

THE LEXINGTON CLUB PLAT NO. 4

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 PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 18, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

JANUARY 1993

SHEET 1 OF 2

0506-004

67

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 2:01 P.M. THIS 05 DAY OF MARCH A.D., 1993 AND DULY RECORDED IN PLAT BOOK 70 ON PAGES 67 THROUGH 68
Dorothy H. Wilken
CLERK OF THE CIRCUIT COURT.
By: *Dorothy H. Wilken*
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "THE LEXINGTON CLUB PLAT NO. 4"; SAID LAND LYING IN THE EASTERLY OF THE TWO HOUSING TRACTS B, LEXINGTON CLUB PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 18, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND 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 PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 18, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID EASTERLY HOUSING TRACT B; THENCE, NORTH 19°24'03" WEST, ALONG THE EAST BOUNDARY OF SAID HOUSING TRACT B, A DISTANCE OF 212.10 FEET; THENCE, NORTH 06°00'26" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 320.00 FEET TO THE NORTHEAST CORNER OF SAID HOUSING TRACT B; THENCE, SOUTH 83°59'34" WEST, ALONG THE NORTH BOUNDARY OF SAID HOUSING TRACT B, A DISTANCE OF 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 28°31'34", A DISTANCE OF 12.45 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 55°28'00" WEST, CONTINUING ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 40.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 28°33'50", A DISTANCE OF 12.46 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 84°01'50" WEST, CONTINUING ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 8.00 FEET; THENCE, SOUTH 05°58'10" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 175.00 FEET; THENCE, SOUTH 87°26'42" WEST, A DISTANCE OF 150.32 FEET; THENCE, SOUTH 03°10'37" EAST, A DISTANCE OF 40.00 FEET; THENCE, SOUTH 20°14'58" EAST, A DISTANCE OF 172.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 428.47 FEET; THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'01", A DISTANCE OF 79.77 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 09°34'57" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID HOUSING TRACT B; SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 589.92 FEET AND WHOSE RADIUS POINT BEARS SOUTH 09°34'57" EAST, THENCE, EASTERLY ALONG SAID CURVE AND ALONG SAID SOUTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 3°34'32", A DISTANCE OF 365.69 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 83°59'35" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.52 ACRES, MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACTS "D" AND "D1", AS SHOWN HEREON, ARE HEREBY RESERVED TO THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, (EXCLUDING THOSE OF RECORD, 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.

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 RICHARD VAN SCHAARDENBURG, ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THIS BOARD OF DIRECTORS, THIS 05 DAY OF MARCH, 1993

BY: LEXINGTON HOMES, INC.
AN ILLINOIS CORPORATION

AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: *Richard Van Schaardenburg*

BY: *Richard Van Schaardenburg*
RICHARD VAN SCHAARDENBURG, PRESIDENT

WITNESS: *Edy Van Schaardenburg*

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RICHARD VAN SCHAARDENBURG WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LEXINGTON HOMES, INC., AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED 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 05 DAY OF March, 1993

MY COMMISSION EXPIRES: 12/31/92

BY: *William M. Lawrence*
NOTARY PUBLIC

TITLE CERTIFICATION:

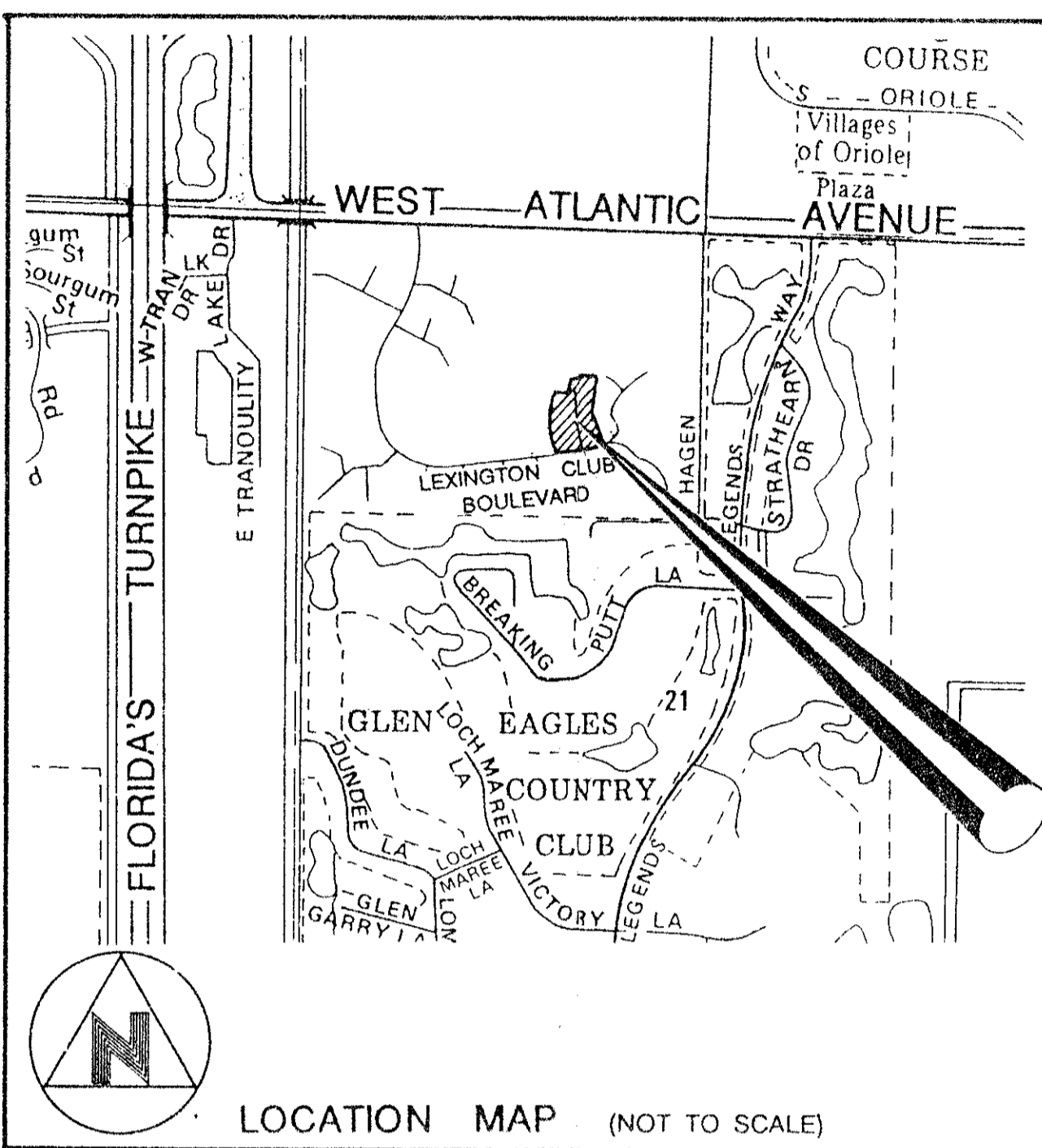
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, RICHARD B. MACFARLAND, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, 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., AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

RICHARD B. MACFARLAND, P.A.

DATED: THIS 05 DAY OF December, A.D., 1992

BY: *Richard B. MacFarland*
RICHARD B. MACFARLAND, P.A.



SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA 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 211H-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 1-06-93
BY: *William R. Van Campen*
WM. R. VAN CAMPEN, R.L.S. 2424

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BANKATLANTIC, A FEDERAL SAVINGS BANK, 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 AND RESERVATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6247, AT PAGE 1923, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKATLANTIC, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARCIA K. SNYDER, ITS EXECUTIVE VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF Dec., A.D., 1992.

BANKATLANTIC
A FEDERAL SAVINGS BANK

WITNESS: *Marcia K. Snyder*

BY: *Marcia K. Snyder*
MARCIA K. SNYDER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED MARCIA K. SNYDER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December, 1992

MY COMMISSION EXPIRES: 12/31/92

BY: *Juni Ryan*
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 05 DAY OF March, 1993

THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *Irwin Sieger*

BY: *Irwin Sieger*
IRWIN SIEGER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED IRWIN SIEGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED 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 ASSOCIATION 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 05 DAY OF January, 1993

MY COMMISSION EXPIRES: 12/31/92
BY: *William M. Lawrence*
NOTARY PUBLIC

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON OR RELATIVE TO THE BEARING OF NORTH 19°24'03" WEST, AS SHOWN ON THE EAST LINE OF HOUSING TRACT B, THE LEXINGTON CLUB PLAT NO. 2, AS RECORDED IN PLAT BOOK 59, PAGE 18, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. 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 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. 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 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE, OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
6. NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 02 DAY OF March, A.D., 1993.

BY: *Mark McCarty*
MARK MCCARTY, CHAIR

ATTEST:

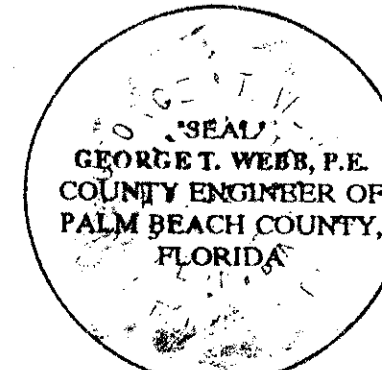
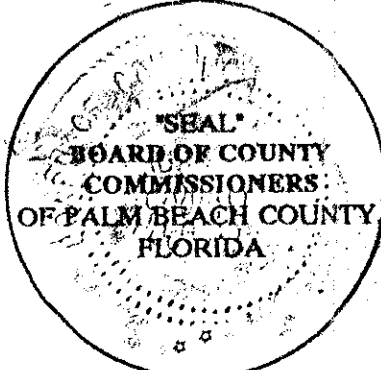
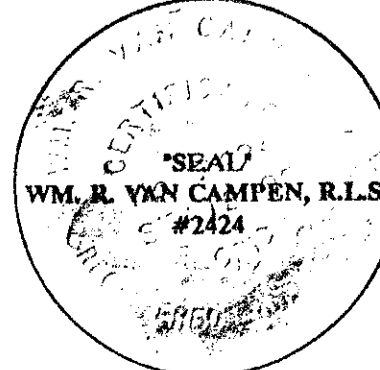
DOROTHY H. WILKEN, CLERK

BY: *Dorothy H. Wilken*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 02 DAY OF March, A.D., 1993.

BY: *George T. Webb*
GEORGE T. WEBB P.E., COUNTY ENGINEER



LEXINGTON CLUB FUD
PET. 86-6
ALLOC. #0001

AREA TABULATION:

LOTS (24)	1.87 ACRES
TRACT "A"	2.18 ACRES
TRACT "D"	0.47 ACRES
TOTAL	4.52 ACRES
DENSITY	5.3 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY WILLIAM R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404. TELEPHONE (407) 848-2102 - FAX (407) 844-9859

BENCH MARK LAND SURVEYING & MAPPING, INC.

RECORD PLAT

THE LEXINGTON CLUB PLAT NO. 4

DRAWN (W/M/C/D)	CHECKED:	DATE: 10/01/92	SHEET
SCALE: N/A	COORD FILE: P48-4-A1	W.O. # P48	1 of 2

SUBDIVISION # LEXINGTON CLUB PLAT 4
BOOK 70 PAGE 67
FLOOD MAP # 215A
ZONING RS
QUAD # 52
SE 86-6
ZIP CODE 33446
PUD NAME HAMILTON PLACE
2/19/92

T&Z = 468