

THE LEXINGTON CLUB PLAT NO. 3

A PART OF HAMILTON PLACE, A PLANNED UNIT DEVELOPMENT,
LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF THE LEXINGTON CLUB AND A REPLAT OF A PORTION OF THE LEXINGTON CLUB PLAT NO. 2,
ACCORDING TO THE PLATS THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 92 THROUGH 99, INCLUSIVE,
AND PLAT BOOK 59, PAGES 18 THROUGH 23, INCLUSIVE, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

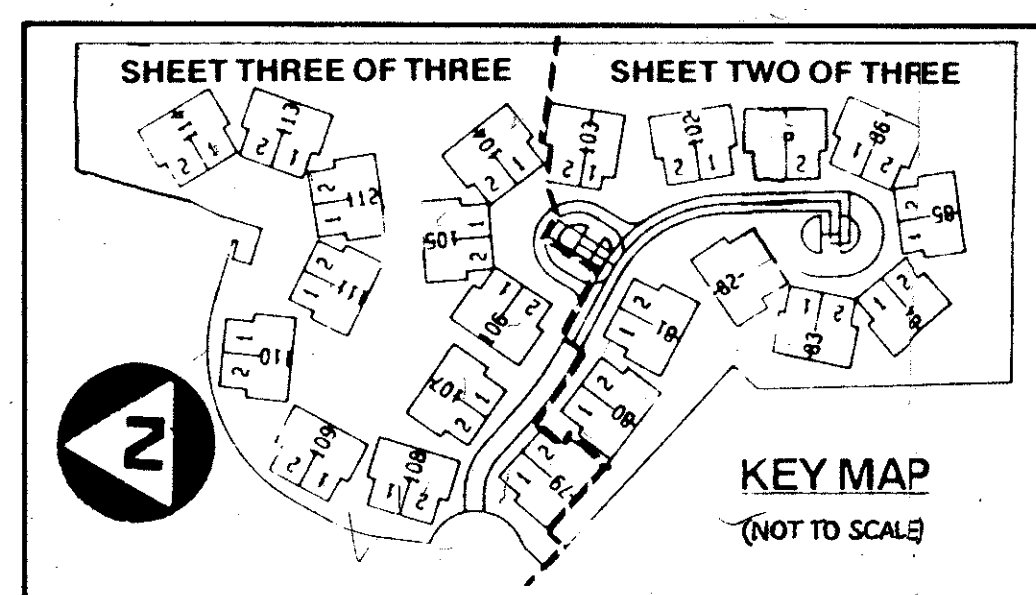
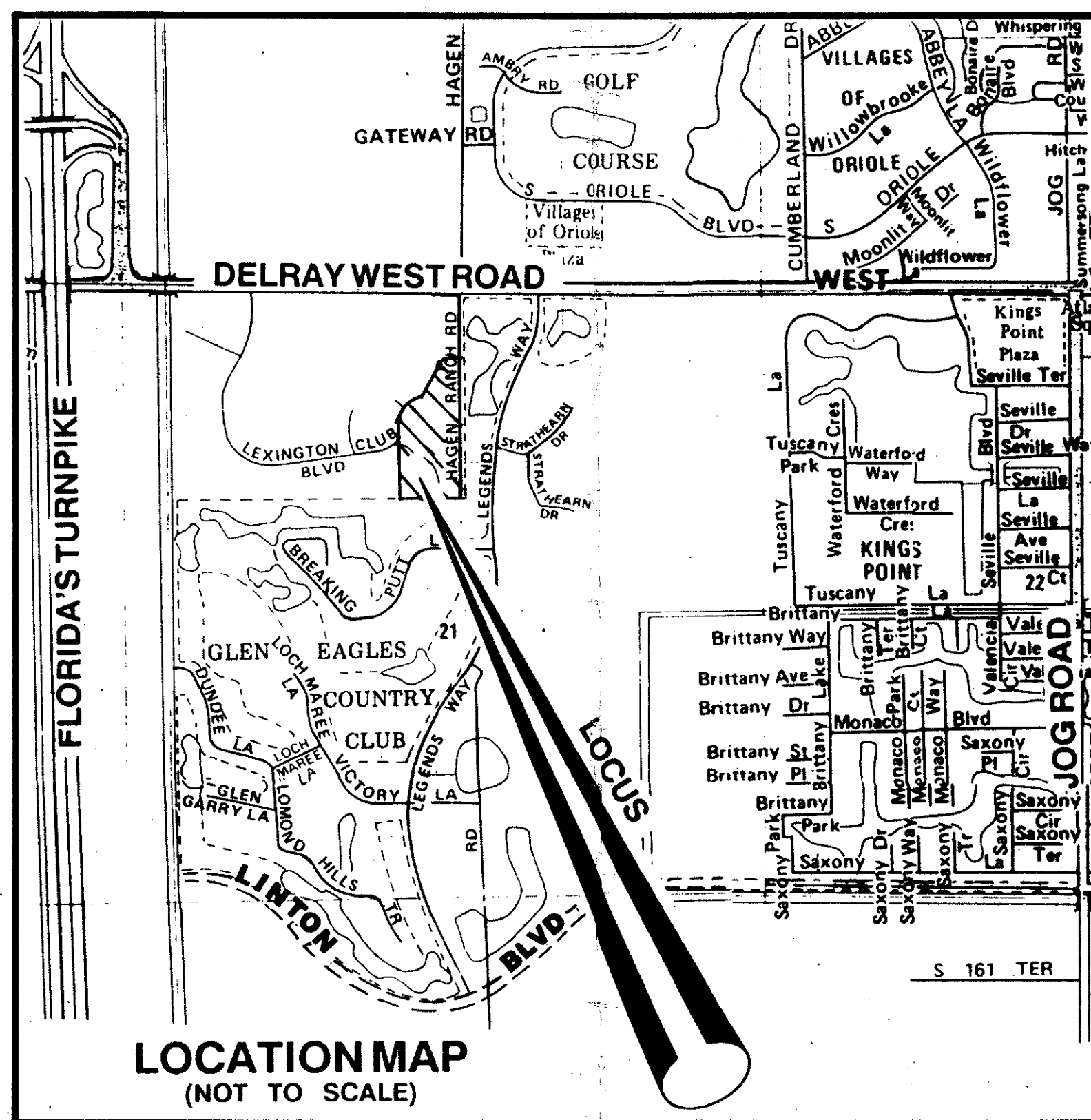
KNOW ALL MEN BY THESE PRESENTS, THAT LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "THE LEXINGTON CLUB PLAT NO. 3", SAID LANDS LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING A REPLAT OF A PORTION OF THE LEXINGTON CLUB, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 92 THROUGH 99, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE LEXINGTON CLUB PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 18 THROUGH 23, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID THE LEXINGTON CLUB, THENCE, SOUTH 89°08'53" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 353.70 FEET, THENCE, NORTH 03°13'04" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 268.42 FEET, THENCE, NORTH 41°07'22" EAST, A DISTANCE OF 35.64 FEET, THENCE, NORTH 49°14'19" WEST, A DISTANCE OF 286.00 FEET TO THE INTERSECTION THEREOF, WITH THE SOUTH RIGHT OF WAY LINE OF TRACT "A", AS SHOWN ON SAID "THE LEXINGTON CLUB" PLAT, AND SAID INTERSECTION POINT BEING ON A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 202.83 FEET AND WHOSE RADIUS POINT BEARS NORTH 41°14'41" WEST, THENCE, NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID TRACT "A" AND CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", A DISTANCE OF 29.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THENCE, CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 27°18'38", A DISTANCE OF 7.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THENCE, CONTINUE ALONG THE SOUTH AND EASTERLY RIGHT OF WAY LINE OF SAID TRACT "A" AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 140°21'39", A DISTANCE OF 122.49 FEET TO THE END OF SAID CURVE AND SAID POINT ALSO BEING THE EXTREME SOUTHEAST CORNER OF TRACT "D", AS SHOWN ON SAID "THE LEXINGTON CLUB PLAT NO. 2", THENCE, NORTH 05°44'22" EAST, ALONG THE EAST LINE OF SAID TRACT "D", A DISTANCE OF 53.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.22 FEET, THENCE, NORTHEASTERLY CONTINUE ALONG THE EAST LINE OF SAID TRACT "D" AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'39", A DISTANCE OF 55.45 FEET TO THE POINT OF TANGENCY, THENCE, NORTH 27°37'01" EAST, CONTINUE ALONG THE EAST LINE OF SAID TRACT "D", A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.00 FEET, THENCE, NORTHEASTERLY AND EASTERLY CONTINUE ALONG THE EAST AND SOUTH LINE OF SAID TRACT "D" AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°28'08", A DISTANCE OF 239.32 FEET TO THE POINT OF TANGENCY, THENCE, SOUTH 74°54'51" EAST, CONTINUE ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 68.00 FEET, THENCE, SOUTH 15°05'07" WEST, CONTINUE ALONG THE BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 5.00 FEET, THENCE, NORTH 74°54'50" WEST, CONTINUE ALONG THE BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 20.00 FEET, THENCE, SOUTH 15°05'10" WEST, CONTINUE ALONG THE BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 20.00 FEET, THENCE, SOUTH 74°54'51" EAST, CONTINUE ALONG THE BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 40.00 FEET, THENCE, NORTH 15°05'09" EAST, CONTINUE ALONG THE BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "D", THENCE, NORTH 25°09'56" EAST, DEPARTING THE BOUNDARY LINE OF SAID TRACT "D", A DISTANCE OF 33.76 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 115, AS SHOWN ON SAID "THE LEXINGTON CLUB PLAT NO. 2", THENCE, NORTH 14°08'44" EAST, ALONG THE EAST LINE OF SAID BLOCK 115 AND ITS NORTHEASTERLY PROLONGATION, A DISTANCE OF 124.41 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH LINE OF SAID "THE LEXINGTON CLUB PLAT NO. 2", THENCE, NORTH 88°05'48" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 129.48 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID INTERSECTION POINT BEING A POINT ON THE EAST LINE OF SAID "THE LEXINGTON CLUB", THENCE, SOUTH 01°54'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 979.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.68 ACRES, MORE OR LESS

HAS CAUSED THE SAME, TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", (OPEN SPACE), AS SHOWN HEREON IS HEREBY DEDICATED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR PRIVATE ACCESS TRACT, INGRESS AND EGRESS, PAVING, UTILITIES, AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING "CABLE TELEVISION SYSTEMS".
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
- THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



AREA TABULATION:

LOTS (22)	2.86 ACRES
TRACT "A"	5.51 ACRES
TRACT "D"	0.31 ACRES
TOTAL	8.68 ACRES
DENSITY	2.5 UNITS/ACRE

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

THE UNDERSIGNED, HEREBY 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6247, AT PAGE 1923, ET. SEQ., IN THE PUBLIC RECORDS OF BROWARD 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 Sr. Vice Pres. AND ATTESTED BY ITS Asst. Secretary AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF November, A.D., 1989.

BANKATLANTIC
A FEDERAL SAVINGS BANK

ATTEST: Mary U. Tracey ASST. SECRETARY BY: John W. Thompson SR. VICE PRESIDENT
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED John W. Thompson AND Mary U. Tracey TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President AND Asst. Secretary RESPECTIVELY, OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED HERETO IS THE SEAL OF SAID BANK, AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF November, A.D., 1989

MY COMMISSION EXPIRES: July 10, 1991
JULIE RYAN NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, RICHARD B. MACFARLAND, ESQUIRE, 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 HOMES, INC., AN ILLINOIS CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN, AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED THIS 21st DAY OF Nov., A.D., 1989

Richard B. MacFarland
RICHARD B. MACFARLAND, P.A.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY 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 (P.C.P.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND FURTHER THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON, IS IN COMPLIANCE WITH CHAPTER 211-H-6, FLORIDA ADMINISTRATIVE CODE.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATED THIS 28 DAY OF NOVEMBER, A.D., 1989

Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S.
FLORIDA REGISTRATION NO. 2424

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR RELATIVE TO THE BEARING OF NORTH 01°54'12" WEST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID LINE BEING THE EAST LINE OF THE PLAT OF THE LEXINGTON CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 92 THROUGH 99, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
 - Ⓚ DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)
 - Ⓞ DENOTES A PERMANENT CONTROL POINT (P.C.P.)
 - LOT LINES AND/OR BOUNDARY LINES WHICH INTERSECT A CURVE ARE RADIAL TO SAID CURVE UNLESS OTHERWISE NOTED.
- GENERAL/EASEMENT NOTES & RESTRICTIVE COVENANTS: (AS REQUIRED BY PALM BEACH COUNTY)
- BUILDING SETBACK LINES, SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE SHALL BE NO BUILDINGS, OR OTHER STRUCTURES, PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - THERE SHALL BE NO BUILDINGS, OR ANY KIND OF CONSTRUCTION, OR TREES, OR SHRUBS, PLACED ON DRAINAGE EASEMENTS, OR LAKE MAINTENANCE EASEMENTS, OR UTILITY EASEMENTS FOR WATER OR SEWER.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENT INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
 - PALM BEACH COUNTY, HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COUNTY APPROVALS:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF January, A.D., 1990

BY: Carol August
CAROL ELM. QUIST,
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

ATTEST:

JOHN B. DUNKLE, CLERK BY: Julie Ryann
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF January, A.D., 1990

BY: Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
CERTIFICATE NO. 12284
COUNTY ENGINEER, PALM BEACH COUNTY, FLORIDA

5

State Of Florida)
) SS
County Of Palm Beach)

This Plat was filed for record at 4:16 P.M. this 25th day of JAN., A.D., 1990, and duly recorded in Plat Book 65 on Page 5 through 7.

John B. Dunkle,
Clerk of the Circuit Court.

By: Julie Ryann
Deputy Clerk

SEAL LEXINGTON HOMES, INC.

SEAL LEXINGTON HOMES, INC. NOTARY

SEAL WM. R. VAN CAMPEN, R.L.S. #2424

SEAL BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

SEAL HERBERT F. KAHLERT, P.E. #12284

SEAL BANKATLANTIC A FEDERAL SAVINGS BANK

SEAL BANKATLANTIC A FEDERAL SAVINGS BANK NOTARY

0506-003

65/5

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA RIVIERA BEACH, FLORIDA

RECORD PLAT
THE LEXINGTON CLUB PLAT NO. 3

OWN TAL CKD WVE DATE 11/89 WD. NO. P-4900
SCALE N/A SIZE L FB P SHEET 1 OF 3

SUBDIVISION: THE LEXINGTON CLUB PLAT 3

PAGE 5

RS 33446

TAZ 460

HAMILTON PLACE

86-6

IN WITNESS WHEREOF, LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF November, A.D., 1989.

LEXINGTON HOMES, INC.
AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ATTEST: Steven J. Romanowski ASSISTANT SECRETARY BY: Charles Wagenheim VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEVEN J. ROMANOWSKI AND CHARLES WAGENHEIM, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 21st DAY OF Nov., A.D. 1989

MY COMMISSION EXPIRES August 2, A.D. 1992

Dawn E. Pizzoferrato
NOTARY PUBLIC
DAWN E. PIZZOFEERRATO

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc. 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.