

# LEXINGTON LAKES

SHEET 4 OF 4 SHEETS

0589-001

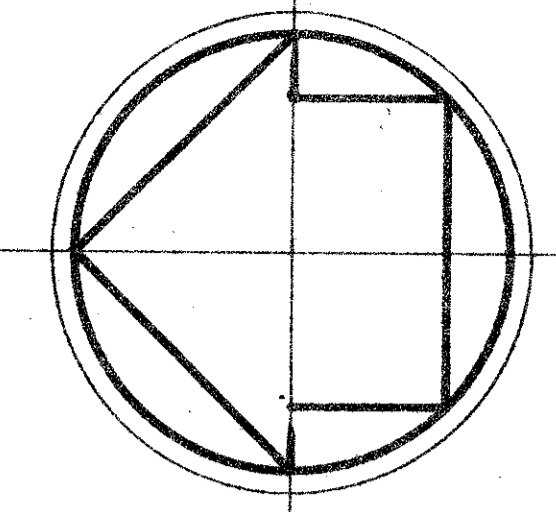
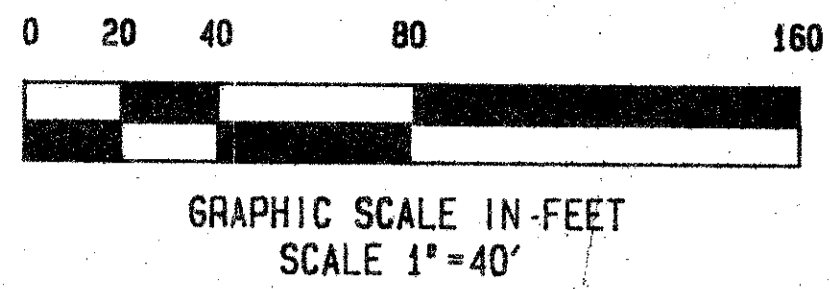
(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF BLOCKS 15, 16, 17, 48, 49, AND 50, AND ALL OF BLOCKS 18 AND 47, THE PALM BEACH FARMS CO. PLAT NO. 8 OF SEC. 30, T. 45S., R. 43E., PALM BEACH COUNTY, FLORIDA.

PREPARED BY:  
**CRAIG A. SMITH & ASSOCIATES**  
 CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
 1000 WEST MCNAB ROAD  
 POMPANO BEACH, FLORIDA 33069  
 BY: FREDERICK E. CONROD, III, P.L.S. No. 2816  
 SEPTEMBER, 1990

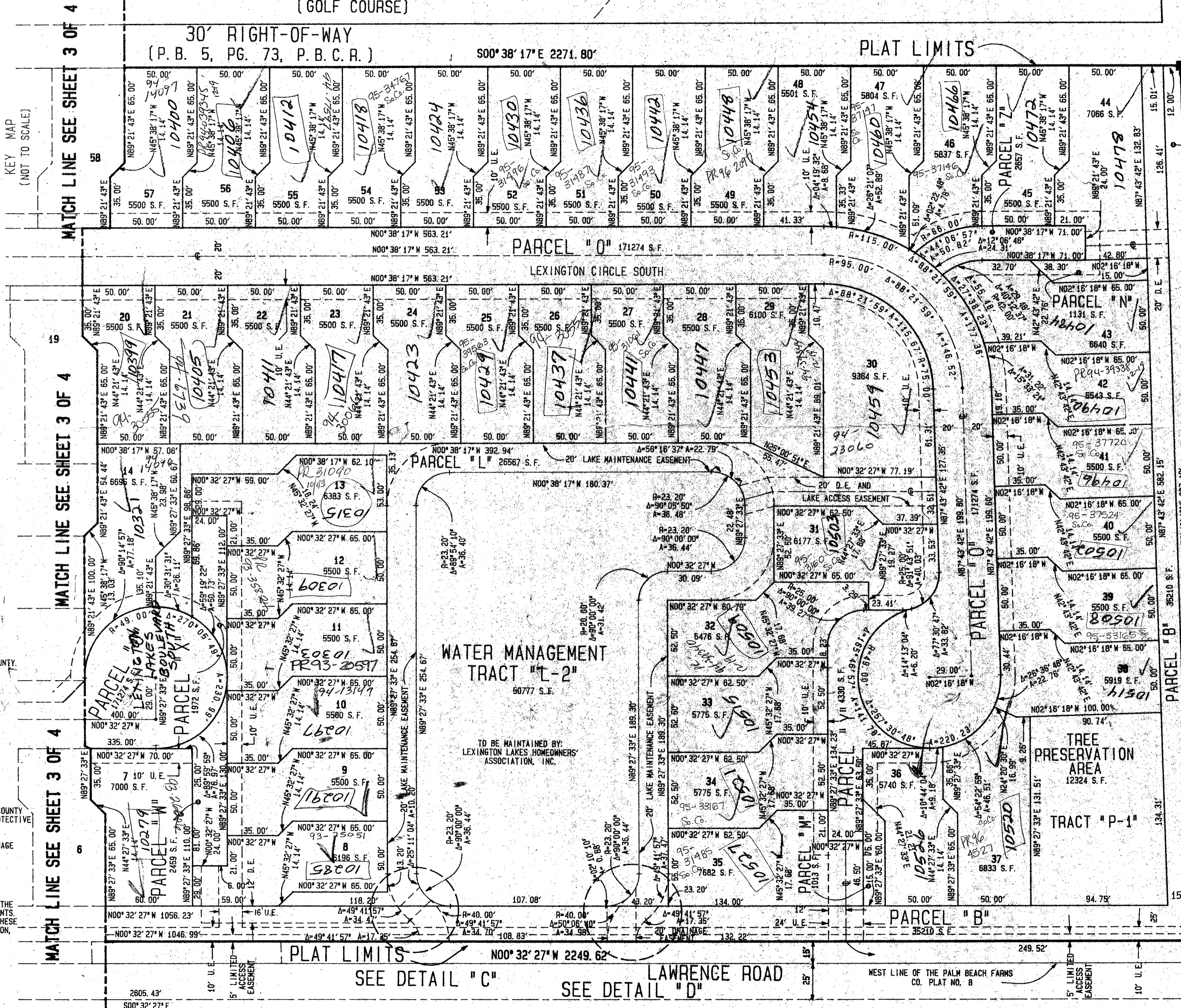
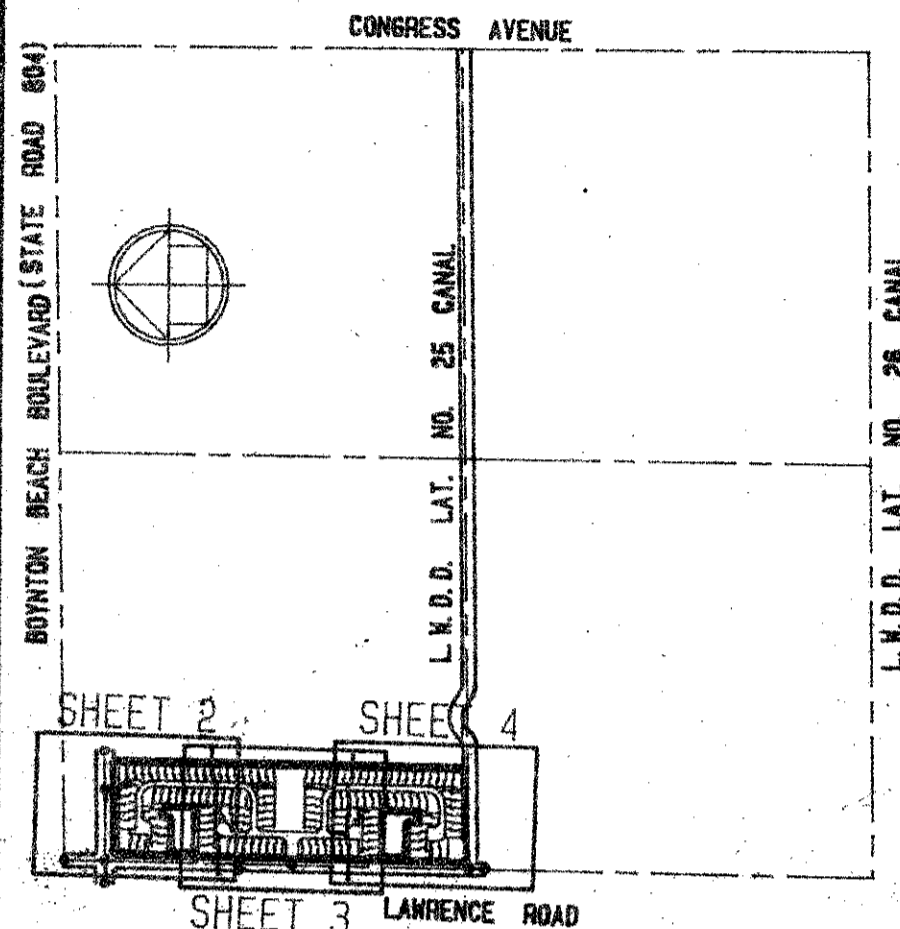
QUAIL RIDGE PLAT 19  
 (P. B. 38, PGS. 180 - 183, P. B. C. R.)  
 (GOLF COURSE)

QUAIL RIDGE PLAT 18  
 (P. B. 38, PGS. 131 - 134, P. B. C. R.)

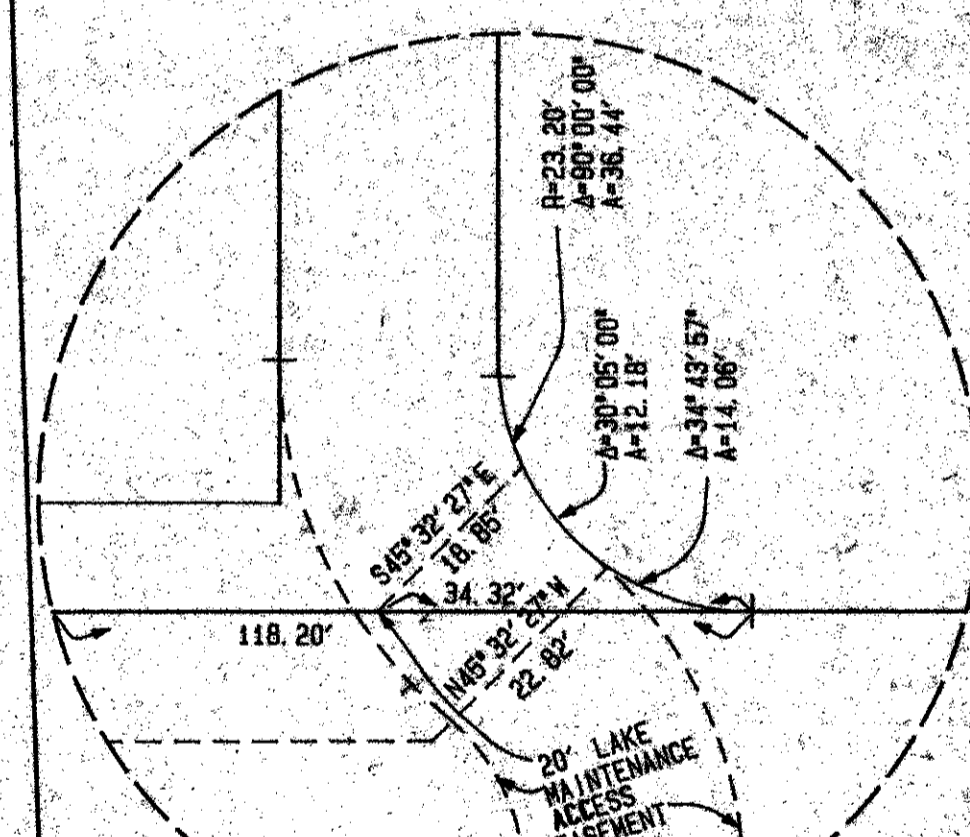
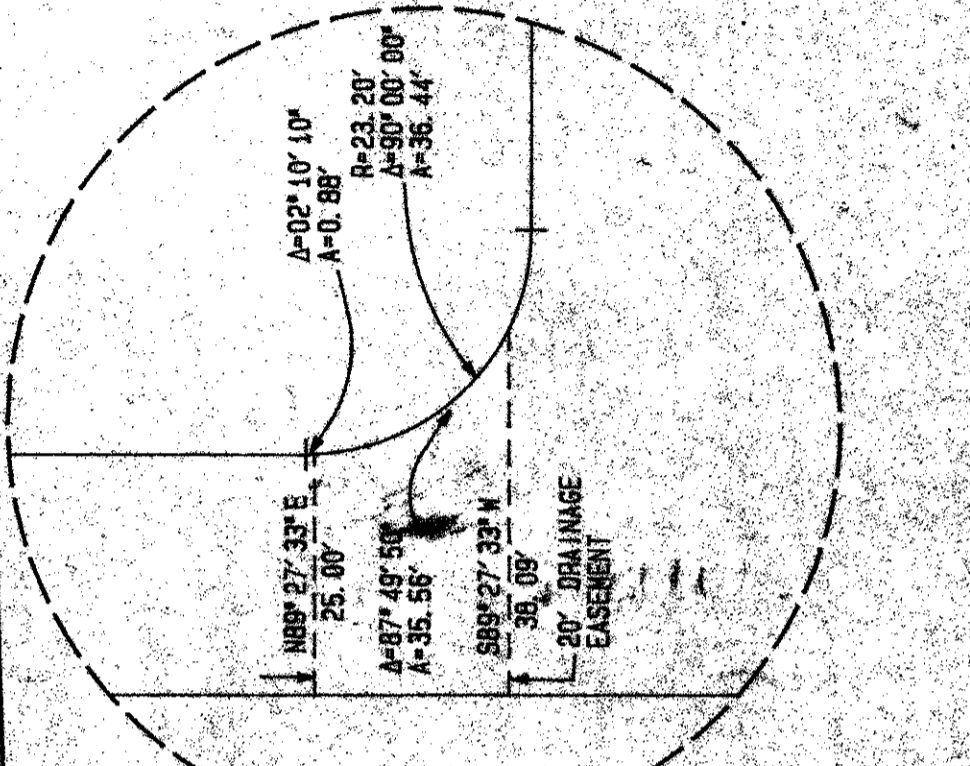


20

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }  
 THIS PLAT WAS FILED FOR  
 RECORD AT THIS  
 DAY OF \_\_\_\_\_ 1990 A.D.  
 AND DULY RECORDED IN PLAT BOOK  
 NO. \_\_\_\_\_ ON PAGES  
 AND \_\_\_\_\_  
 JOHN B. DUNKLE, CLERK  
 D. C.



- SURVEY NOTES:**
- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT.
  - (P.C.P.) INDICATES PERMANENT CONTROL POINTS. P.C.P.'S WILL BE SET TO STRADDLE THE LOCATION OF ANY P.C.P. THAT FALLS ON MANHOLE COVERS.
  - THE BEARING OF THE EAST LINE SHOWN HEREON IS RELATIVE TO THE BEARING (NORTH 00°38'17" WEST) OF THE WEST LINE OF PLAT NO. 19 (QUAIL RIDGE), AS RECORDED IN PLAT BOOK 38, PAGES 180 - 183, PALM BEACH COUNTY RECORDS.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
  - BENCH MARK DESCRIPTION: PALM BEACH COUNTY ALUMINUM DISK SET + 3 FEET EAST OF THE EAST CONCRETE RAIL IN THE NORTHEAST WINGWALL OF A CONCRETE BRIDGE OVER LATERAL #22.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING 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.
  - ⊙ DENOTES CENTERLINE.
  - D.E. DENOTES DRAINAGE EASEMENT.
  - U.E. DENOTES UTILITY EASEMENT.
  - S.F. DENOTES SQUARE FEET.
  - L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT.
  - ALTERATIONS TO LOT DRAINAGE SHALL BE SUBJECT TO ARTICLE VI, SECTION 12 OF THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC.
  - THE BUILDING SETBACK LINE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS WHICHEVER IS GREATER.
  - THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED ON DRAINAGE 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 EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.



EASEMENT FOR L.W.D.D.  
 (O.R.B. 6604, PG. 032, P.B.C.R.)  
 SOUTH LINE OF BLOCKS 48 & 50  
 THE PALM BEACH FARMS CO. PLAT NO. 8 OF  
 SECTION 30-45-43

EASEMENT FOR L.W.D.D.  
 (O.R.B. 6604, PG. 032, P.B.C.R.)  
 SOUTH LINE OF BLOCKS 48 & 50  
 THE PALM BEACH FARMS CO. PLAT NO. 8 OF  
 SECTION 30-45-43

13' CANAL RIGHT-OF-WAY DEDICATION  
 (ROAD PLAT BOOK 4, PAGE 53, P.B.C.R.)

DETAIL "C"  
 (NOT TO SCALE)

DETAIL "D"  
 (NOT TO SCALE)

0589-001  
 PET. [REDACTED] 89-24

TAL 1490

BOOK 68 PAGE 20  
 FLOOD TOWERS-15  
 QUAD A-20  
 CE 89-24  
 PUP HAVE SAVER  
 1908  
 15  
 1908

ROAD PLAT BOOK 4, PG. 53, 54 & 55, P. B. C. R.  
 (P. B. 5, PG. 73, P. B. C. R.)

LEXINGTON LAKES

66/20

P.O.C.  
 WEST 1/4 CORNER  
 SECTION 30-45-43

SOUTHWEST CORNER - SOUTHWEST 1/4  
 SECTION 30-45-43  
 2565.37'  
 WEST LINE - SOUTHWEST 1/4  
 SECTION 30-45-43