

LEXINGTON HOMES ESTATES P.R.D.

BEING A REPLAT OF A PORTION OF LOTS 2 THROUGH 6 AND LOTS 11 THROUGH 15, INCLUSIVE, AS SHOWN ON THE PLAT OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 RECORDED IN PLAT BOOK 1 PAGE 102. TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY LYING TO THE WEST, AS RECORDED IN O.R. BOOK 1841, PAGES 1960 THROUGH 1963, AT THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATED IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
NOVEMBER 1989 SHEET 1 OF 5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "LEXINGTON HOMES ESTATES P.R.D.", BEING A REPLAT OF A PORTION OF LOTS 2 THROUGH 6 AND LOTS 11 THROUGH 15, INCLUSIVE, SHOWN ON THE PLAT OF THE "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY LYING TO THE WEST, AS RECORDED IN OFFICIAL RECORDS BOOK 1841, PAGES 1960 THROUGH 1963, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S00°33'18"E, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 656.68 FEET TO A POINT; THENCE S89°59'55"W, A DISTANCE OF 182.92 FEET TO THE POINT OF BEGINNING, BEING THE TERMINUS OF THE WEST LINE OF THAT 99.00 FEET RIGHT-OF-WAY PARCEL DESCRIBED IN THE ORDER OF TAKING, AS RECORDED IN THE OFFICIAL RECORDS BOOK 5165, PAGES 1381 THROUGH 1383 AND ON THE SOUTH LINE OF THE PLAT OF "HOLIDAY CITY AT BOCA RATON", AS RECORDED IN PLAT BOOK 29, PAGE 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING THE EXISTING WEST RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7).

FROM THE POINT OF BEGINNING; THENCE S00°33'18"E, ALONG THE SAID WEST LINE OF THE 99.00 FEET RIGHT-OF-WAY AND U.S. 441, A DISTANCE OF 1216.10 FEET TO A POINT; THENCE S88°42'41"W, A DISTANCE OF 26.00 FEET TO THE NORTHEAST CORNER OF THE "ALLEGRO" PLAT, AS RECORDED IN PLAT BOOK 60, PAGES 3 THROUGH 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S88°42'41"W, ALONG THE NORTH LINE OF SAID "ALLEGRO" PLAT, A DISTANCE OF 1455.88 FEET TO A POINT; THENCE S88°42'41"W, ALONG THE EXTENSION OF SAID NORTH LINE OF THE "ALLEGRO" PLAT, A DISTANCE OF 957.41 FEET TO A POINT ON THE EASTERLY LINE OF HAMMOCK STREET AS SHOWN ON PLATS OF "HOLIDAY CITY AT BOCA RATON, SECTIONS 3 AND 4", AS RECORDED IN PLAT BOOK 30 PAGES 189-190, IN PLAT BOOK 33, PAGES 9-10, RESPECTIVELY, AT THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°46'38"E, ALONG SAID EASTERLY LINE OF HAMMOCK STREET, A DISTANCE OF 844.81 FEET TO A POINT; THENCE N64°59'55"E, ALONG THE SOUTHEASTERLY LINE OF SAID PLAT OF "HOLIDAY CITY AT BOCA RATON, SECTION 3" AND THE SOUTHEASTERLY LINE OF PLAT OF "HOLIDAY CITY AT BOCA RATON, SECTION 2" AS RECORDED IN PLAT BOOK 30, PAGE 118, AT THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1400.32 FEET TO A POINT; THENCE N87°26'20"E, A DISTANCE OF 33.99 FEET TO A POINT; THENCE S25°00'05"E, A DISTANCE OF 85.20 FEET TO A POINT; THENCE N64°59'55"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE S25°00'05"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE S64°59'55"W, A DISTANCE OF 100.00 FEET TO A POINT; THENCE S25°00'05"E, A DISTANCE OF 73.49 FEET TO A POINT; THE PREVIOUS SIX (6) COURSES BOUNDING ON SAID PLAT OF "HOLIDAY CITY AT BOCA RATON, SECTION 2"; THENCE N89°59'55"E, ALONG THE SOUTH LINE OF SAID PLAT OF "HOLIDAY CITY AT BOCA RATON, SECTION 2", AND THE SAID SOUTH LINE OF THE PLAT OF "HOLIDAY CITY AT BOCA RATON", A DISTANCE OF 1026.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 68.548 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B (THE ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD 7) SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA, RECREATION, AND OTHER PROPER PURPOSES, AND IS RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THIS TRACT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE SIGHT DISTANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF MAINTAINING SAFE SIGHT DISTANCES AT INTERSECTING ROADWAYS. THERE SHALL BE NO BUILDINGS, STRUCTURES, OR SHRUBBERY OVER 30 INCHES HIGH PLACED WITHIN SAID SIGHT DISTANCE EASEMENT.

- TRACT D, THE ACCESS TRACT, AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, THE WATER MANAGEMENT TRACT, THE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AND THE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS F AND G, AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES, AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, 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 SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE LEXINGTON HOMES ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- 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 ROADS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 15 DAY OF NOVEMBER, 1989.

ATTEST: Steven Romanowski BY: Charles Wagenheim
STEVEN ROMANOWSKI ASST. SECRETARY CHARLES WAGENHEIM VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES WAGENHEIM AND STEVEN ROMANOWSKI TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE-PRESIDENT AND ASST. SECRETARY OF LEXINGTON HOMES, INC., AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF November, 1989.
MY COMMISSION EXPIRES: 3/2/92 Dawn E. Pignatelli NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF Illinois)
COUNTY OF Cook)

CONTINENTAL BANK N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 6182 AT PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CONTINENTAL BANK N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice 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 2 DAY OF February, 1989.

ATTEST: John M. [Signature] BY: James B. Gates
Vice President Vice President
CONTINENTAL BANK N.A. A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGEMENT

STATE OF Illinois)
COUNTY OF Cook)

BEFORE ME PERSONALLY APPEARED Jean Callahan and Louise B. Gates TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS Vice President AND Vice President OF CONTINENTAL BANK N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANK AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID NATIONAL BANK AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF February, 1989.
MY COMMISSION EXPIRES: 11-21-92 Rita Zicca NOTARY PUBLIC

TITLE CERTIFICATION

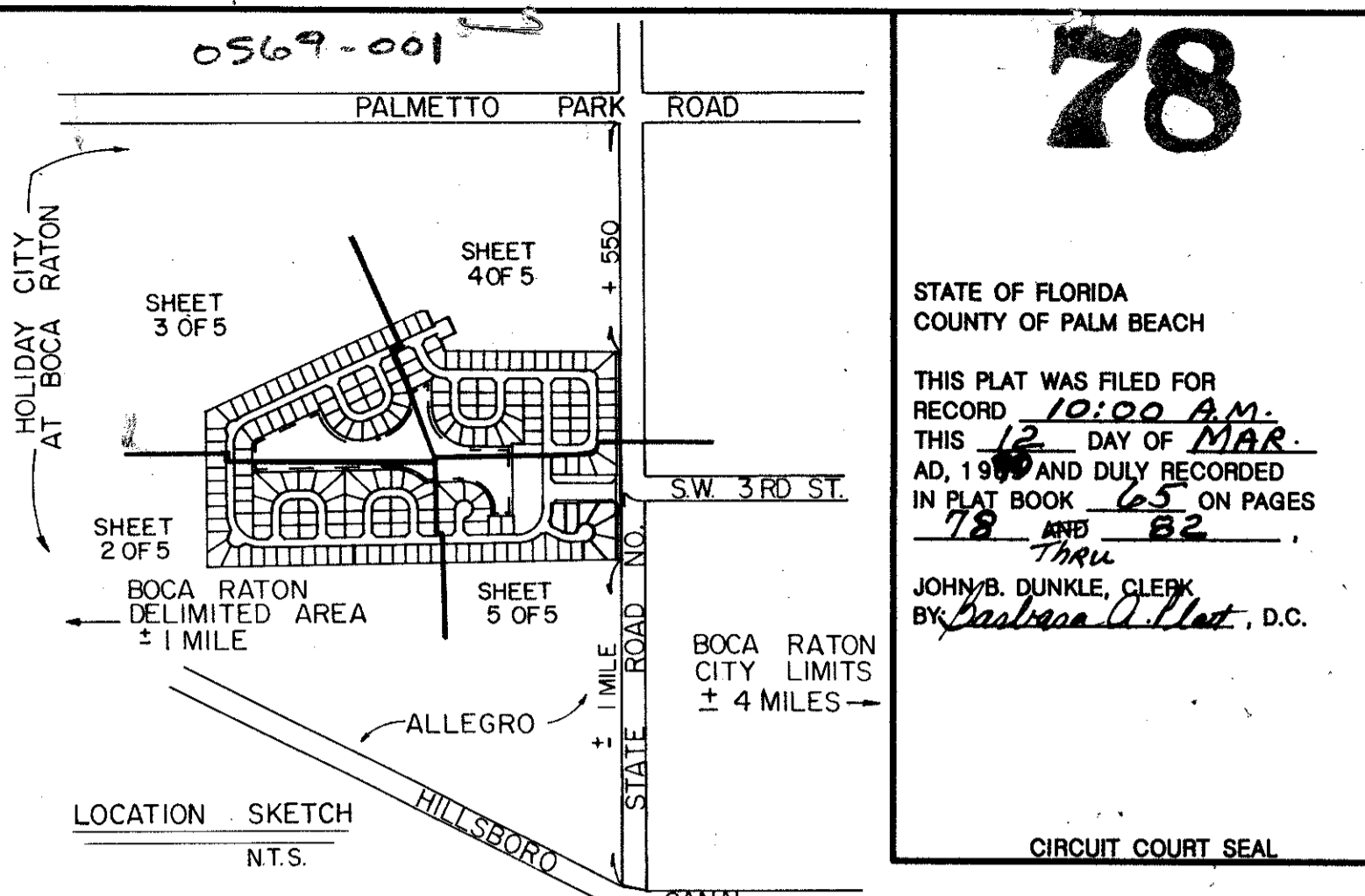
I, RICHARD MACFARLAND, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LEXINGTON HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

THIS 10th DAY OF January, 1989 BY: Richard MacFarland
RICHARD MACFARLAND, P.A. FOR THE FIRM

SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 214H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES, POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

STANLEY CONSULTANTS OF FLORIDA, INC.
THIS 16th DAY OF NOVEMBER, 1989. BY: Robin B. Petzold
ROBIN B. PETZOLD PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 4567



78
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 10:00 AM THIS 13 DAY OF MARCH AD. 1989 AND DULY RECORDED IN PLAT BOOK 65 ON PAGES 78 THRU 82
JOHN B. DUNKLE, CLERK BY: Caroline D. [Signature], D.C.
CIRCUIT COURT SEAL

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1989.
BY: Karen Marcus VICE CHAIR - KAREN MARCUS
JOHN B. DUNKLE, CLERK
DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1989.
BY: Herbert F. Kahler HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

P.R.D. TABULAR DATA	
TOTAL AREA	68.548 ACRES
LOTS	205 UNITS
DENSITY	3.000 DU/AC
ROADS	12.711 ACRES
OPEN SPACE	1.296 ACRES
RETENTION	10.074 ACRES
RECREATION	2.049 ACRES

ZONING PETITION NO. 88-118
SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S00°33'18"E ALONG THE EAST LINE OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
S.B.T. DENOTES SOUTHERN BELL TELEPHONE.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION 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.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (RADIAL) Ret 88-118
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. Ret 88-118
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY PASQUALE VOLPE IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

LEXINGTON HOMES ESTATES P.R.D. RATE 78
BOOK 65 PAGE 69
88-118
33433

SEAL NOTARY PUBLIC
SEAL LEXINGTON HOMES, INC.
SEAL NOTARY PUBLIC
SEAL CONTINENTAL BANK N.A.
SEAL PROFESSIONAL LAND SURVEYOR
SEAL COUNTY ENGINEER
SEAL BOARD OF COUNTY COMMISSIONERS

STANLEY CONSULTANTS OF FLORIDA, INC.
ENGINEERS • PLANNERS • SURVEYORS
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN P.V. DATE: 9, 1989
CHECKED R.B.P. SCALE NONE
DRAWING NO. VOL: PLAT 9 DOC: 10061PL
LEXINGTON HOMES ESTATES P.R.D.
SHEET 1 OF 5