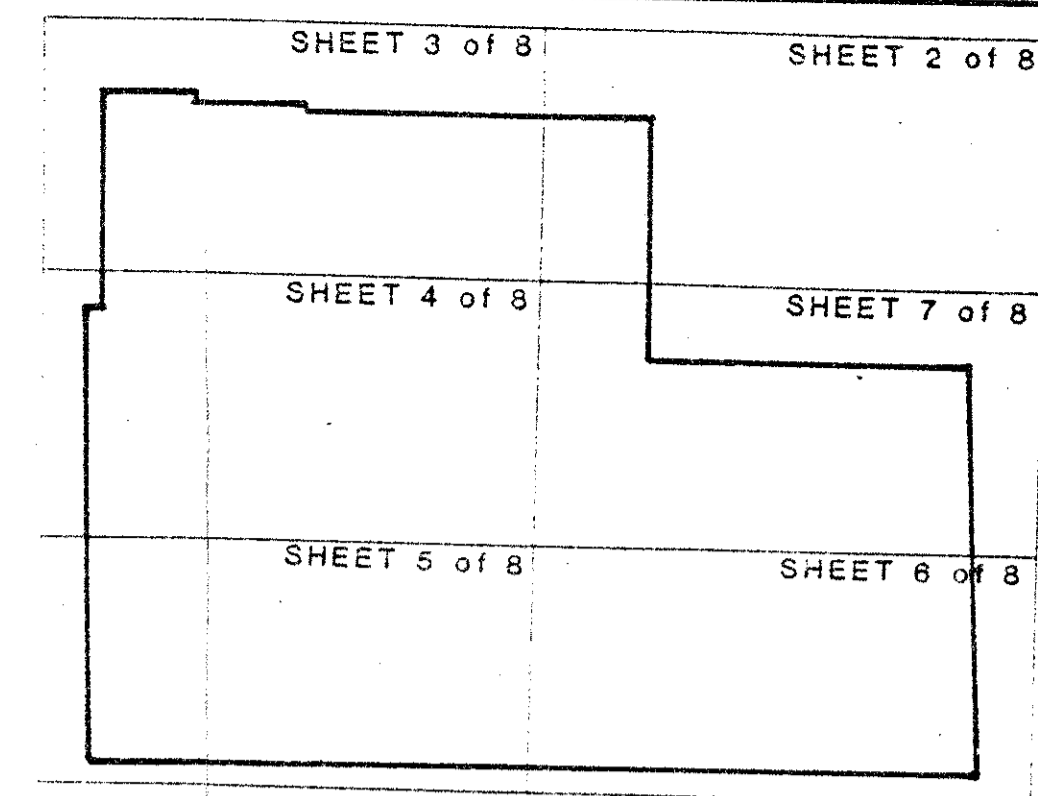
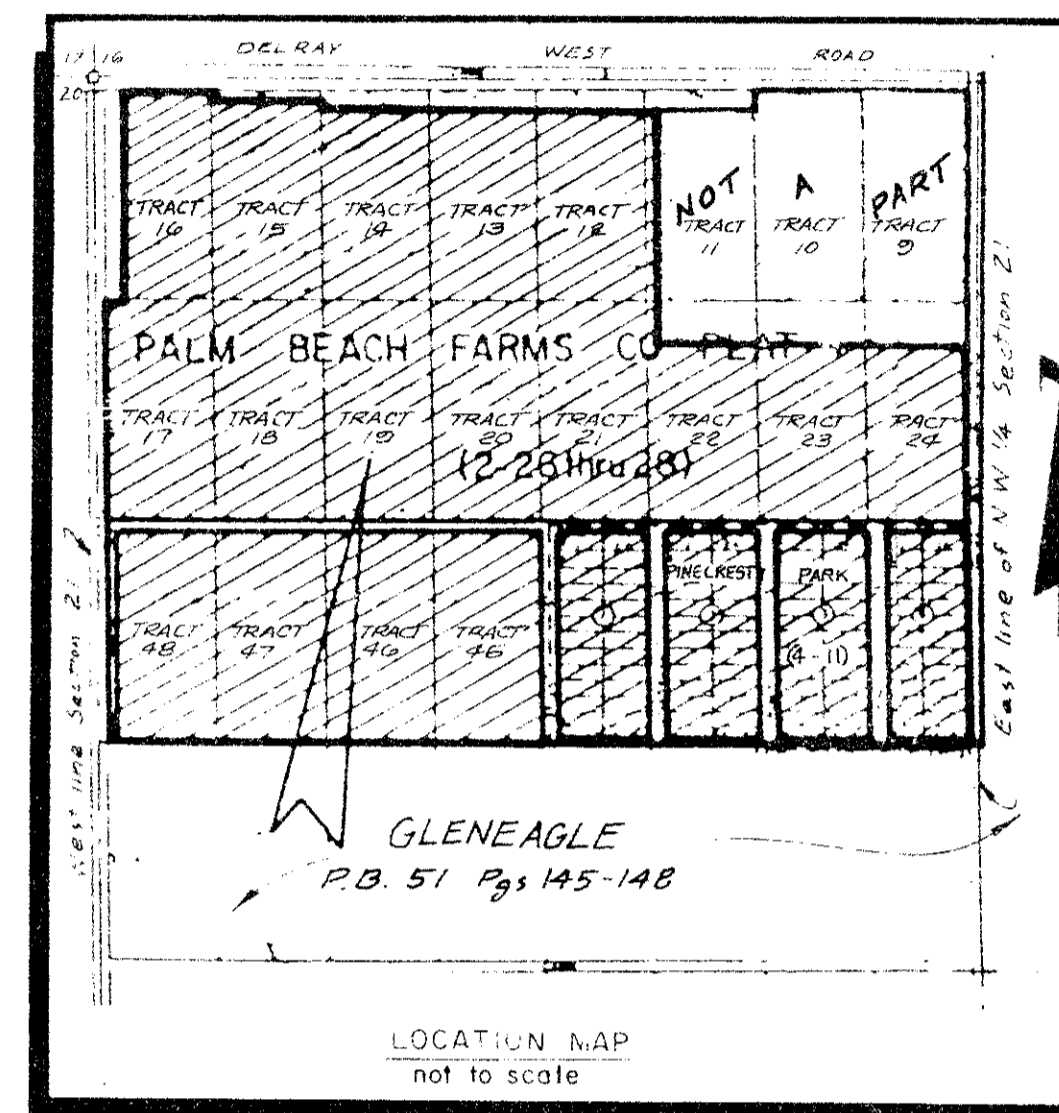
- The Tract for private ingress/egress purposes designated as Tract "A" as shown is hereby dedicated to The Lexington Club Community Association, Inc., for ingress/egress purposes, drainage purposes, utility purposes and other proper purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Those areas designated as private ingress/egress ways as shown are hereby dedicated to The Lexington Club Community Association, Inc., for ingress/egress purposes, drainage purposes, utility purposes and other proper purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The Tracts for drainage and water management purposes designated as Tract "B" and Tract "C" as shown are hereby dedicated to The Lexington Club Community Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The maintenance easements adjacent to Tract "B" and Tract "C" as shown, are hereby dedicated to The Lexington Club Community Association, Inc., for maintenance of said Tracts and other proper purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The drainage easements as shown are hereby dedicated to The Lexington Club Community Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The buffer easements as shown are hereby dedicated to The Lexington Club Community Association, Inc., for landscape areas, bicycle/pedestrian paths and other proper purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The Tract for recreational purposes designated as Tract "D" as shown is hereby dedicated to The Lexington Club Community Association, Inc. and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The Tract designated as Tract "E" as shown is hereby dedicated to The Lexington Club Community Association, Inc., for landscape areas, drainage purposes, utility purposes and other proper purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- The right of entry to, over and across all Tracts shown hereon for Fire/Life/safety is hereby granted to all agencies, requiring same, for proper purposes.
- The Tract for lift station purposes designated as Tract "F" as shown is hereby dedicated to Palm Beach County Water Utilities Division for lift station purposes and other proper purposes and is the perpetual maintenance obligation of said Utility Division.

# THE LEXINGTON CLUB

ALL OF HAMILTON PLACE - P.U.D.  
A RESUBDIVISION OF PINECREST PARK, P.B.4 PAGE 11 AND A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 1 P.B. 2 PAGES 26 THROUGH 28, PALM BEACH COUNTY RECORDS, LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
IN 8 SHEETS SHEET NO. 1

Post, Buckley, Schuh & Jernigan, Inc.  
CONSULTING ENGINEERS PLANNERS and SURVEYORS

**PBS**  
JANUARY 1987



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:09 P.M. THIS 31 DAY OF JULY, 1987 AND DULY RECORDED IN PLAT BOOK NO. 62 ON PAGE 92 Thru 99

JOHN B. DUNKLE  
CLERK CIRCUIT COURT

By *Richard B. MacFarland*

There is hereby reserved an easement for utility purposes and drainage purposes across Tract "A" and Tract "F" for the installation and maintenance of utilities and drainage system for those agencies requiring same.

IN WITNESS WHEREOF, the above named LEXINGTON DEVELOPMENT CORPORATION a Delaware Corporation, authorized to do business in the State of Florida, has caused these presents to be signed by its officers this 31 day of February, 1987.

LEXINGTON DEVELOPMENT CORPORATION  
a Delaware Corporation  
Attest: *Steven J. Romanowski*  
Assistant Secretary  
By: *Charles Wagenheim*  
Vice President

MORTGAGEE'S CONSENT  
STATE OF NEW JERSEY  
COUNTY OF Monmouth

The undersigned certifies that it is the holder of a mortgage 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 which is recorded in Official Records Book 4874 at Page 1048 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said partnership has caused these presents to be signed by its general partner this 31st day of February, 1987.

DELRAY ASSOCIATES, a New Jersey Limited Partnership  
By: *Fouad Anis*  
Fouad Anis, general partner

ACKNOWLEDGEMENT  
STATE OF NEW JERSEY  
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me this 5th day of February, 1987 by Fouad Anis, as General Partner of Delray Associates, a New Jersey Limited Partnership, on behalf of said partnership.

Witness my hand and official seal this 5th day of Feb, 1987. My commission expires April 12, 1988.

*Harold France*  
Notary Public

MORTGAGEE'S CONSENT  
STATE OF FLORIDA  
COUNTY OF BROWARD

The undersigned certifies that it is the holder of a mortgage 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 mortgages which are recorded in Official Records Book 4874 at Page 1079 and in Official Records Book 5217 at Page 1079 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said National Banking Association has caused these presents to be signed by its Vice President this 11 day of February, 1987.

FLORIDA NATIONAL BANK, a National Banking Association  
By: *Sanford Miller*  
Sanford Miller, Vice President

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11 day of February, 1987 by Sanford Miller, as Vice President of Florida National Bank, a National Banking Association, on behalf of said Association.

Witness my hand and official seal this 11 day of Feb, 1987. My commission expires 9-30-89.

*Notary Public*  
Notary Public

STATE OF FLORIDA  
COUNTY OF PALM BEACH

**TITLE CERTIFICATION**

I, Richard B. MacFarland, 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 in Lexington Development Corporation, a Delaware Corporation, authorized to do business in the State of Florida; that the current taxes have been paid; that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct to the best of my knowledge and belief.

Broad and Casse!  
DATE: June 1, 1987  
By: *Richard B. MacFarland*  
for the firm.

APPROVALS  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21st day of JULY, 1987.

By: *Carol Roberts*  
Carol Roberts, Chairperson

Attest: JOHN B. DUNKLE, Clerk

By: *Kathryn S. Miller*  
Deputy-Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 21st day of JULY, 1987.

By: *H.F. Kahlert*  
H.F. Kahlert, County Engineer

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 have been placed as required by law, that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements and further that the survey data complies with all the requirements of Part 1, Chapter 177 Florida Statutes, as amended, Minimum Technical Standards for Land Surveying in the State of Florida and ordinances of Palm Beach County, Florida.

THIS INSTRUMENT WAS PREPARED BY  
ROBERT L. GRAHAM, P.L.S. OF THE FIRM  
OF POST, BUCKLEY, SCHUH & JERNIGAN, INC.  
8600 NW 36th ST. MIAMI, FL. 33166  
(305) 592-7275

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

*Robert L. Graham*  
Professional Land Surveyor No. 2490  
State of Florida

T-12-468  
SUBDIVISION #  
BOOK #  
FLOOD ZONE  
FLOOD MAP #  
ZONING #  
PAGE #  
SR PUD #  
ZIP CODE  
PUD NAME

LEXINGTON DEVELOPMENT CORPORATION NOTARY SEAL  
FLORIDA NAT'L BANK SEAL NOTARY SEAL

The Lexington Club 57/92