

# LEXINGTON LAKES, A CONDOMINIUM PHASE 10

## LEGAL DESCRIPTION:

A portion of Lots 30 and 55, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the East Line of Lots 55 and 30; thence N.23°12'47"W., along said East Line, a distance of 815.91 feet; thence S.66°47'13"W., a distance of 114.56 feet to the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'07"W., a distance of 113.00 feet; thence N.23°12'53"W., a distance of 77.00 feet; thence N.66°47'07"E., a distance of 10.00 feet; thence N.23°12'53"W., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 93.00 feet; thence S.23°12'53"E., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 10.00 feet; thence S.23°12'53"E., a distance of 77.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

### FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A















### ABBREVIATIONS:

A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT.	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

### NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE, IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

### LEGEND:

C/L or 	CENTERLINE		EDGE OF WATER		BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL
B/L or 	BASELINE		MANHOLE, SANITARY SEWER		AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF
	ELEVATION, AS-BUILT		MANHOLE, STORM DRAINAGE		INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.;
	ELEVATION, PROPOSED		CATCH BASIN		ELEVATION= +16.33 (N.G.V.D.)
	FLOW ARROW		FIRE HYDRANT		

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. ).

## PHASE 10 - LEGAL DESCRIPTION

### EXHIBIT "B"

REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

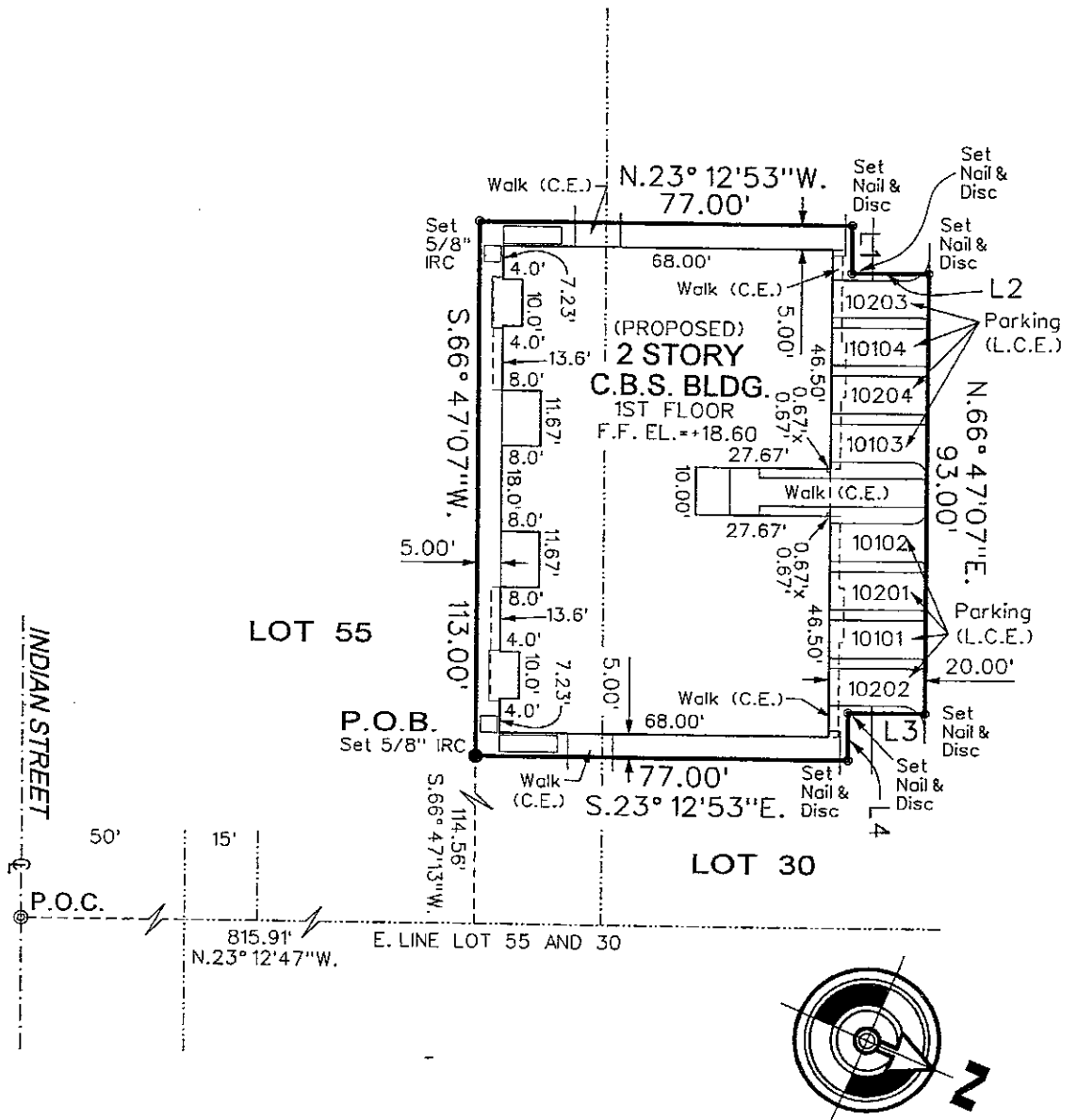
**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 10

**LINE TABLE:**

- L1 N.66° 47'07"E. - 10.00'
- L2 N.23° 12'53"W. - 16.00'
- L3 S.23° 12'53"E. - 16.00'
- L4 N.66° 47'07"E. - 10.00'



**PHASE 10 - SITE PLAN (PROPOSED)**

GRAPHIC SCALE:



SCALE: 1"=30'

**EXHIBIT "B"**

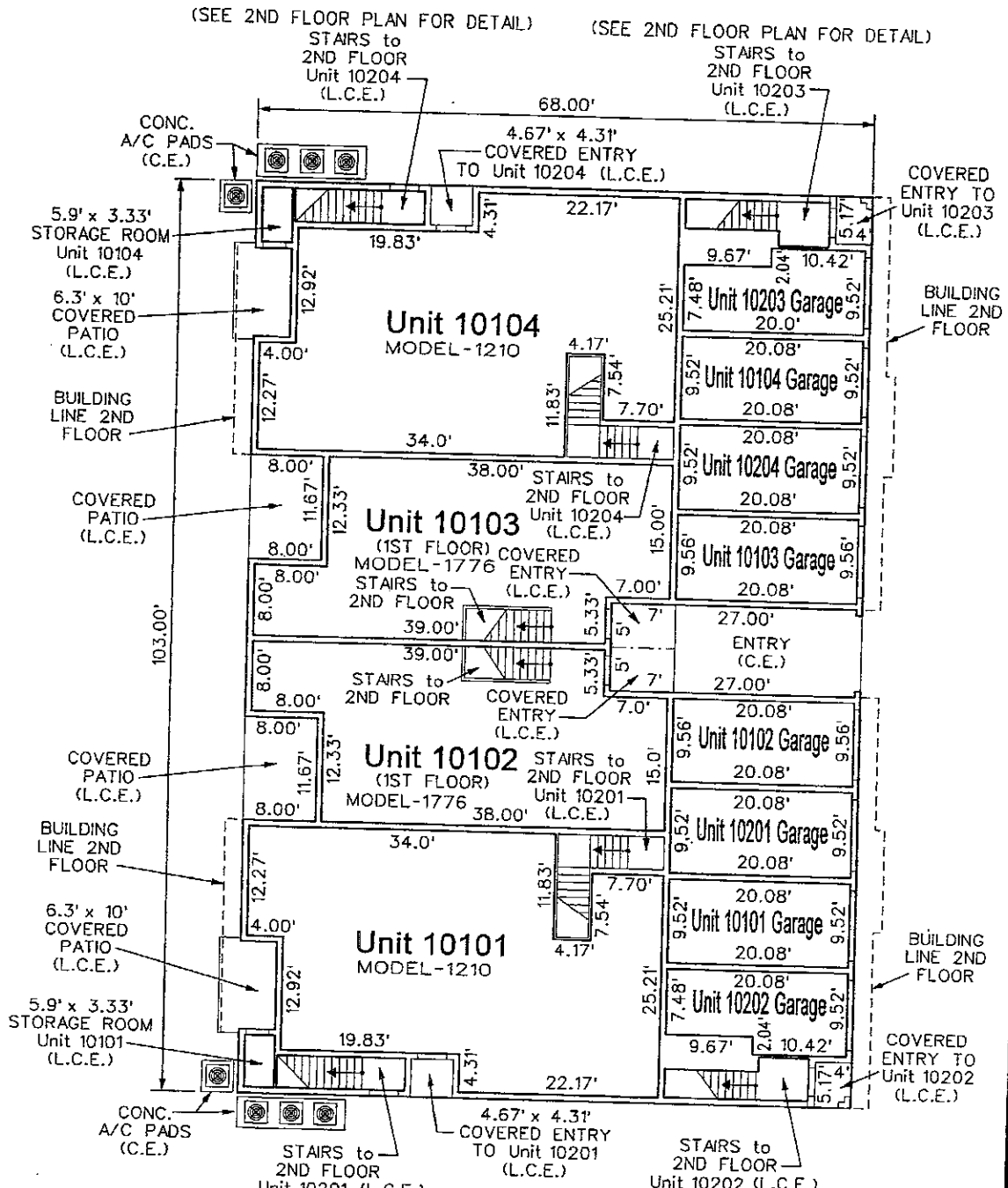
**HAGER, PALBICKE & ASSOCIATES, INC.**  
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DATE: APRIL 2004 SHEET 3 OF 6 SHEETS

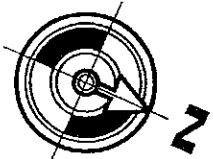
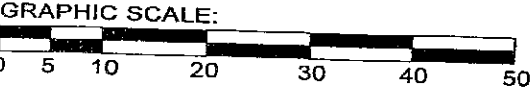
# LEXINGTON LAKES, A CONDOMINIUM PHASE 10



**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL) (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

**PHASE 10 - BUILDING  
1ST FLOOR PLAN:**

UPPER LIMITS (UNIT): +27.93 (GARAGE): +27.93  
 LOWER LIMITS (UNIT): +18.60 (GARAGE): +18.00



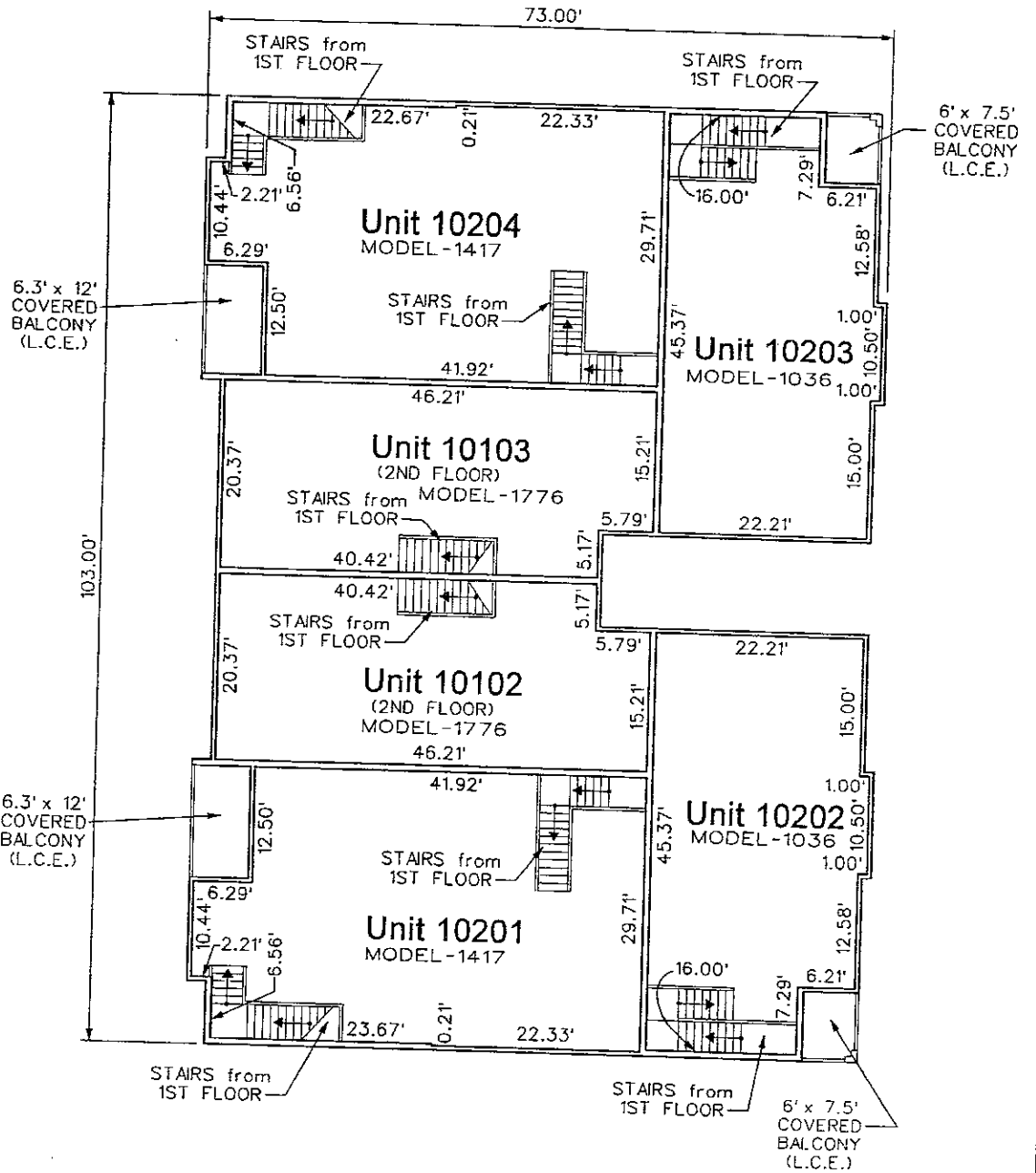
SCALE: 1"=15'

**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 850 N.W. BOCA RATON BLVD., SUITE 3, BOCA RATON, FLORIDA 33431  
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- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

# LEXINGTON LAKES, A CONDOMINIUM PHASE 10



**PHASE 10 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.85  
 LOWER LIMITS (UNIT): +29.52

GRAPHIC SCALE:



SCALE: 1"=15'

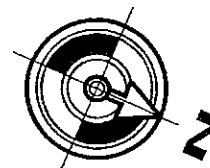
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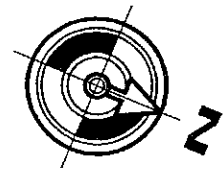
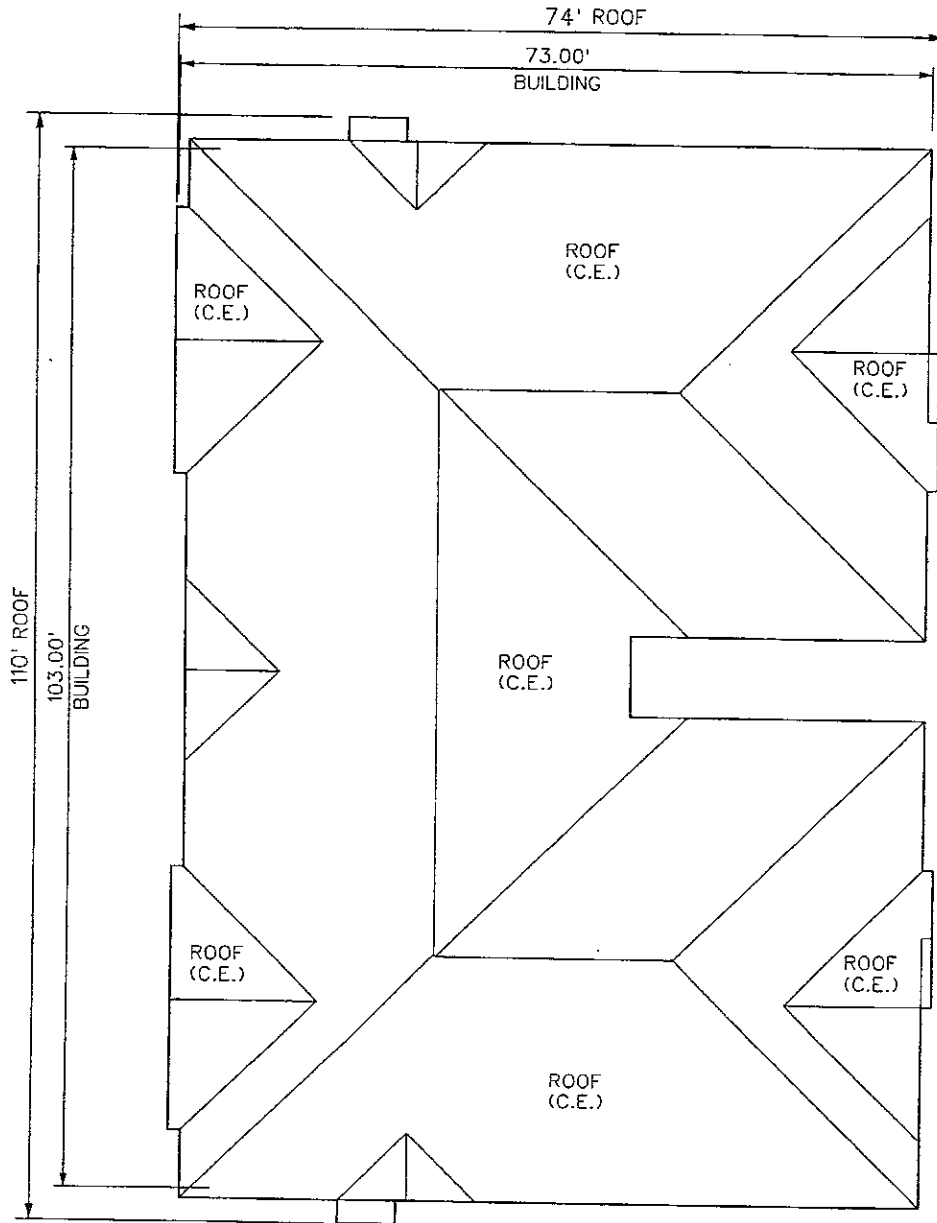
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS

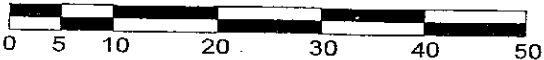


# LEXINGTON LAKES, A CONDOMINIUM PHASE 10



**PHASE 10 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

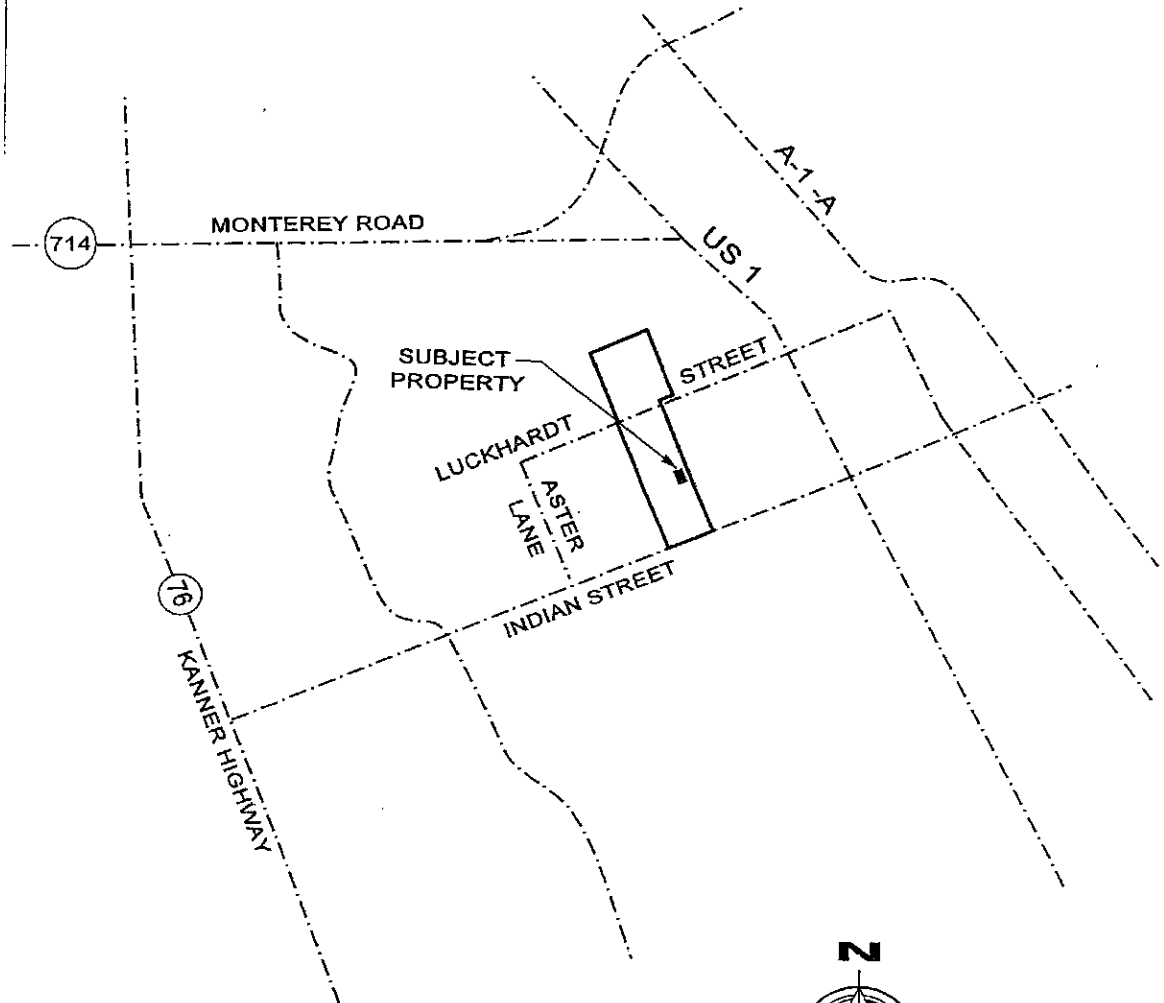
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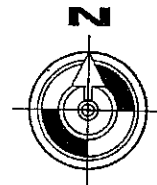
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DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 11



**LOCATION MAP:**  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1.) MAY 2004 - REVISE BLDG. & LEGAL.  
 2.)  
 3.)  
 4.)

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# LEXINGTON LAKES, A CONDOMINIUM PHASE 11

## LEGAL DESCRIPTION:

A portion of Lot 30, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the East Line of Lots 55 and 30; thence N.23°12'47"W., along said East Line, a distance of 906.11 feet; thence S.66°47'13"W., a distance of 32.01 feet to the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'07"W., a distance of 77.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence S.66°47'07"W., a distance of 16.00 feet; thence N.23°12'53"W., a distance of 93.00 feet; thence N.66°47'07"E., a distance of 16.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence N.66°47'07"E., a distance of 77.00 feet; thence S.23°12'53"E., a distance of 113.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

### FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A











### ABBREVIATIONS:

A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PRDP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

### NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
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- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

### LEGEND:

C/L or 	CENTERLINE		EDGE OF WATER	BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)
B/L or 	BASELINE		MANHOLE, SANITARY SEWER	
 1.1	ELEVATION, AS-BUILT		MANHOLE, STORM DRAINAGE	
 1.1	ELEVATION, PROPOSED		CATCH BASIN	
	FLOW ARROW		FIRE HYDRANT	

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. ).

## PHASE 11 - LEGAL DESCRIPTION

### EXHIBIT "B"

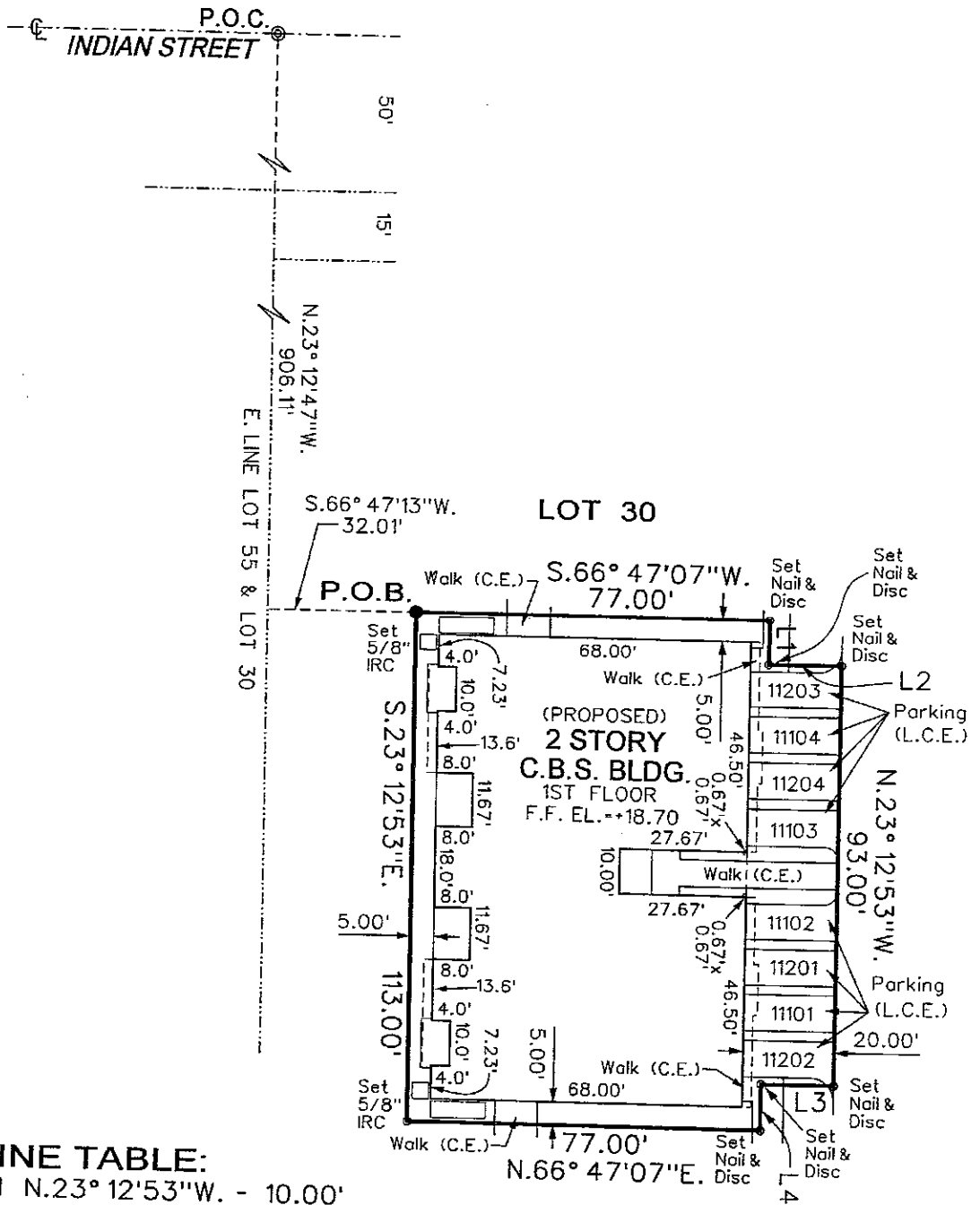
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### REVISIONS:

- 1.) MAY 2004 - REVISE BLDG. & LEGAL.
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 11



## PHASE 11 - SITE PLAN (PROPOSED)

GRAPHIC SCALE:



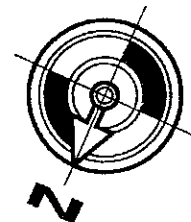
SCALE: 1"=30'

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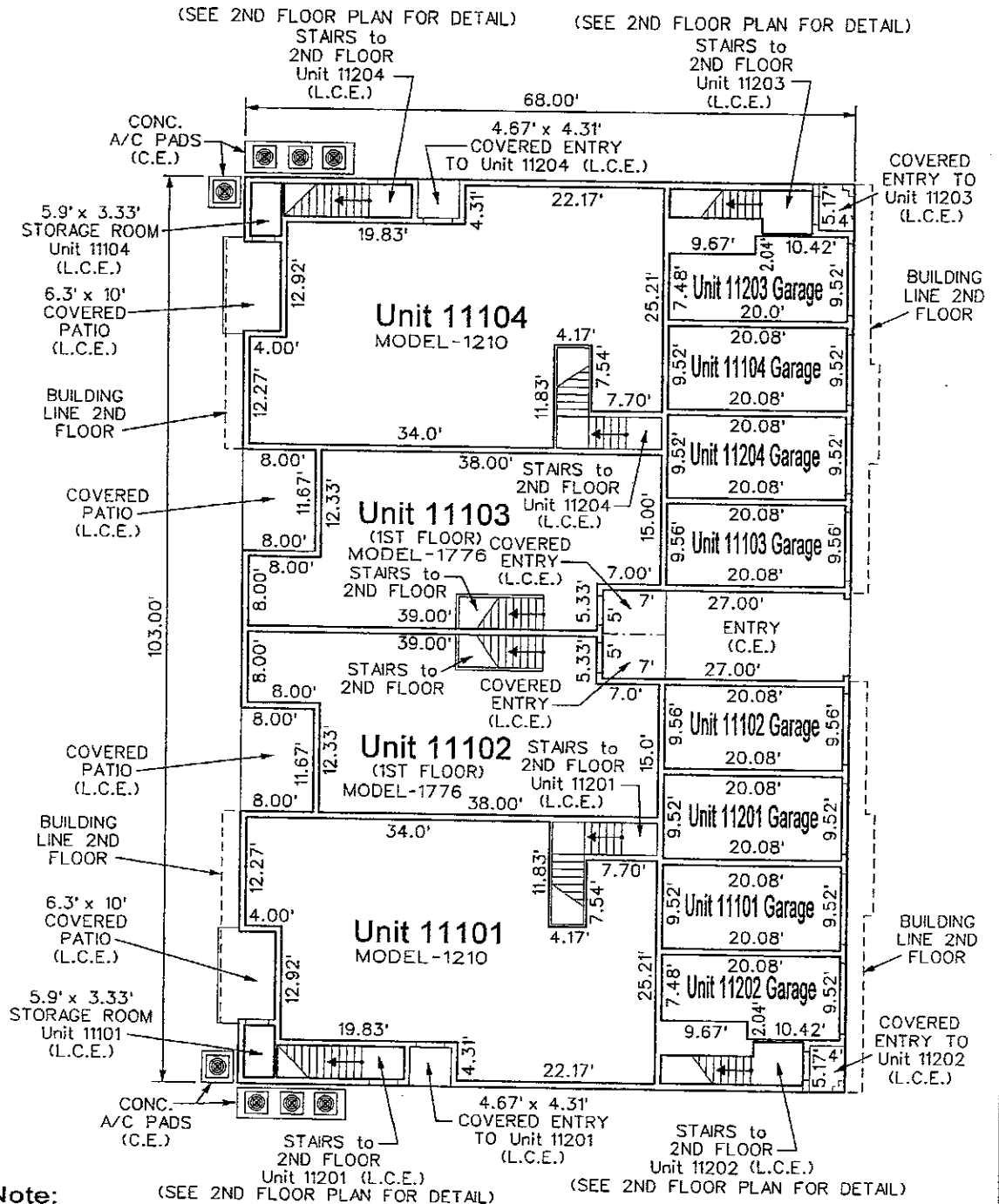
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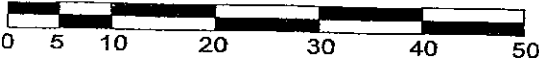


**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

## PHASE 11 - BUILDING 1ST FLOOR PLAN:

UPPER LIMITS (UNIT): +28.03 (GARAGE): +28.03  
 LOWER LIMITS (UNIT): +18.70 (GARAGE): +18.10

GRAPHIC SCALE:



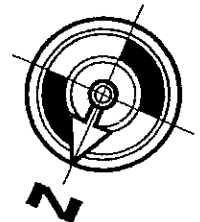
SCALE: 1"=15'

### EXHIBIT "B"

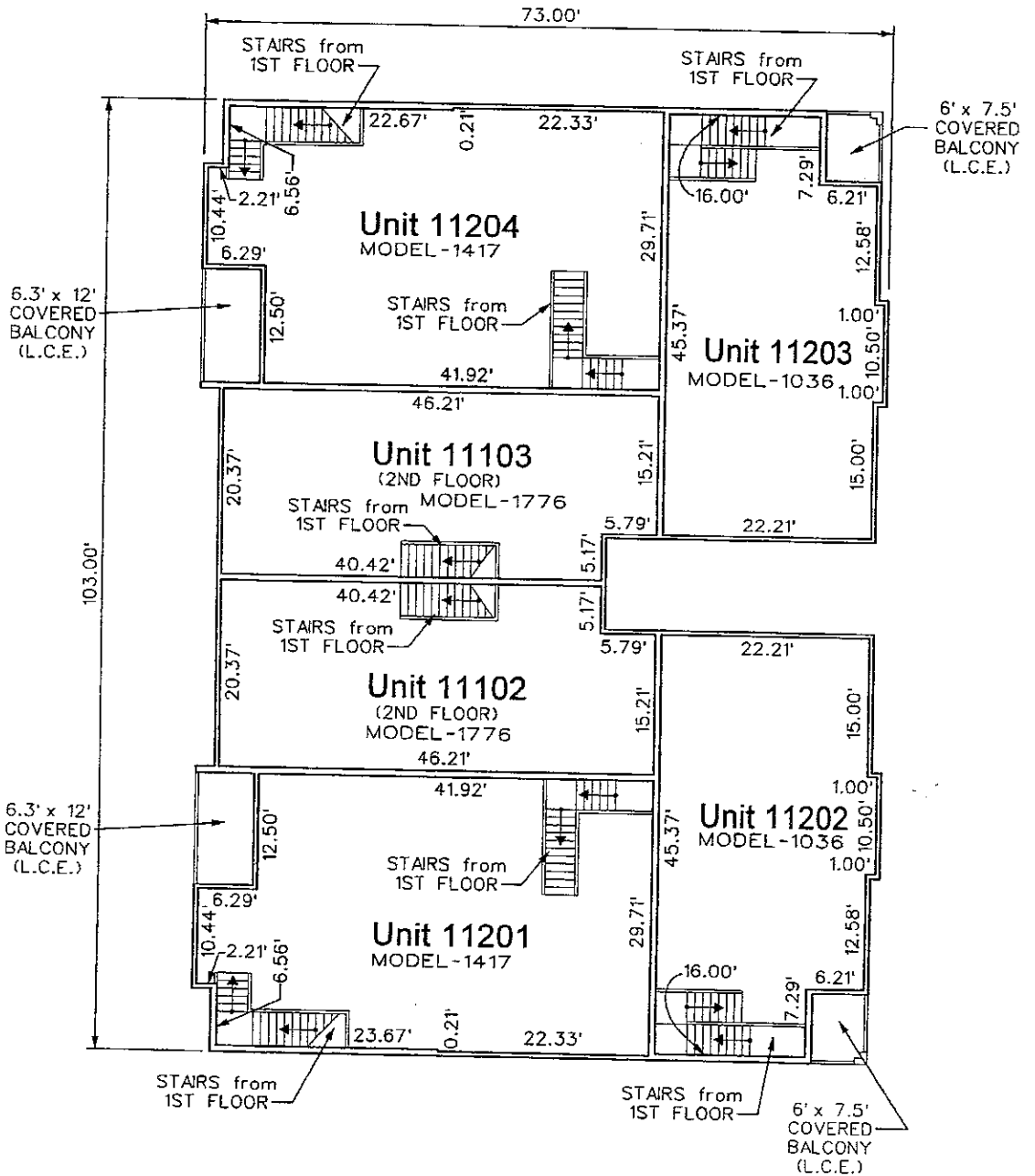
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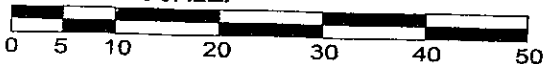


**PHASE 11 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.95

LOWER LIMITS (UNIT): +29.62

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

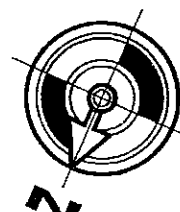
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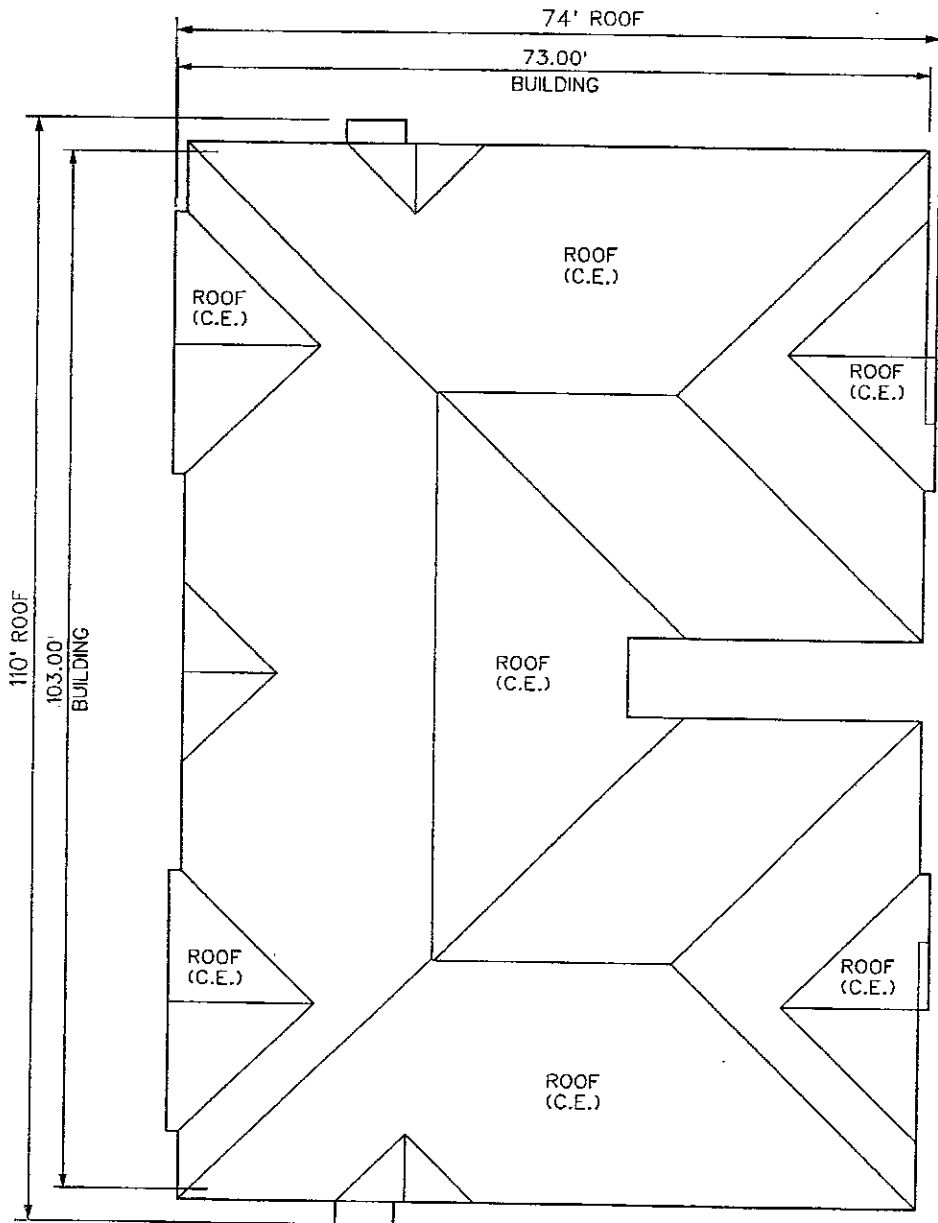
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DATE: APRIL 2004 SHEET 5 OF 6 SHEETS



# LEXINGTON LAKES, A CONDOMINIUM PHASE 11



**PHASE 11 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

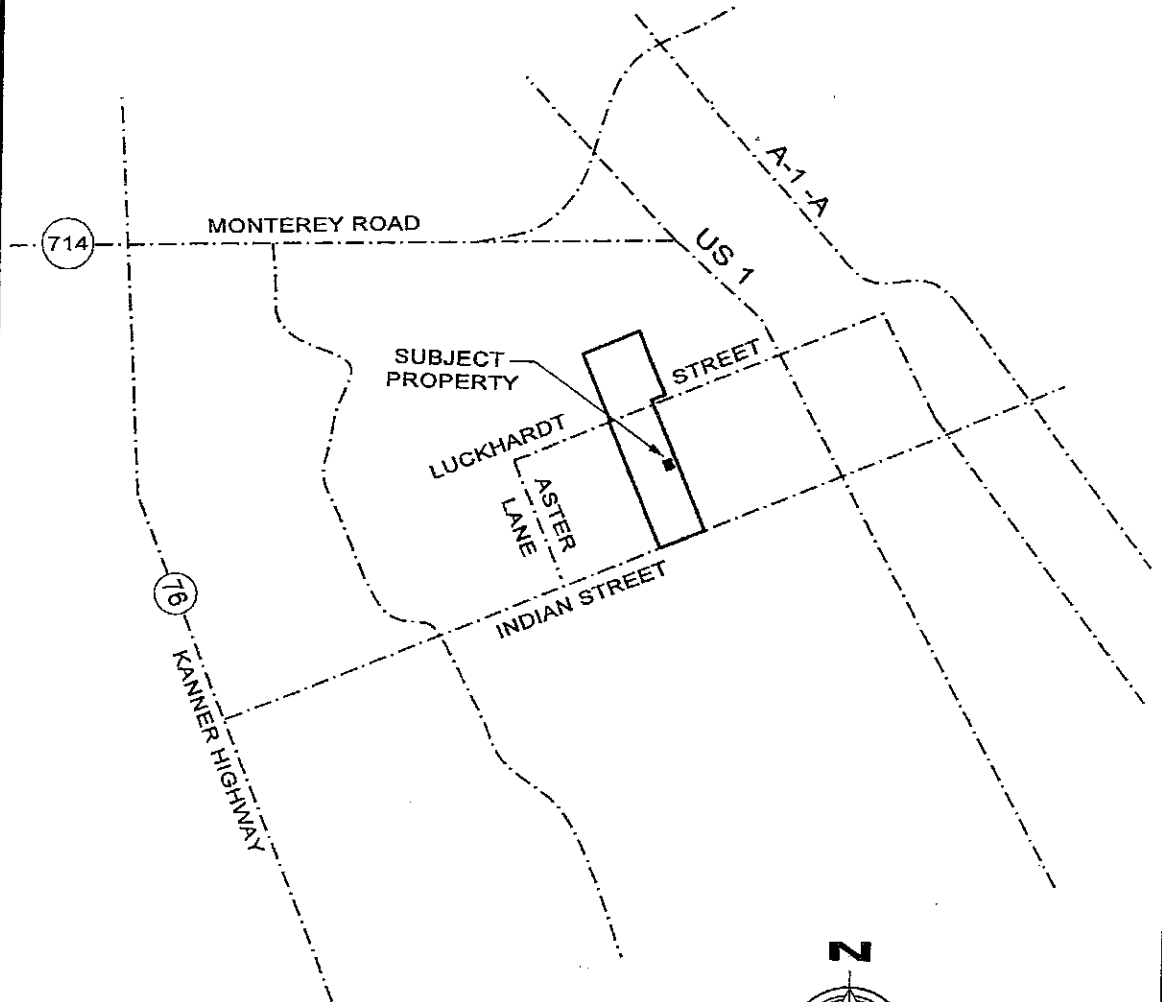
**EXHIBIT "B"**

- REVISIONS:
- 1.) MAY 2004 - REVISE BLDG. & LEGAL.
  - 2.)
  - 3.)
  - 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 12



**LOCATION MAP:**  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR #5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

# LEXINGTON LAKES, A CONDOMINIUM PHASE 12

## LEGAL DESCRIPTION:

A portion of Lot 30, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the East Line of Lots 55 and 30; thence N.23°12'47"W., along said East Line, a distance of 1072.89 feet; thence S.66°47'13"W., a distance of 32.02 feet to the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'07"W., a distance of 77.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence S.66°47'07"W., a distance of 16.00 feet; thence N.23°12'53"W., a distance of 93.00 feet; thence N.66°47'07"E., a distance of 16.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence N.66°47'07"E., a distance of 77.00 feet; thence S.23°12'53"E., a distance of 113.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

### FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A






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



A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

### NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

### LEGEND:

C/L or 	CENTERLINE
B/L or 	BASELINE
	ELEVATION, AS-BUILT
	ELEVATION, PROPOSED
	FLOW ARROW

	EDGE OF WATER
	MANHOLE, SANITARY SEWER
	MANHOLE, STORM DRAINAGE
	CATCH BASIN
	FIRE HYDRANT

BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. )

## PHASE 12 - LEGAL DESCRIPTION

### EXHIBIT "B"

#### REVISIONS:

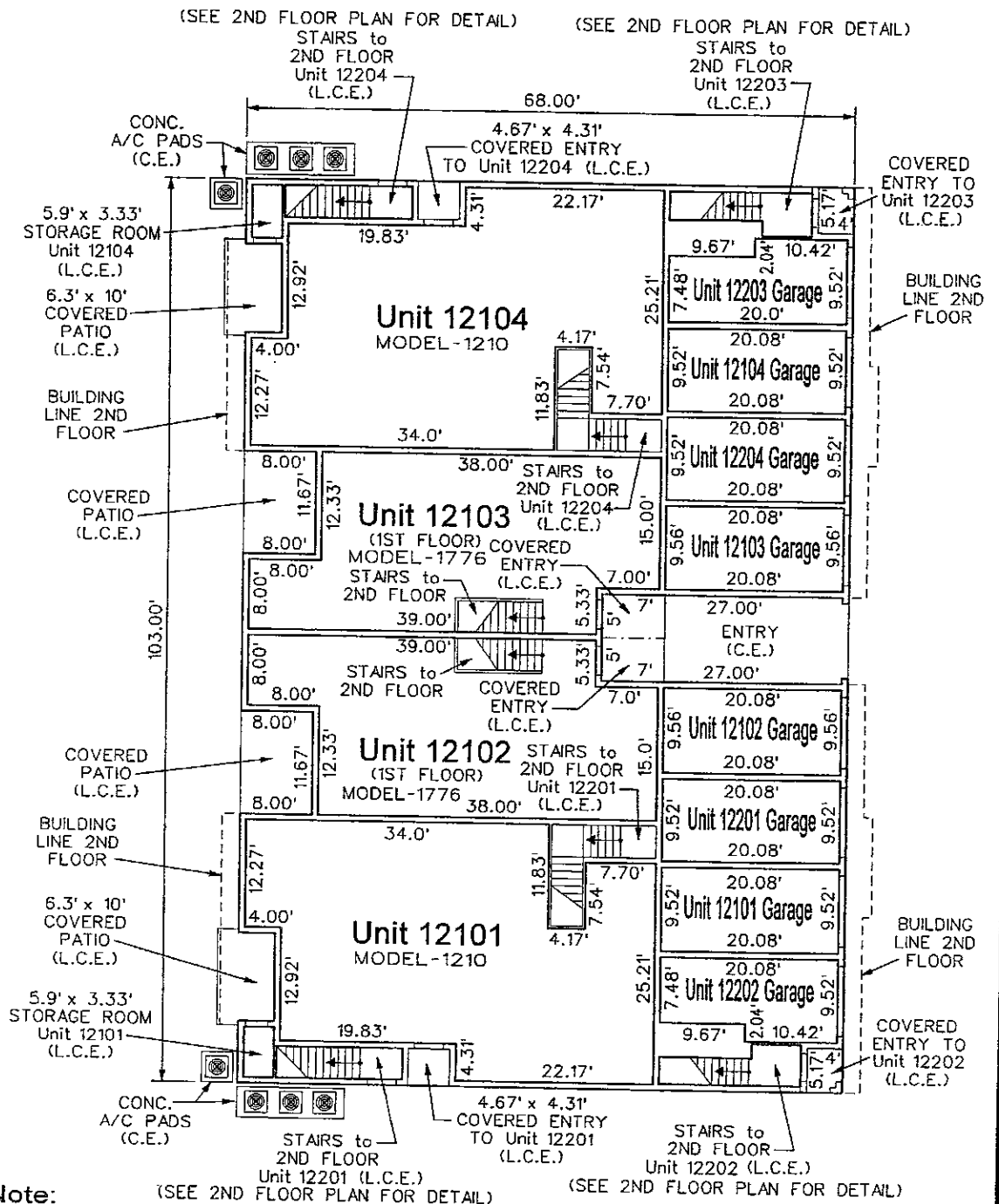
- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS



# LEXINGTON LAKES, A CONDOMINIUM PHASE 12

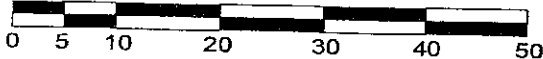


**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

## PHASE 12 - BUILDING 1ST FLOOR PLAN:

UPPER LIMITS (UNIT): +28.03 (GARAGE): +28.03  
 LOWER LIMITS (UNIT): +18.70 (GARAGE): +18.10

GRAPHIC SCALE:



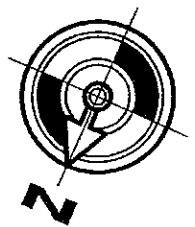
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### EXHIBIT "B"

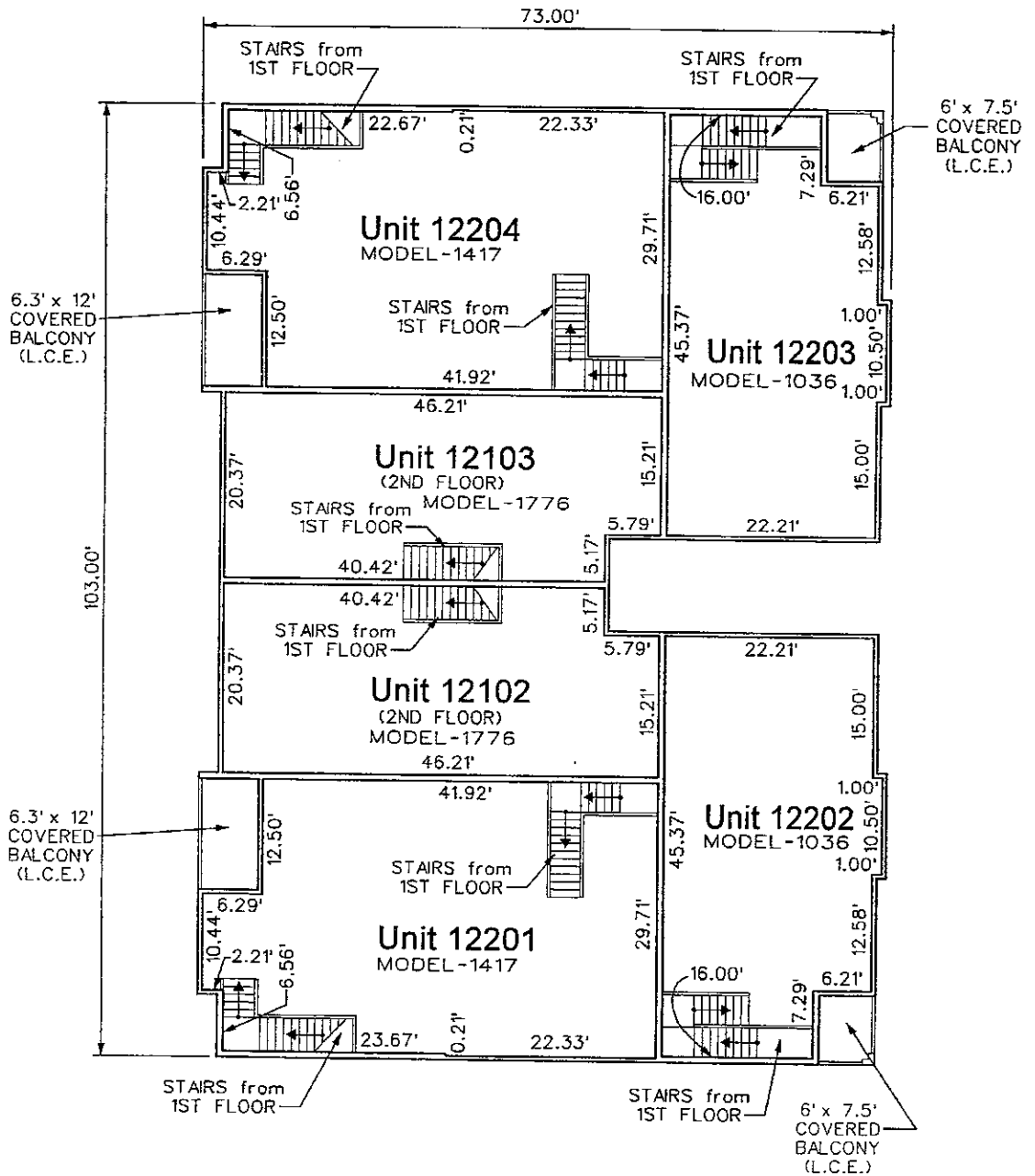
- REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
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DATE: APRIL 2004 SHEET 4 OF 6 SHEETS



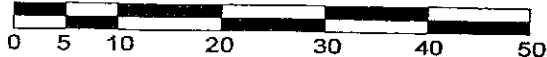
# LEXINGTON LAKES, A CONDOMINIUM PHASE 12



**PHASE 12 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.95  
 LOWER LIMITS (UNIT): +29.62

GRAPHIC SCALE:



SCALE: 1"=15'

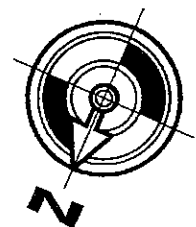
**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

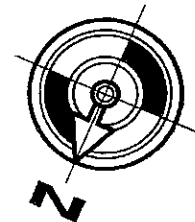
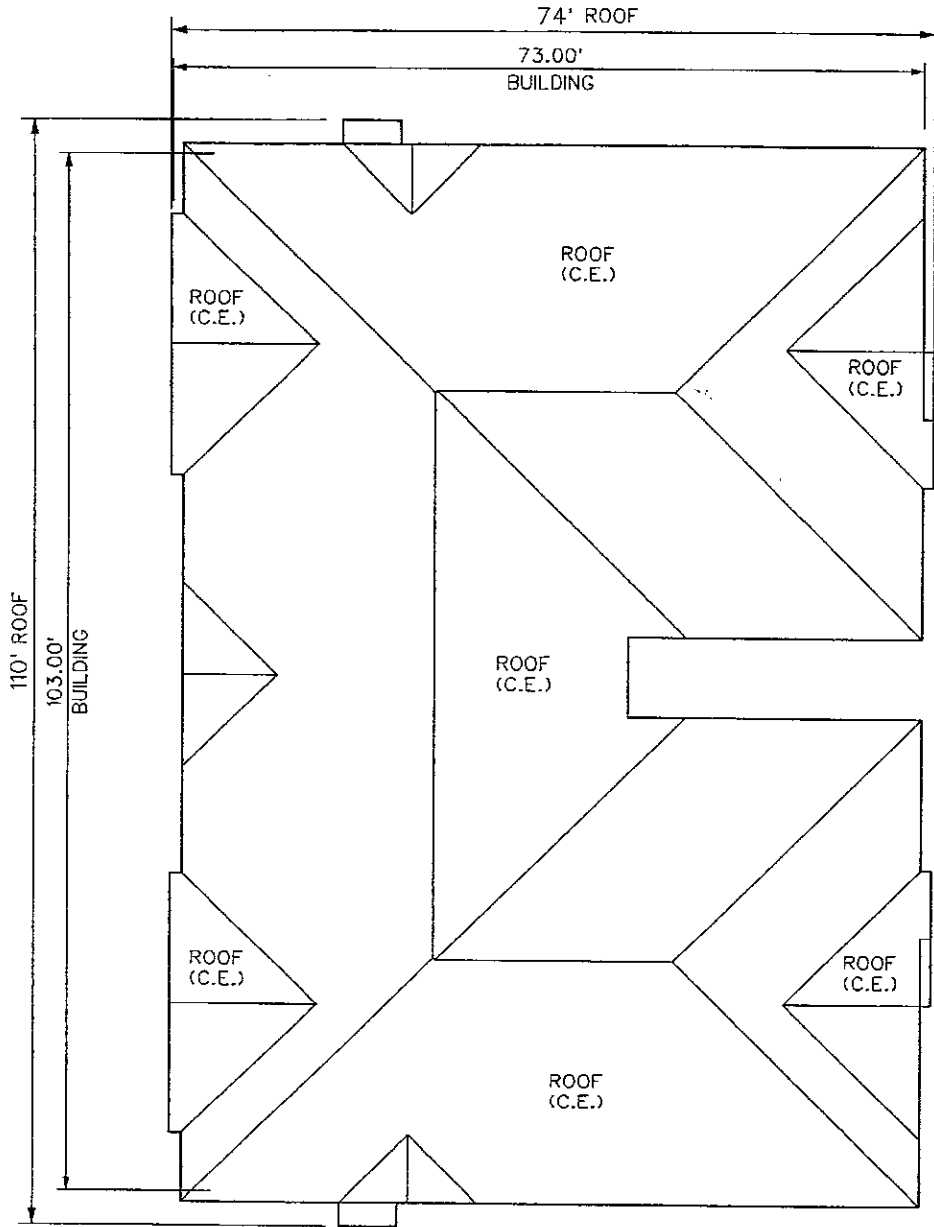
- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS



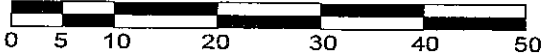


# LEXINGTON LAKES, A CONDOMINIUM PHASE 12



**PHASE 12 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

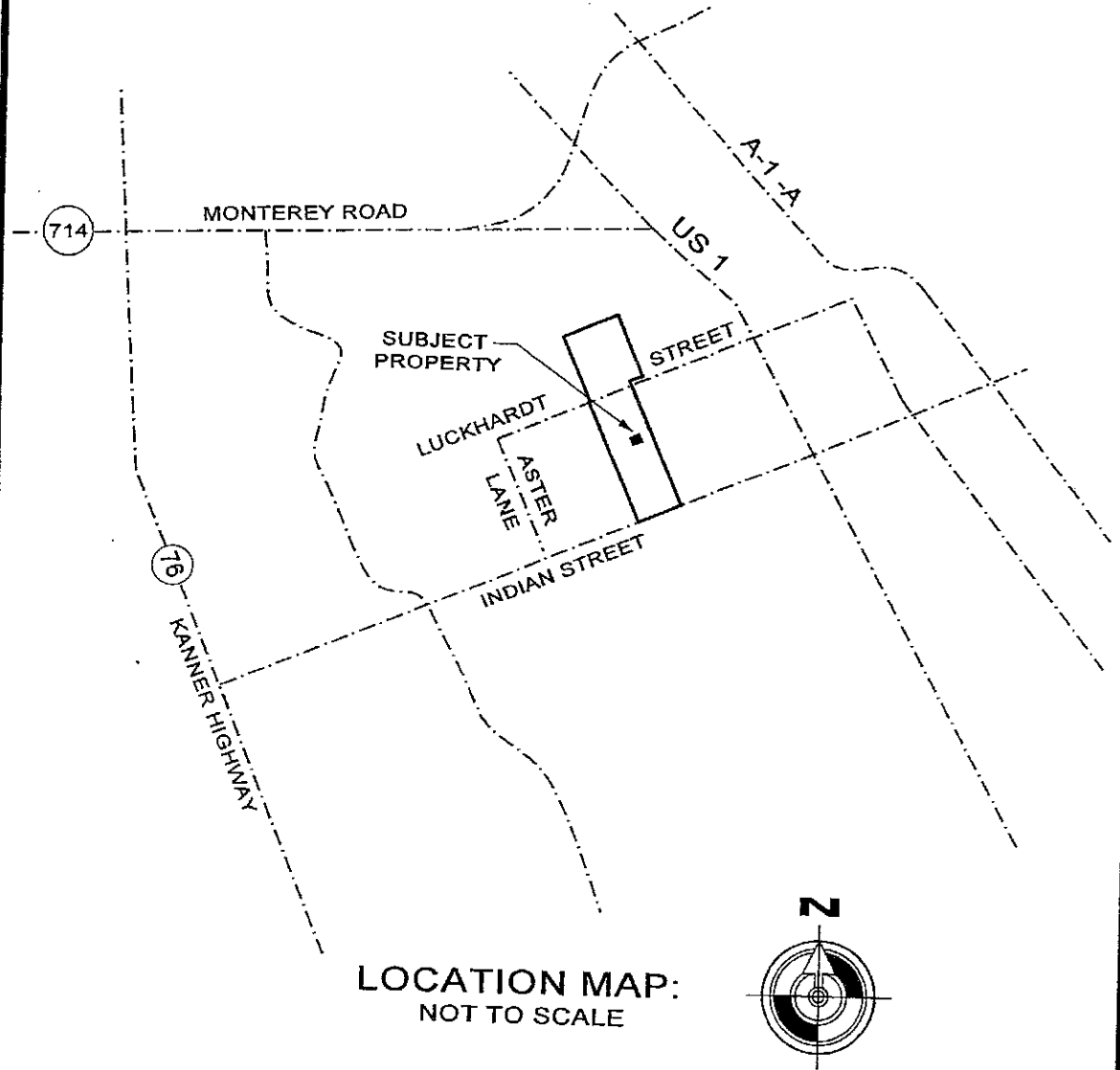
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 13



**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR #5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

# LEXINGTON LAKES, A CONDOMINIUM PHASE 13

## LEGAL DESCRIPTION:

A portion of Lot 30, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the East Line of Lots 55 and 30; thence N.23°12'47"W., along said East Line, a distance of 1212.00 feet; thence S.66°47'13"W., a distance of 115.18 feet to the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'07"W., a distance of 10.00 feet; thence S.23°12'53"E., a distance of 16.00 feet; thence S.66°47'07"W., a distance of 93.00 feet; thence N.23°12'53"W., a distance of 16.00 feet; thence S.66°47'07"W., a distance of 10.00 feet; thence N.23°12'53"W., a distance of 77.00 feet; thence N.66°47'07"E., a distance of 113.00 feet; thence S.23°12'53"E., a distance of 77.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

## FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A






## ABBREVIATIONS:






A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.G.B.	- POINT OF BEGINNING
C.B-S.	- CONCRETE BLOCK & STUCCO	J.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

## NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

## LEGEND:

C/L or  CENTERLINE  
 B/L or  BASELINE  
 ELEVATION, AS-BUILT  
 ELEVATION, PROPOSED  
 FLOW ARROW

 EDGE OF WATER  
 MANHOLE, SANITARY SEWER  
 MANHOLE, STORM DRAINAGE  
 CATCH BASIN  
 FIRE HYDRANT

BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. ).

## PHASE 13 - LEGAL DESCRIPTION

### EXHIBIT "B"

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

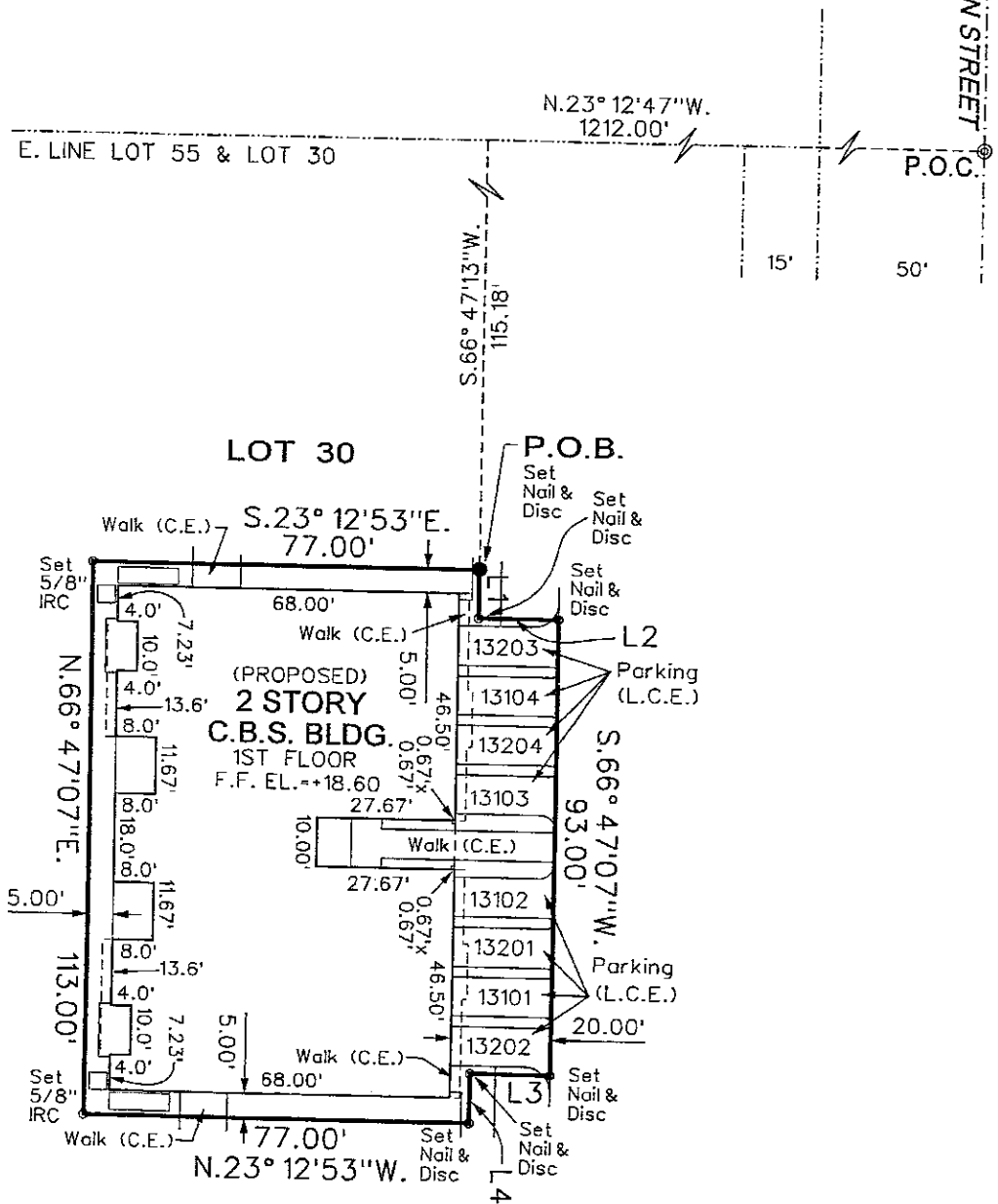
#### REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

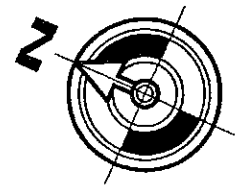
# LEXINGTON LAKES, A CONDOMINIUM PHASE 13

INDIAN STREET

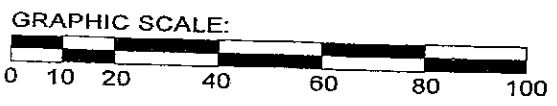


**LINE TABLE:**

L1	S.66° 47' 07" W.	- 10.00'
L2	S.23° 12' 53" E.	- 16.00'
L3	N.23° 12' 53" W.	- 16.00'
L4	S.66° 47' 07" W.	- 10.00'



**PHASE 13 - SITE PLAN (PROPOSED)**



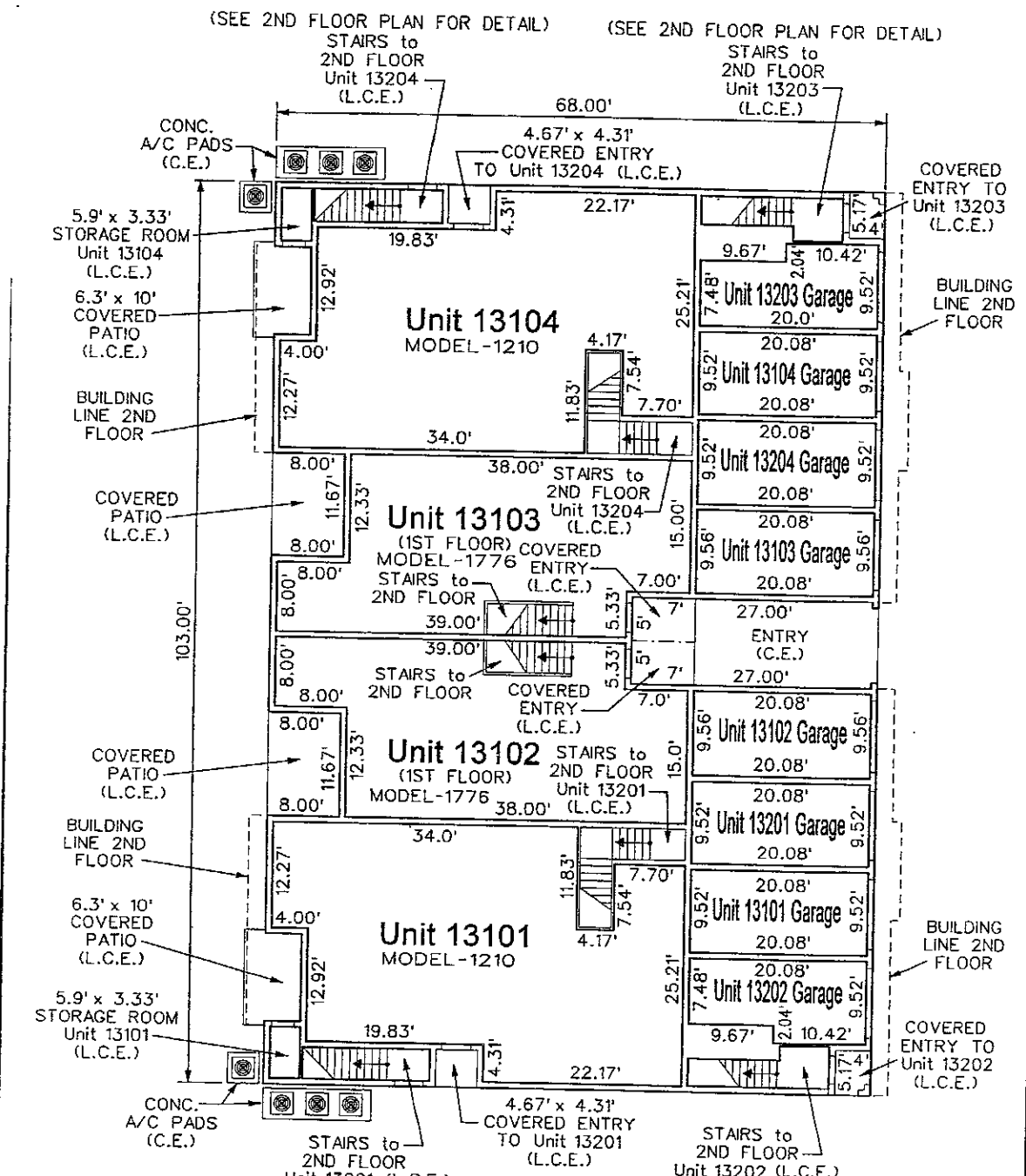
SCALE: 1"=30'

**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
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- REVISIONS:**
- 1.)
  - 2.)
  - 3.)
  - 4.)

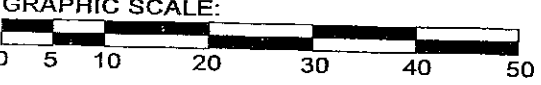
# LEXINGTON LAKES, A CONDOMINIUM PHASE 13



**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

## PHASE 13 - BUILDING 1ST FLOOR PLAN:

UPPER LIMITS (UNIT): +27.93 (GARAGE): +27.93  
 LOWER LIMITS (UNIT): +18.60 (GARAGE): +18.00



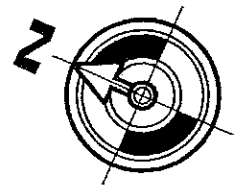
SCALE: 1"=15'

### EXHIBIT "B"

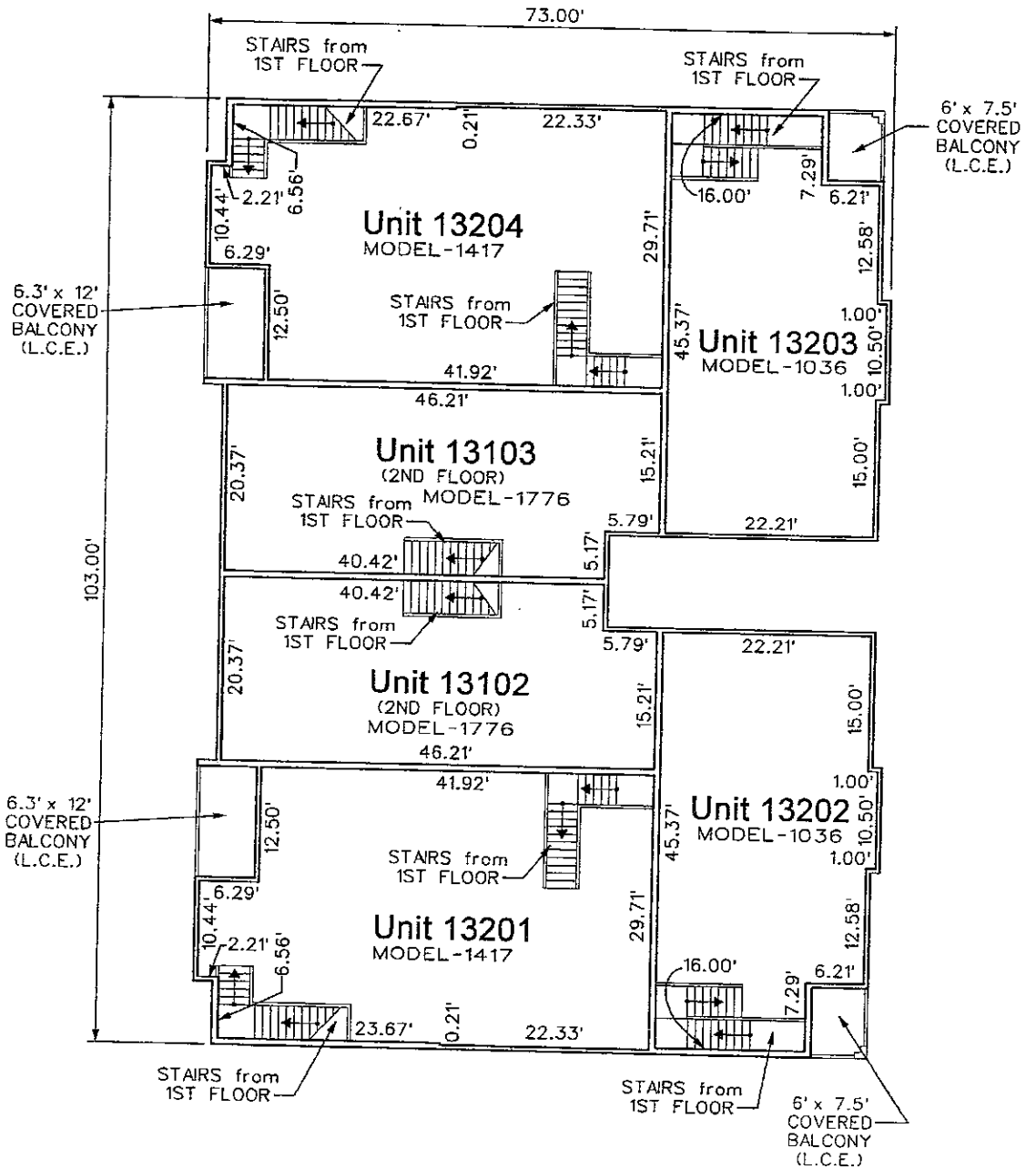
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- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

DATE: APRIL 2004 SHEET 4 OF 6 SHEETS



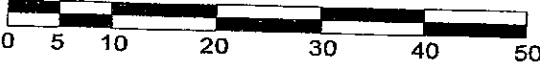
# LEXINGTON LAKES, A CONDOMINIUM PHASE 13



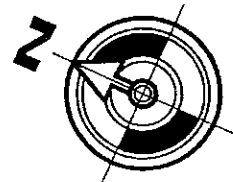
**PHASE 13 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.85  
 LOWER LIMITS (UNIT): +29.52

GRAPHIC SCALE:



SCALE: 1"=15'



**EXHIBIT "B"**

REVISIONS:

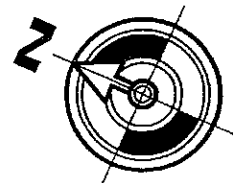
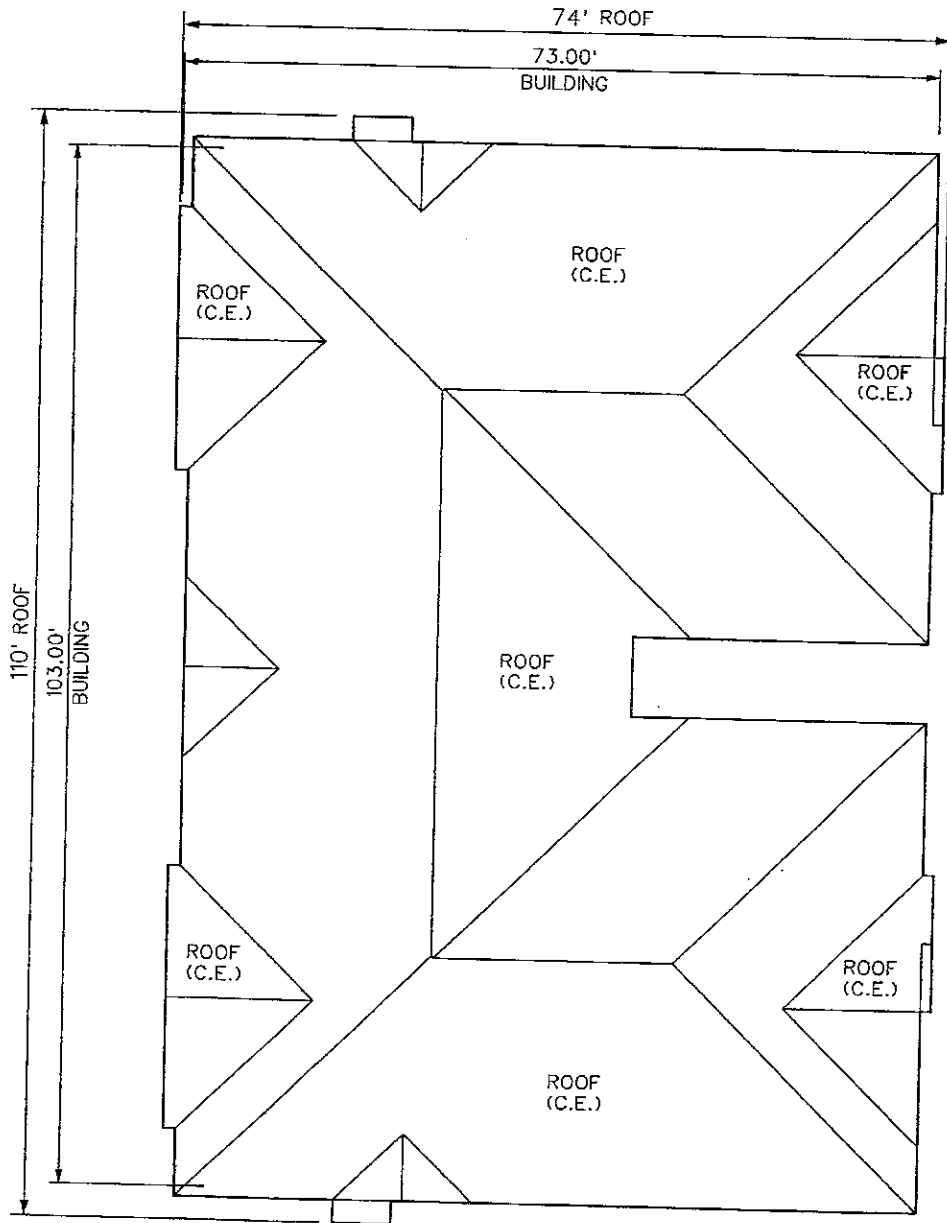
- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS

3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

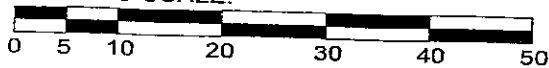
DATE: APRIL 2004 SHEET 5 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 13



**PHASE 13 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

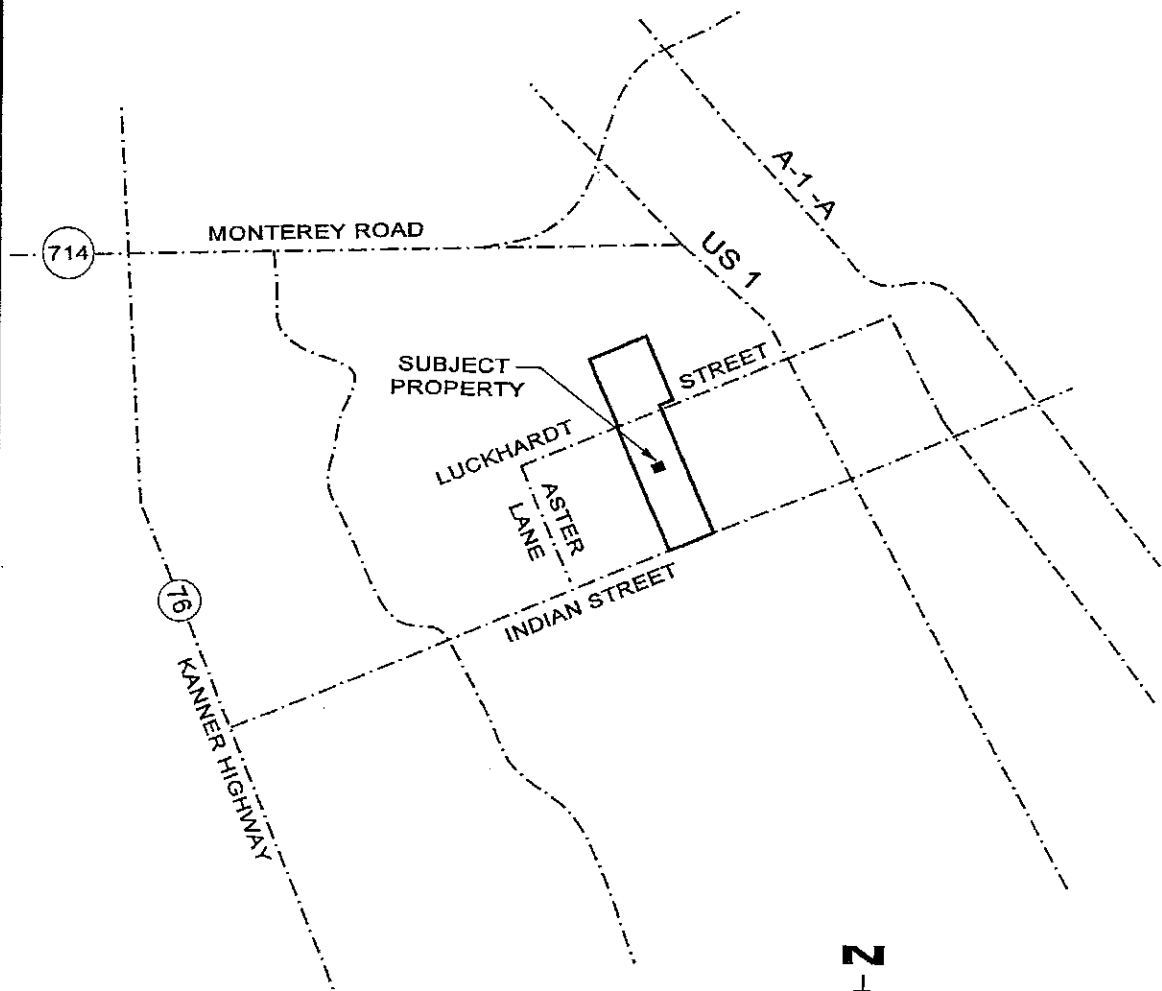
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 14



**LOCATION MAP:**  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237



# LEXINGTON LAKES, A CONDOMINIUM PHASE 14

## LEGAL DESCRIPTION:

A portion of Lots 30 and 31, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the West Line of Lots 54 and 31; thence N.23°12'54"W., along said West Line, a distance of 1289.07 feet; thence N.66°47'06"E., a distance of 196.13 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'07"E., a distance of 113.00 feet; thence S.23°12'53"E., a distance of 77.00 feet; thence S.66°47'07"W., a distance of 10.00 feet; thence S.23°12'53"E., a distance of 16.00 feet; thence S.66°47'07"W., a distance of 93.00 feet; thence N.23°12'53"W., a distance of 16.00 feet; thence S.66°47'07"W., a distance of 10.00 feet; thence N.23°12'53"W., a distance of 77.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

### FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A







### ABBREVIATIONS:

A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.-S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	D.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

### NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

### LEGEND:

C/L or Ⓞ	CENTERLINE		EDGE OF WATER	BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)
B/L or Ⓚ	BASELINE	Ⓢ	MANHOLE, SANITARY SEWER	
	ELEVATION, AS-BUILT	Ⓣ	MANHOLE, STORM DRAINAGE	
	ELEVATION, PROPOSED		CATCH BASIN	
	FLOW ARROW		FIRE HYDRANT	

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. )

## PHASE 14 - LEGAL DESCRIPTION

### EXHIBIT "B"

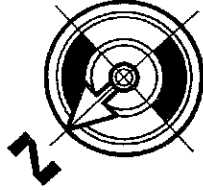
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

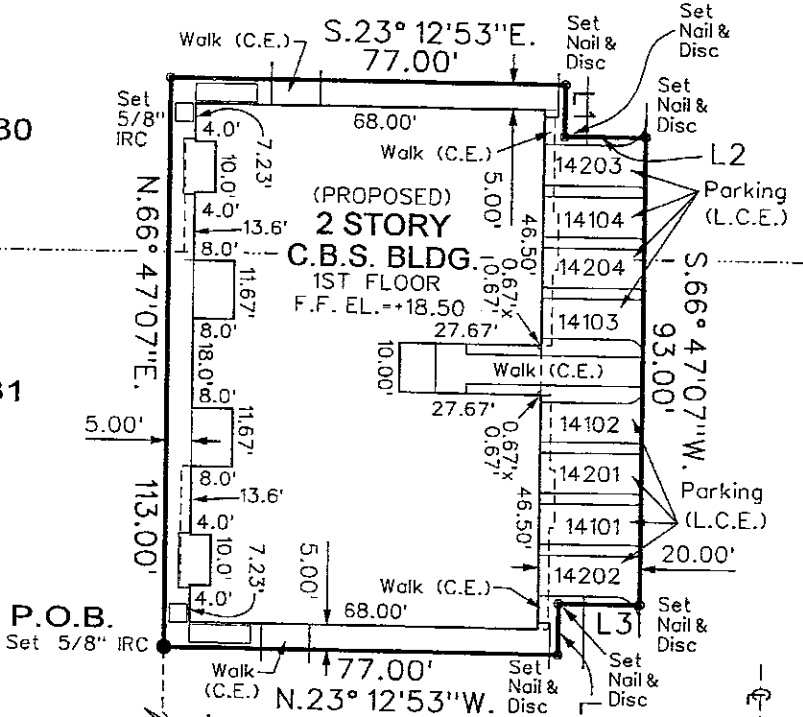
DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 14



LOT 30

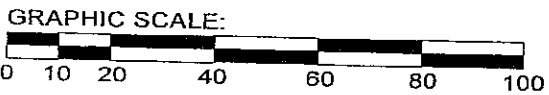
LOT 31



**LINE TABLE:**

L1	S.66° 47'07"W. - 10.00'
L2	S.23° 12'53"E. - 16.00'
L3	N.23° 12'53"W. - 16.00'
L4	S.66° 47'07"W. - 10.00'

**PHASE 14 - SITE PLAN (PROPOSED)**



SCALE: 1"=30'

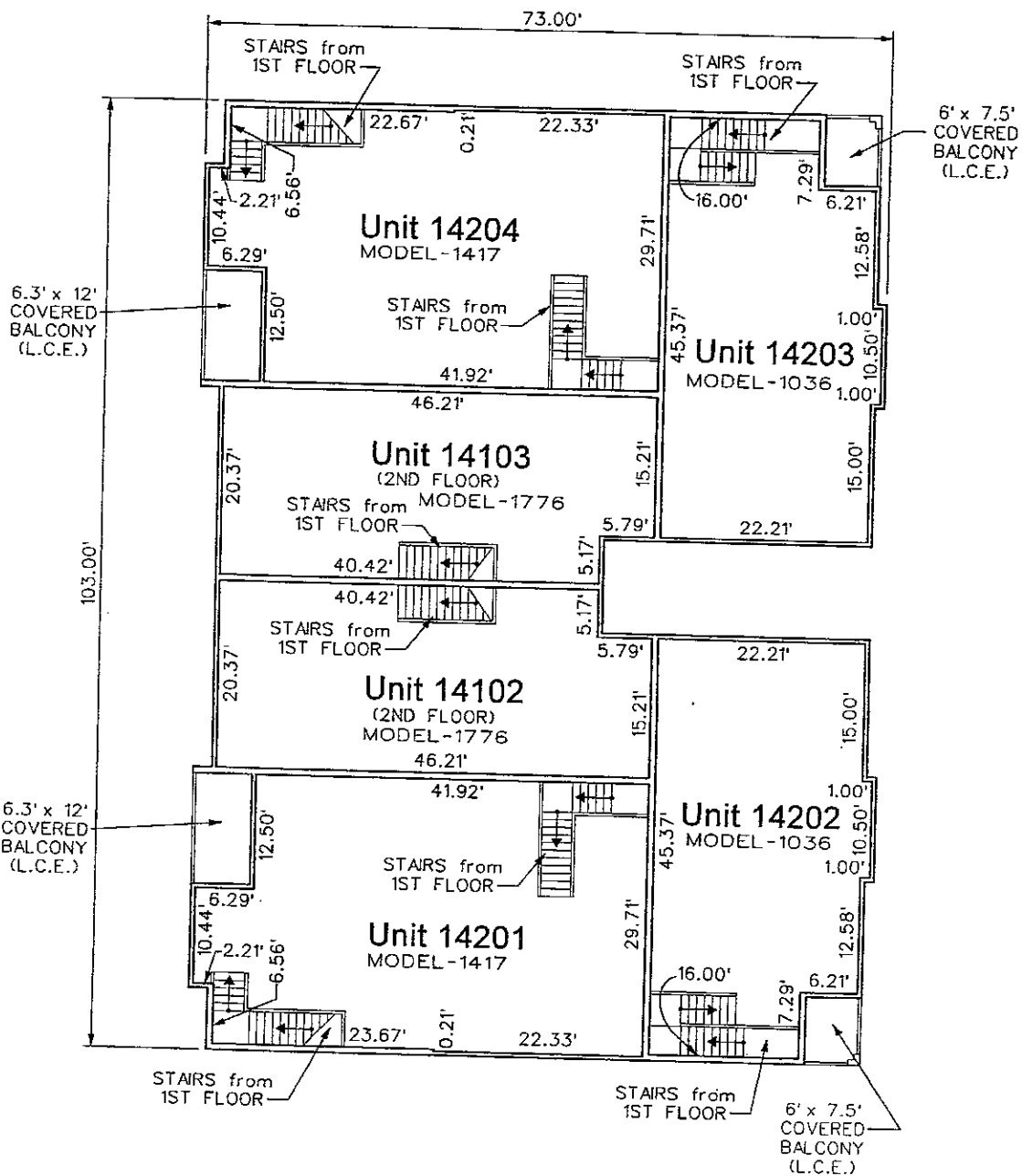
**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

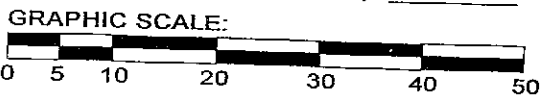


# LEXINGTON LAKES, A CONDOMINIUM PHASE 14

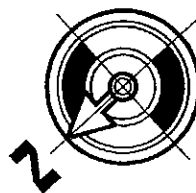


**PHASE 14 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT):           +38.75            
 LOWER LIMITS (UNIT):           +29.42          



SCALE: 1"=15'

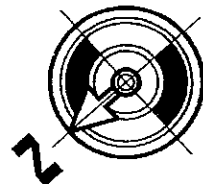
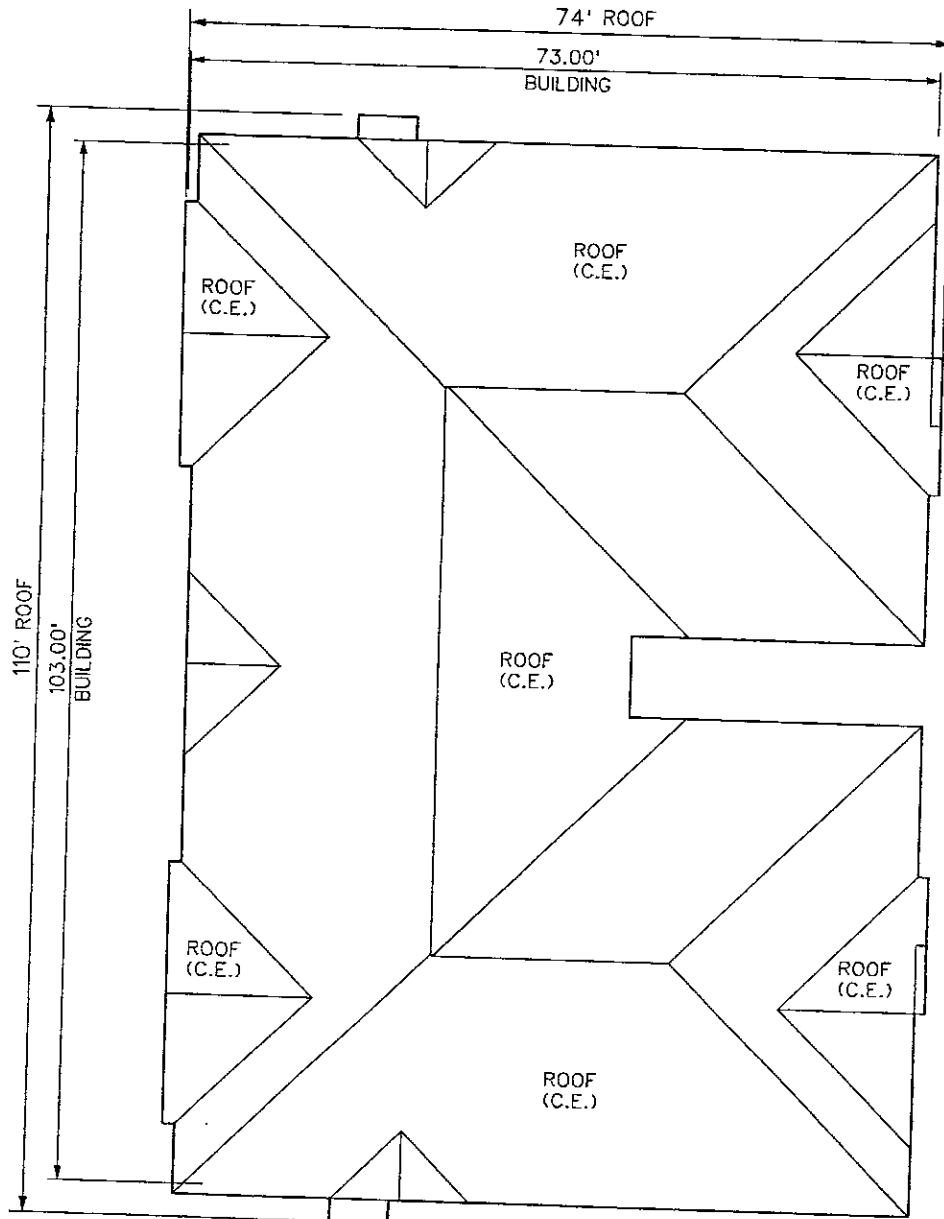


**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

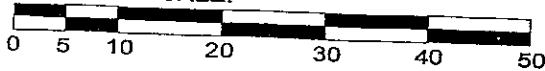
REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

# LEXINGTON LAKES, A CONDOMINIUM PHASE 14



**PHASE 14 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

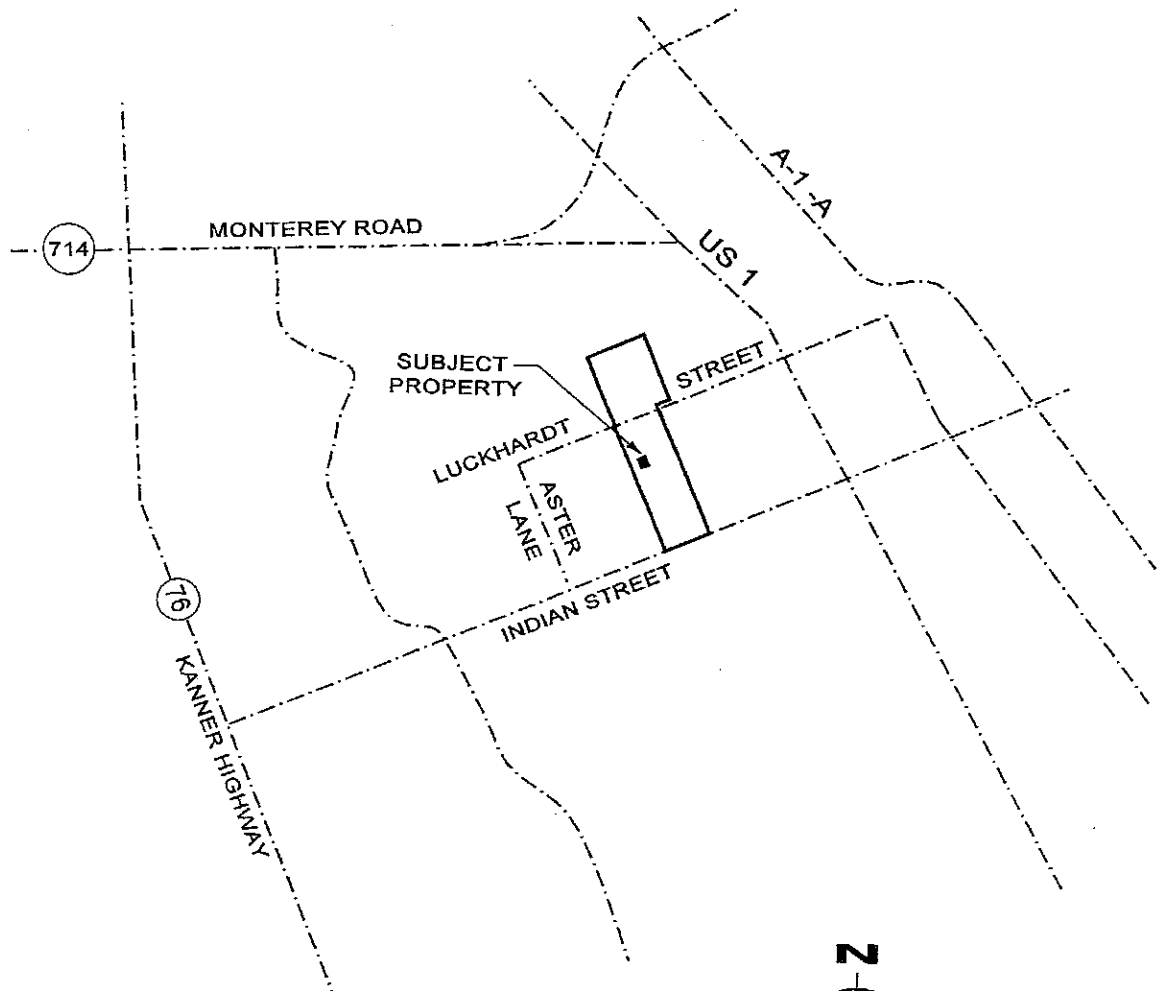
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 15



**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR #5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1. )  
 2. )  
 3. )  
 4. )

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

# LEXINGTON LAKES, A CONDOMINIUM PHASE 15

## LEGAL DESCRIPTION:

A portion of Lot 31, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the West Line of Lots 54 and 31; thence N.23°12'54"W., along said West Line, a distance of 1215.75 feet; thence N.66°47'06"E., a distance of 81.10 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.23°12'09"W., a distance of 93.00 feet; thence N.66°47'51"E., a distance of 16.00 feet; thence N.23°12'09"W., a distance of 10.00 feet; thence N.66°47'51"E., a distance of 77.00 feet; thence S.23°12'09"E., a distance of 113.00 feet; thence S.66°47'51"W., a distance of 77.00 feet; thence N.23°12'09"W., a distance of 10.00 feet; thence S.66°47'51"W., a distance of 16.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

## FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A











## ABBREVIATIONS:

A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I-P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I-R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

## NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

## LEGEND:

C/L or 	CENTERLINE		EDGE OF WATER	BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)
B/L or 	BASELINE		MANHOLE, SANITARY SEWER	
 (7.1)	ELEVATION, AS-BUILT		MANHOLE, STORM DRAINAGE	
 (7.1)	ELEVATION, PROPOSED		CATCH BASIN	
	FLOW ARROW		FIRE HYDRANT	

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. )

## PHASE 15 - LEGAL DESCRIPTION

## EXHIBIT "B"

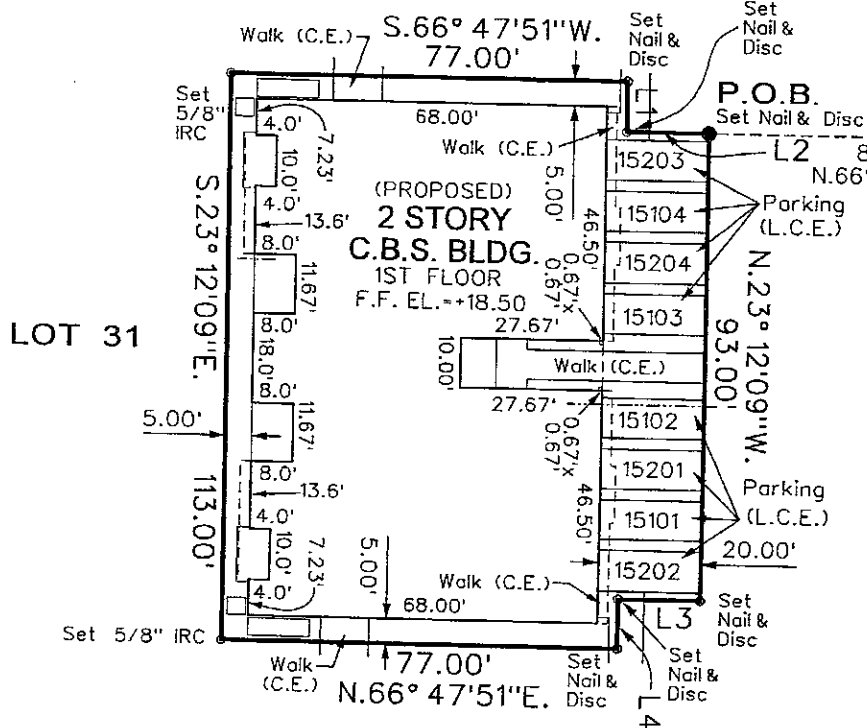
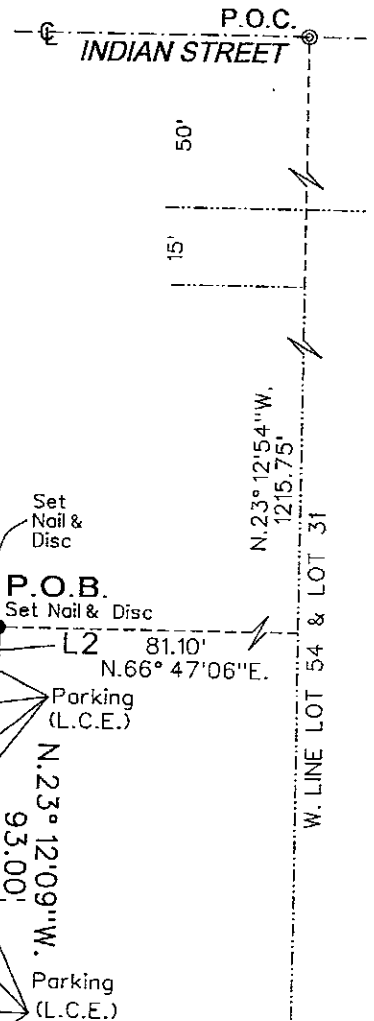
**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

## REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 15

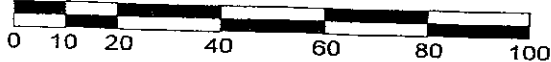


**LINE TABLE:**

L1	N.23° 12'09\"W.	- 10.00'
L2	S.66° 47'51\"W.	- 16.00'
L3	N.66° 47'51\"E.	- 16.00'
L4	N.23° 12'09\"W.	- 10.00'

## PHASE 15 - SITE PLAN (PROPOSED)

GRAPHIC SCALE:



SCALE: 1"=30'

### EXHIBIT "B"

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
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REVISIONS:

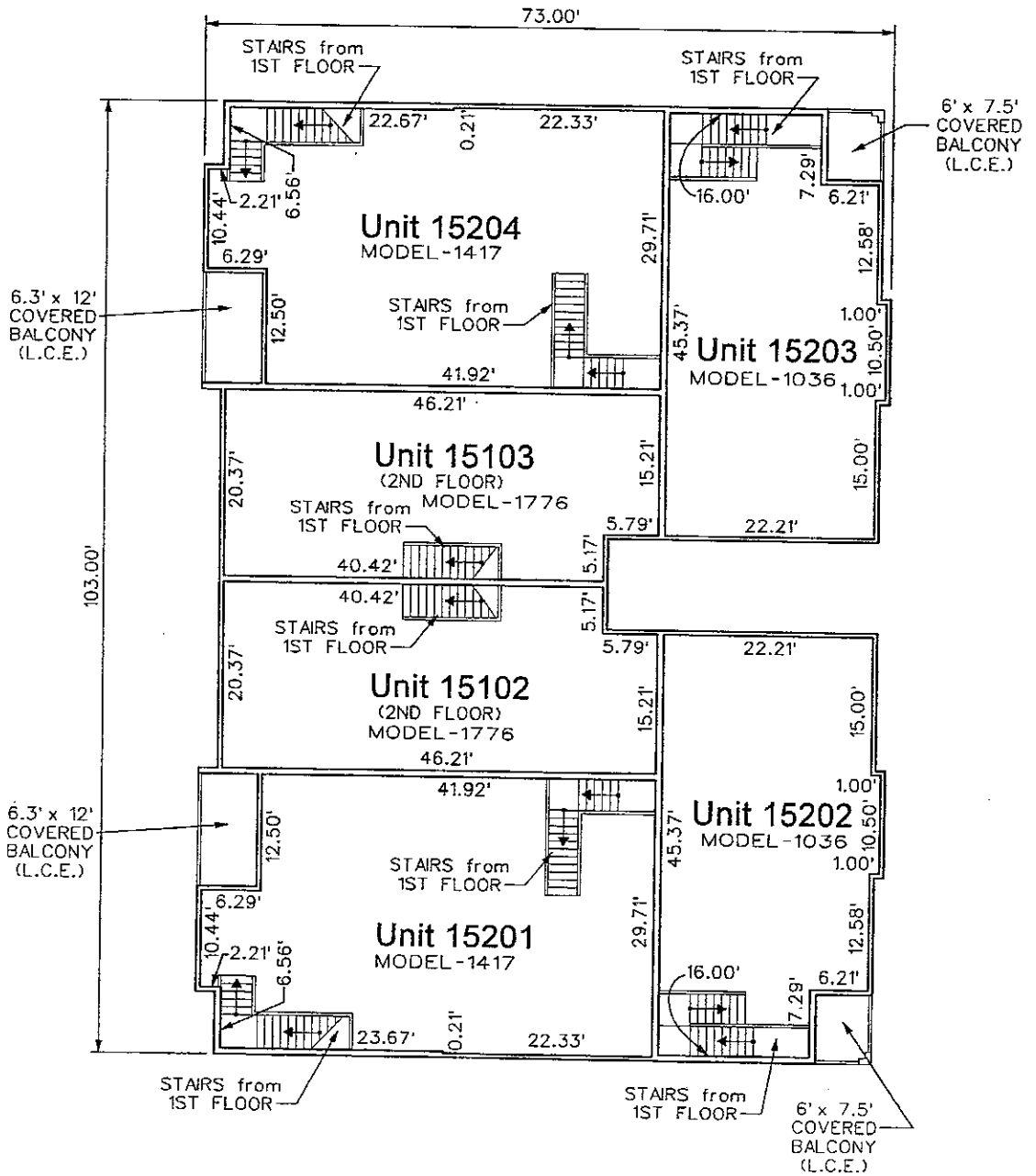
- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 3 OF 6 SHEETS





# LEXINGTON LAKES, A CONDOMINIUM PHASE 15

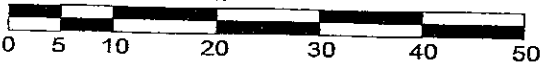


**PHASE 15 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.75

LOWER LIMITS (UNIT): +29.42

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

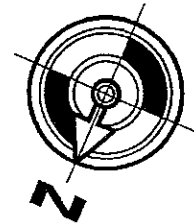
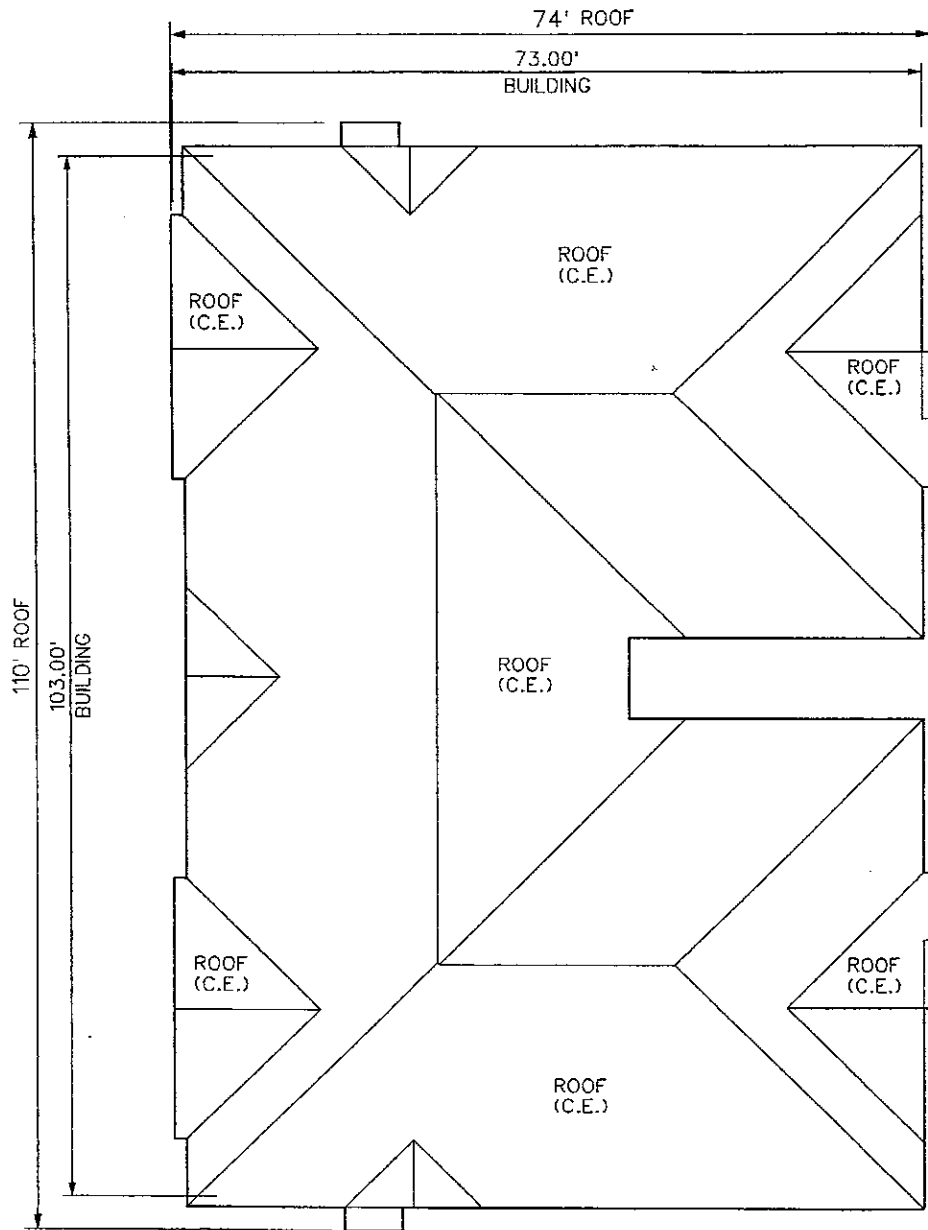
**HAGER, PALBICKE & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
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DATE: APRIL 2004 SHEET 5 OF 6 SHEETS



# LEXINGTON LAKES, A CONDOMINIUM PHASE 15



**PHASE 15 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS

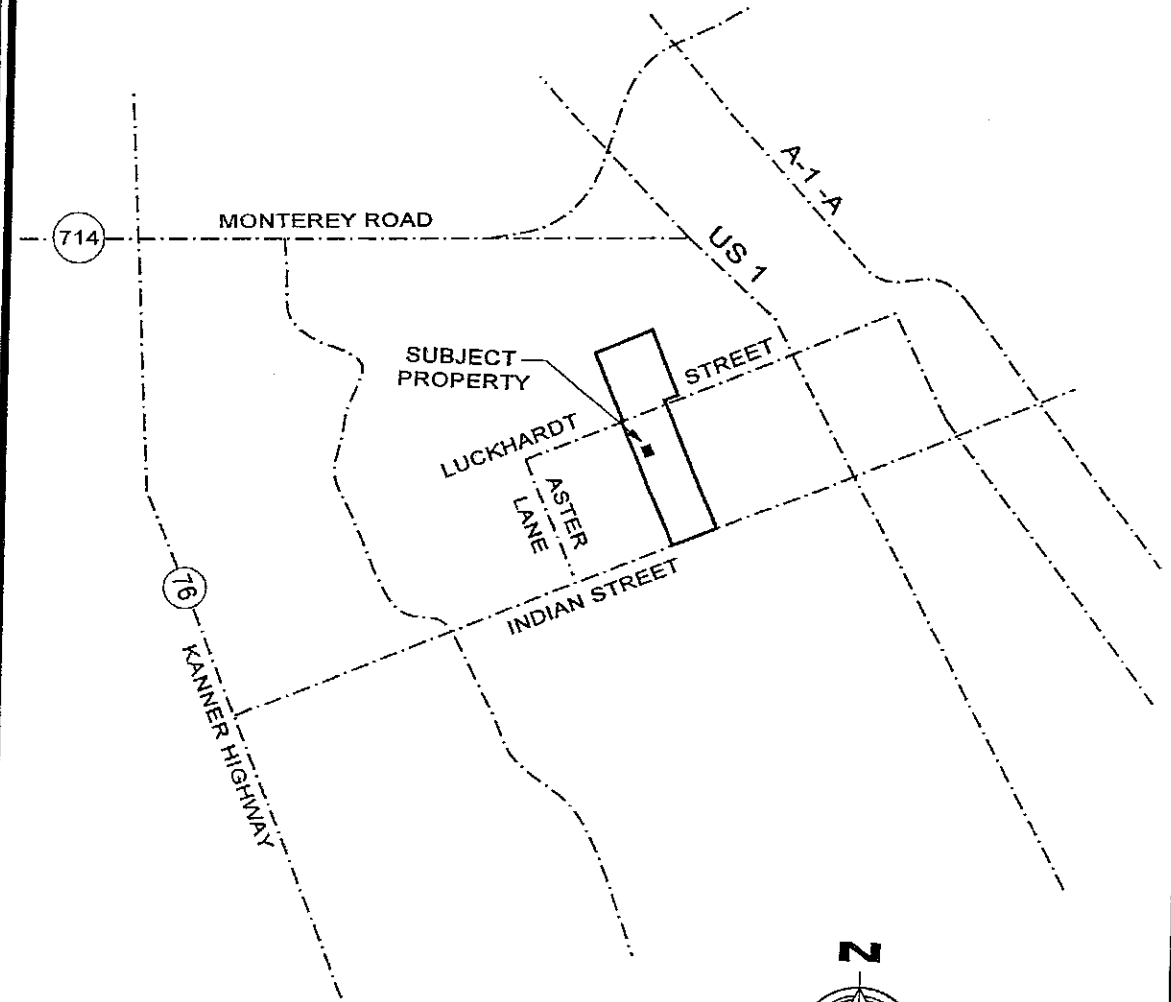
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431

PHONE: (561) 395-3600

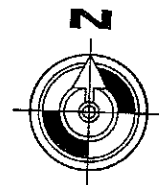
FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 16



**LOCATION MAP:**  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

# LEXINGTON LAKES, A CONDOMINIUM PHASE 16

## LEGAL DESCRIPTION:

A portion of Lot 31, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the West Line of Lots 54 and 31; thence N.23°12'54"W., along said West Line, a distance of 1338.76 feet; thence N.66°47'06"E., a distance of 83.12 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.23°12'09"W., a distance of 93.00 feet; thence N.66°47'51"E., a distance of 16.00 feet; thence N.23°12'09"W., a distance of 10.00 feet; thence N.66°47'51"E., a distance of 77.00 feet; thence S.23°12'09"E., a distance of 113.00 feet; thence S.66°47'51"W., a distance of 77.00 feet; thence N.23°12'09"W., a distance of 10.00 feet; thence S.66°47'51"W., a distance of 16.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

### FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A






### ABBREVIATIONS:






A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

### NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

### LEGEND:

C/L or  CENTERLINE  
 B/L or  BASELINE  
 ELEVATION, AS-BUILT  
 ELEVATION, PROPOSED  
 FLOW ARROW

 EDGE OF WATER  
 MANHOLE, SANITARY SEWER  
 MANHOLE, STORM DRAINAGE  
 CATCH BASIN  
 FIRE HYDRANT

BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. ).

## PHASE 16 - LEGAL DESCRIPTION

### EXHIBIT "B"

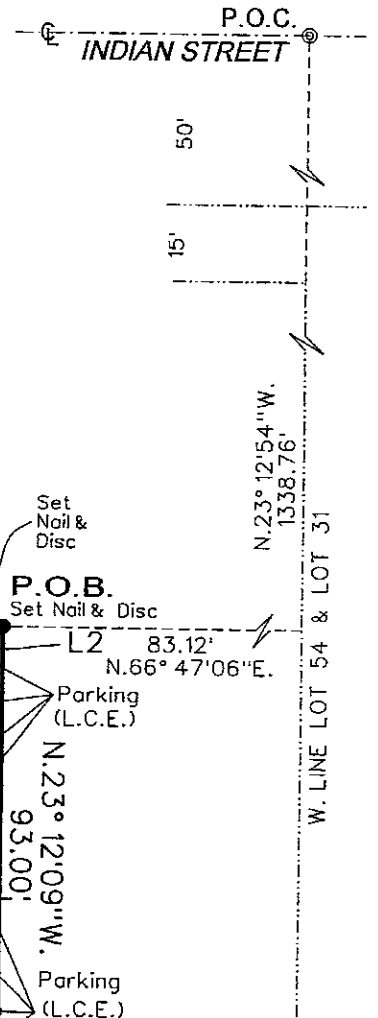
**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

### REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 16

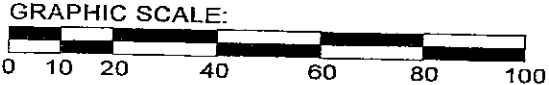


LOT 31

**LINE TABLE:**

L1	N.23° 12' 09" W.	- 10.00'
L2	S.66° 47' 51" W.	- 16.00'
L3	N.66° 47' 51" E.	- 16.00'
L4	N.23° 12' 09" W.	- 10.00'

**PHASE 16 - SITE PLAN (PROPOSED)**



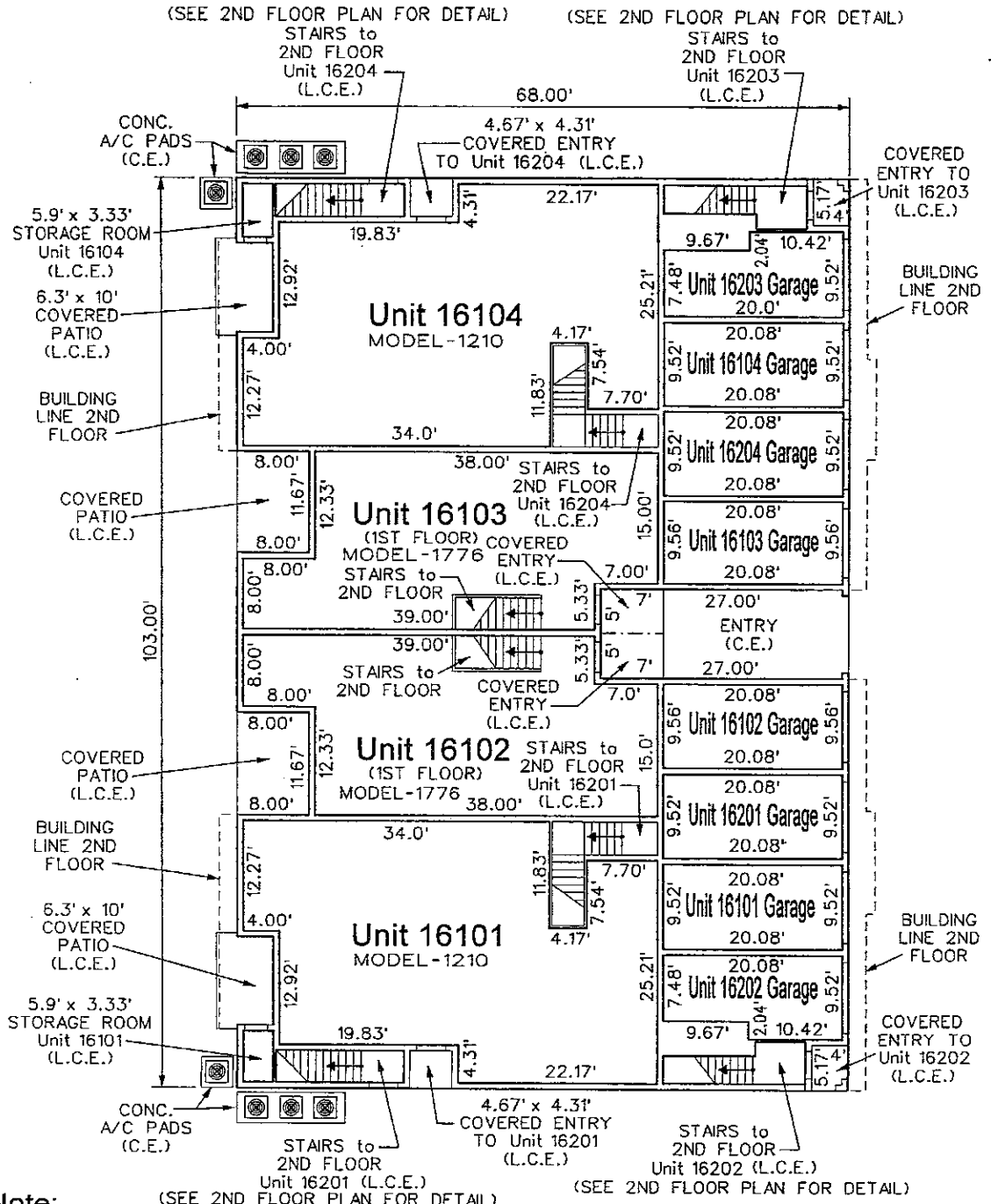
SCALE: 1"=30'

**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:  
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4.)

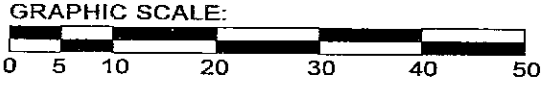
# LEXINGTON LAKES, A CONDOMINIUM PHASE 16



**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

**PHASE 16 - BUILDING  
1ST FLOOR PLAN:**

UPPER LIMITS (UNIT): +27.83 (GARAGE): +27.83  
 LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

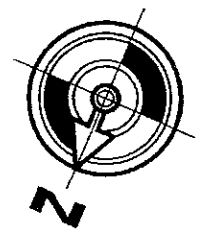


SCALE: 1"=15'

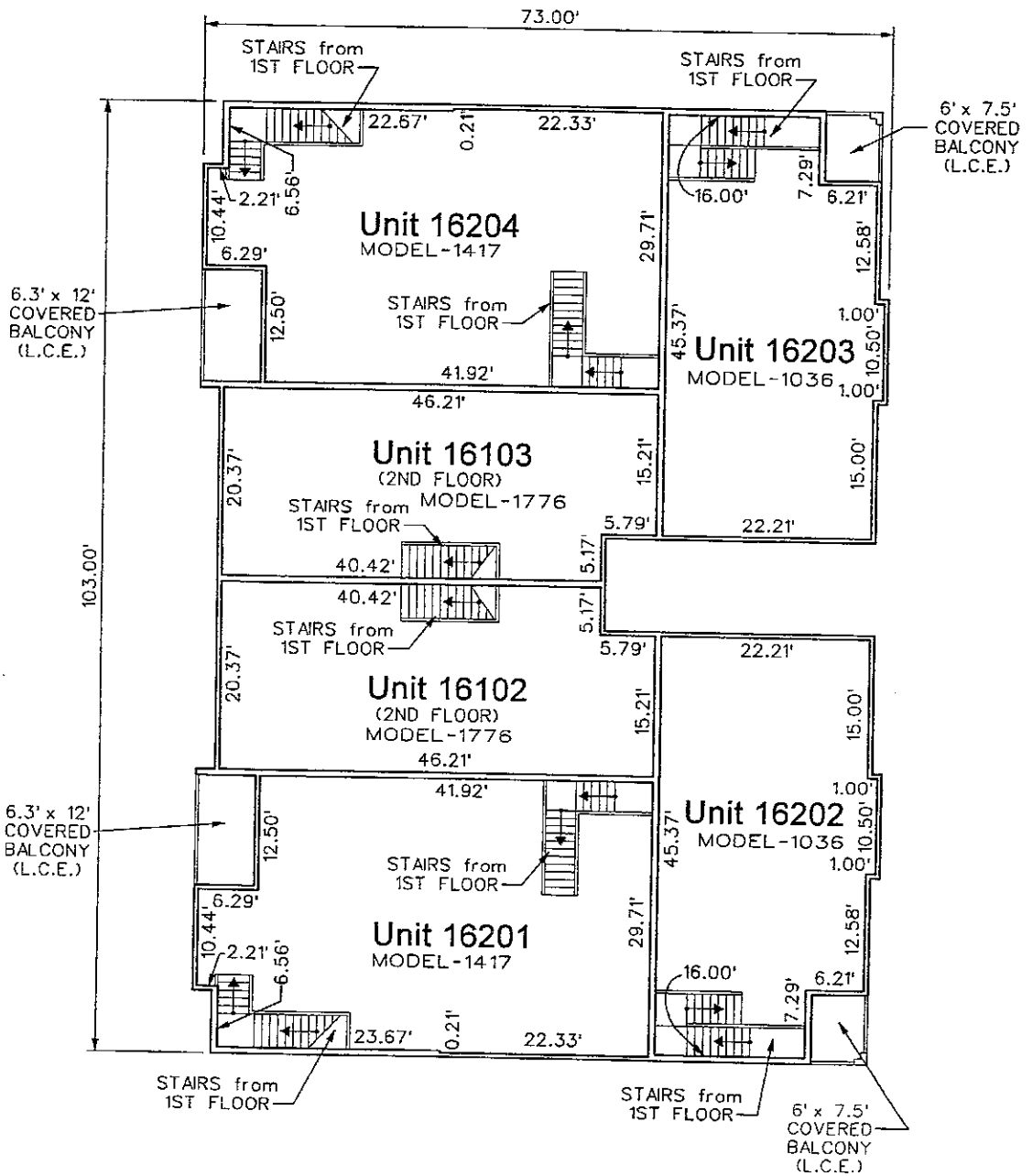
**EXHIBIT "B"**

- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
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# LEXINGTON LAKES, A CONDOMINIUM PHASE 16



**PHASE 16 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.75  
 LOWER LIMITS (UNIT): +29.42

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

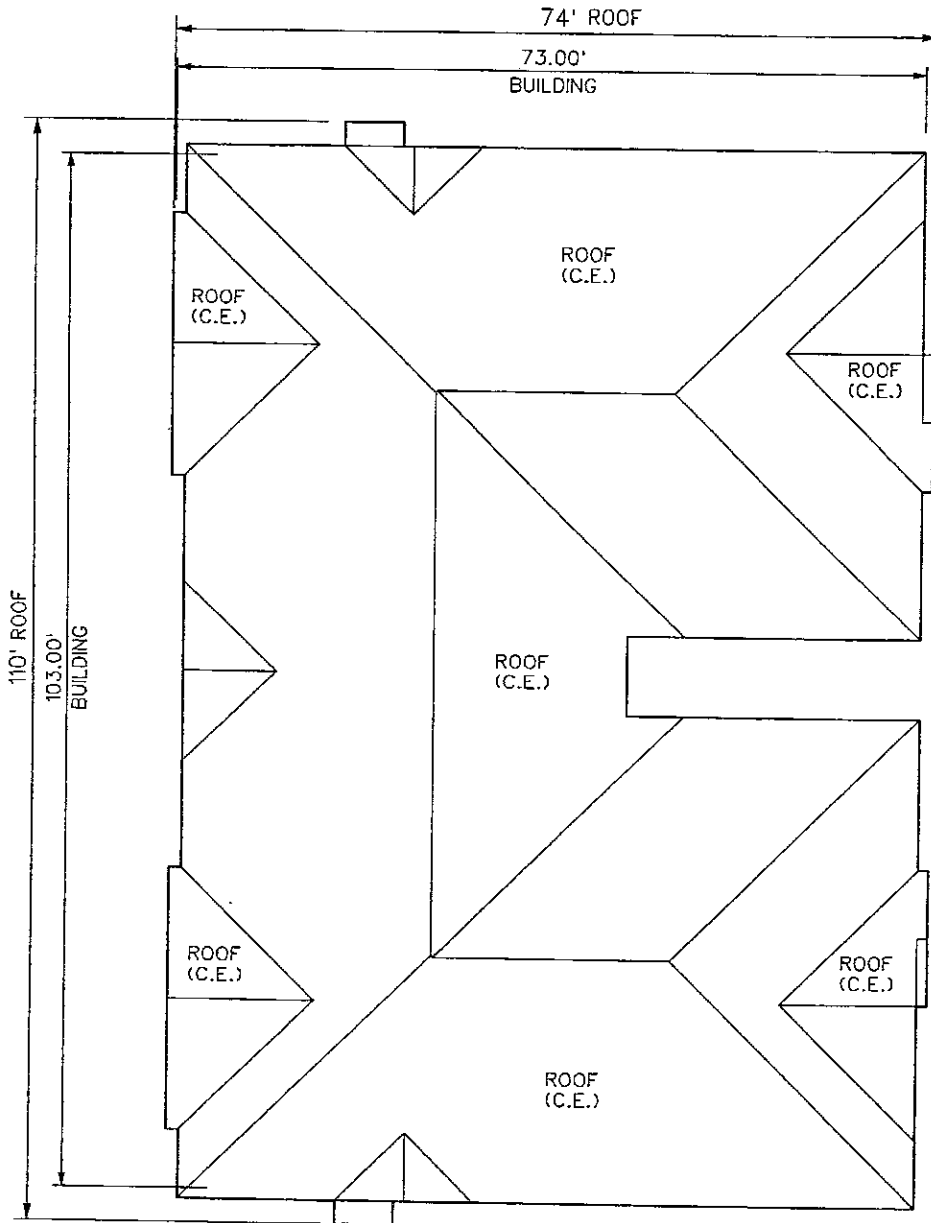
- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





# LEXINGTON LAKES, A CONDOMINIUM PHASE 16



**PHASE 16 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

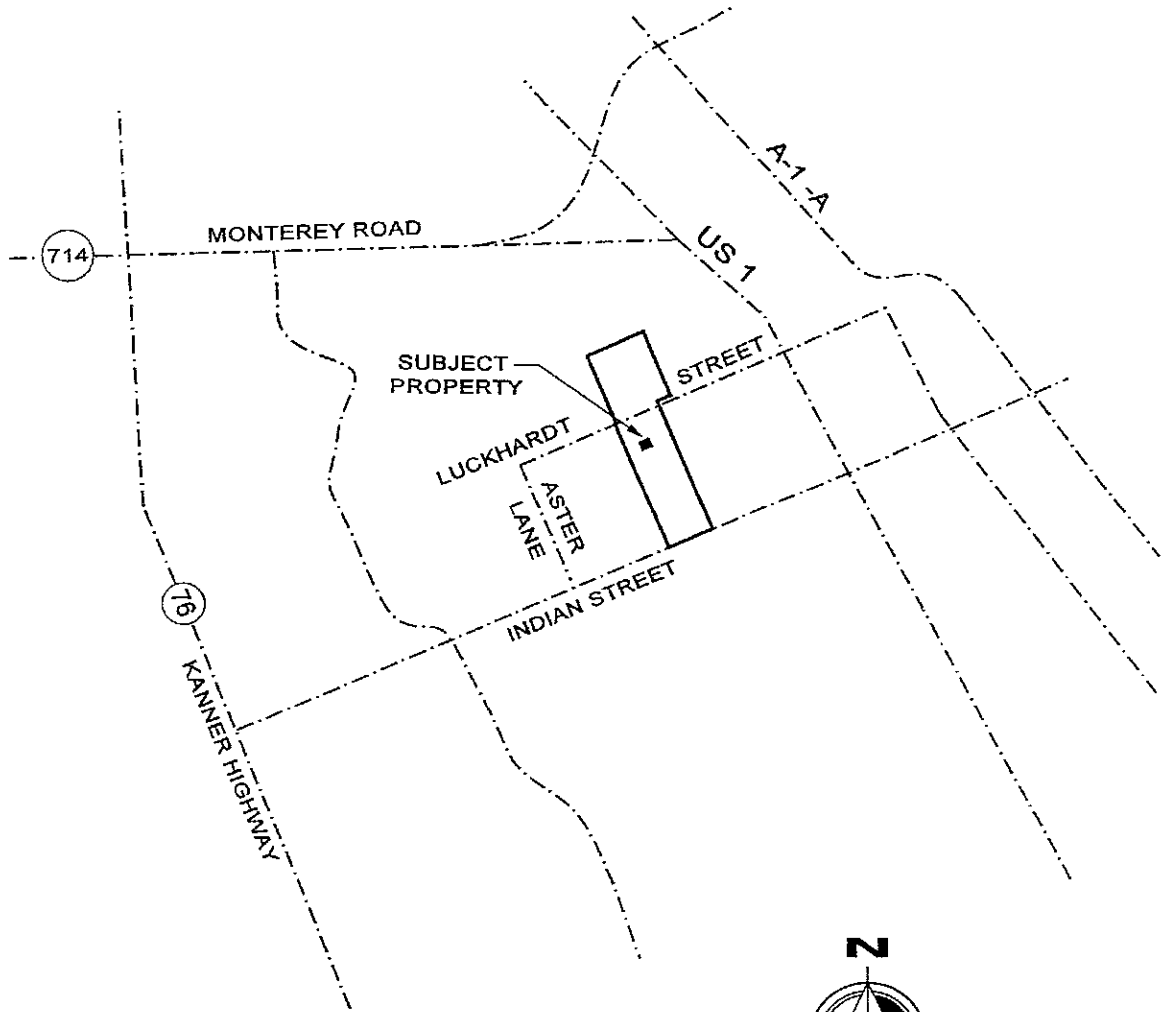
**HAGER, PALBICKE & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

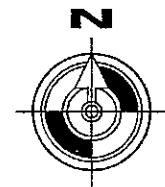
DATE: APRIL 2004

SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 17



**LOCATION MAP:**  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1. )  
 2. )  
 3. )  
 4. )

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

# LEXINGTON LAKES, A CONDOMINIUM PHASE 17

## LEGAL DESCRIPTION:

A portion of Lots 30 and 31, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the West Line of Lots 54 and 31; thence N.23°12'54"W., along said West Line, a distance of 1368.45 feet; thence N.66°47'06"E., a distance of 199.81 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.23°12'53"W., a distance of 77.00 feet; thence N.66°47'07"E., a distance of 10.00 feet; thence N.23°12'53"W., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 93.00 feet; thence S.23°12'53"E., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 10.00 feet; thence S.23°12'53"E., a distance of 77.00 feet; thence S.66°47'07"W., a distance of 113.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

## FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A











## ABBREVIATIONS:

A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

## NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 5772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

## LEGEND:

C/L or 	CENTERLINE		EDGE OF WATER	BENCHMARK: BENCHMARK "WILL-IND": A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)
B/L or 	BASELINE		MANHOLE, SANITARY SEWER	
	ELEVATION, AS-BUILT		MANHOLE, STORM DRAINAGE	
	ELEVATION, PROPOSED		CATCH BASIN	
	FLOW ARROW		FIRE HYDRANT	

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. )

## PHASE 17 - LEGAL DESCRIPTION

### EXHIBIT "B"

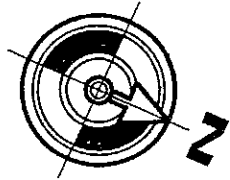
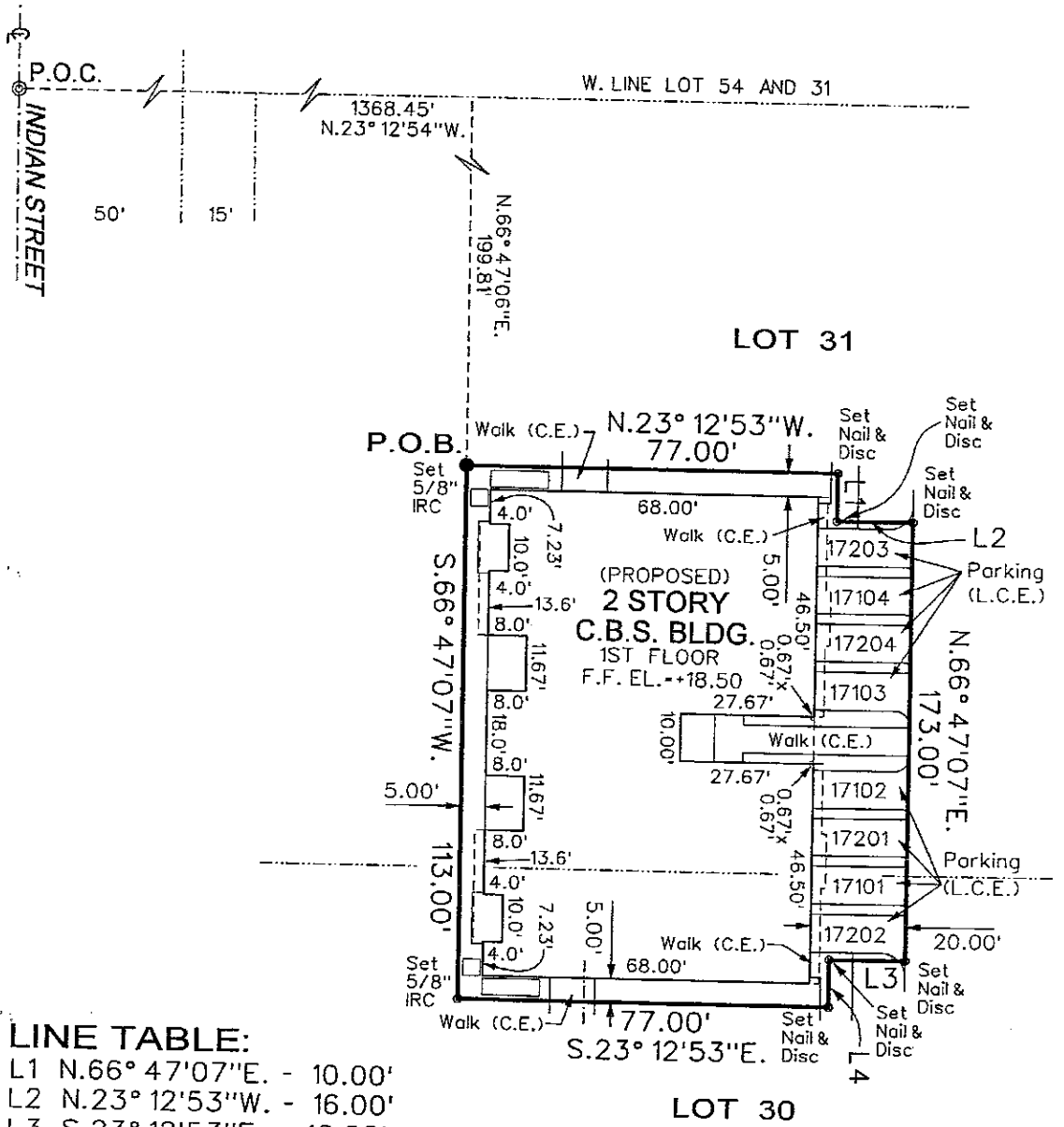
#### REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

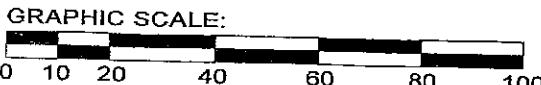
**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 17



## PHASE 17 - SITE PLAN (PROPOSED)



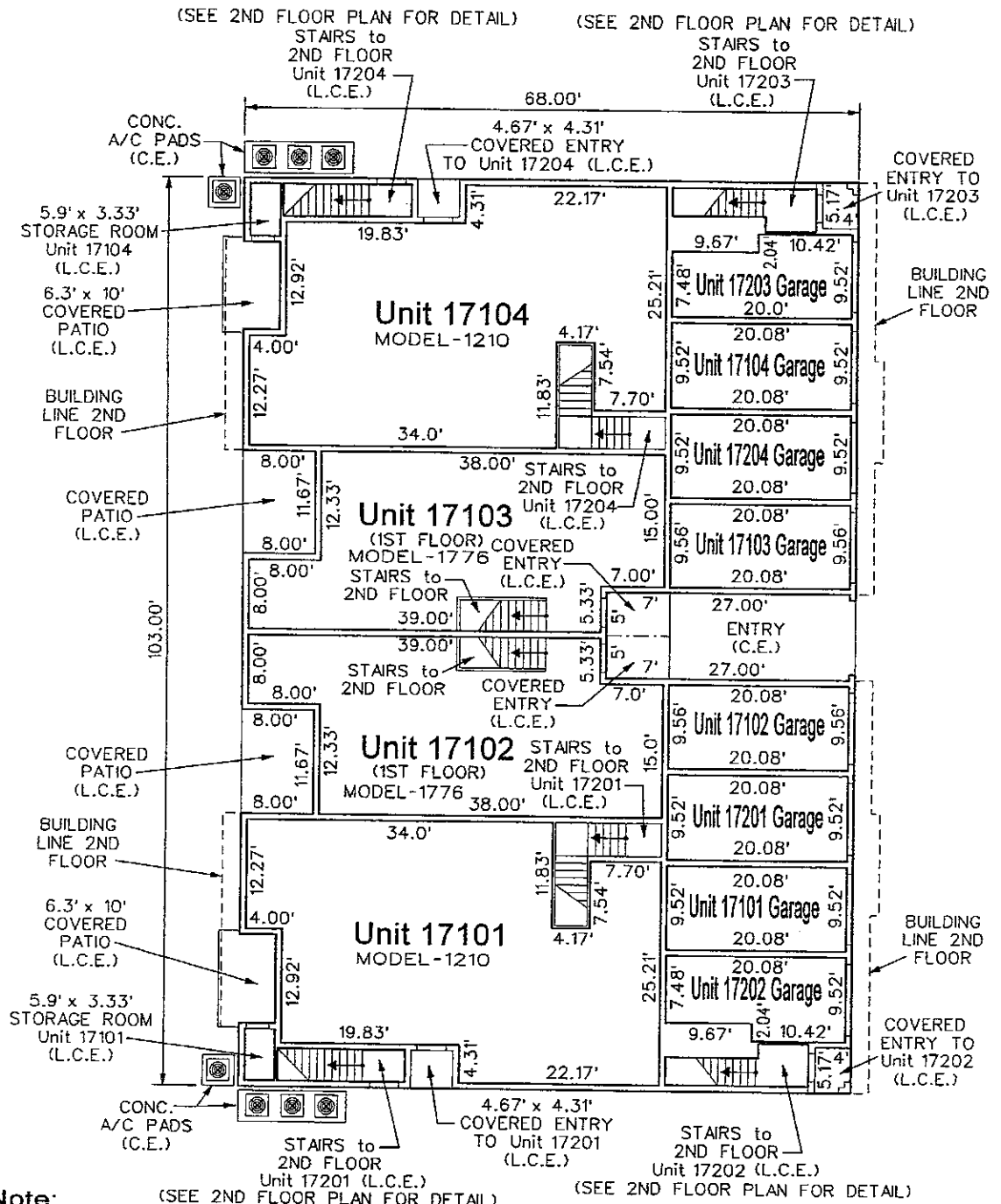
SCALE: 1"=30'

### EXHIBIT "B"

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

- REVISIONS:**
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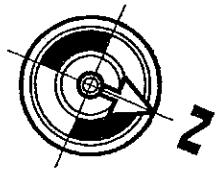
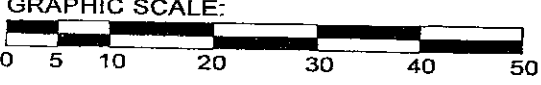
# LEXINGTON LAKES, A CONDOMINIUM PHASE 17



**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

**PHASE 17 - BUILDING  
1ST FLOOR PLAN:**

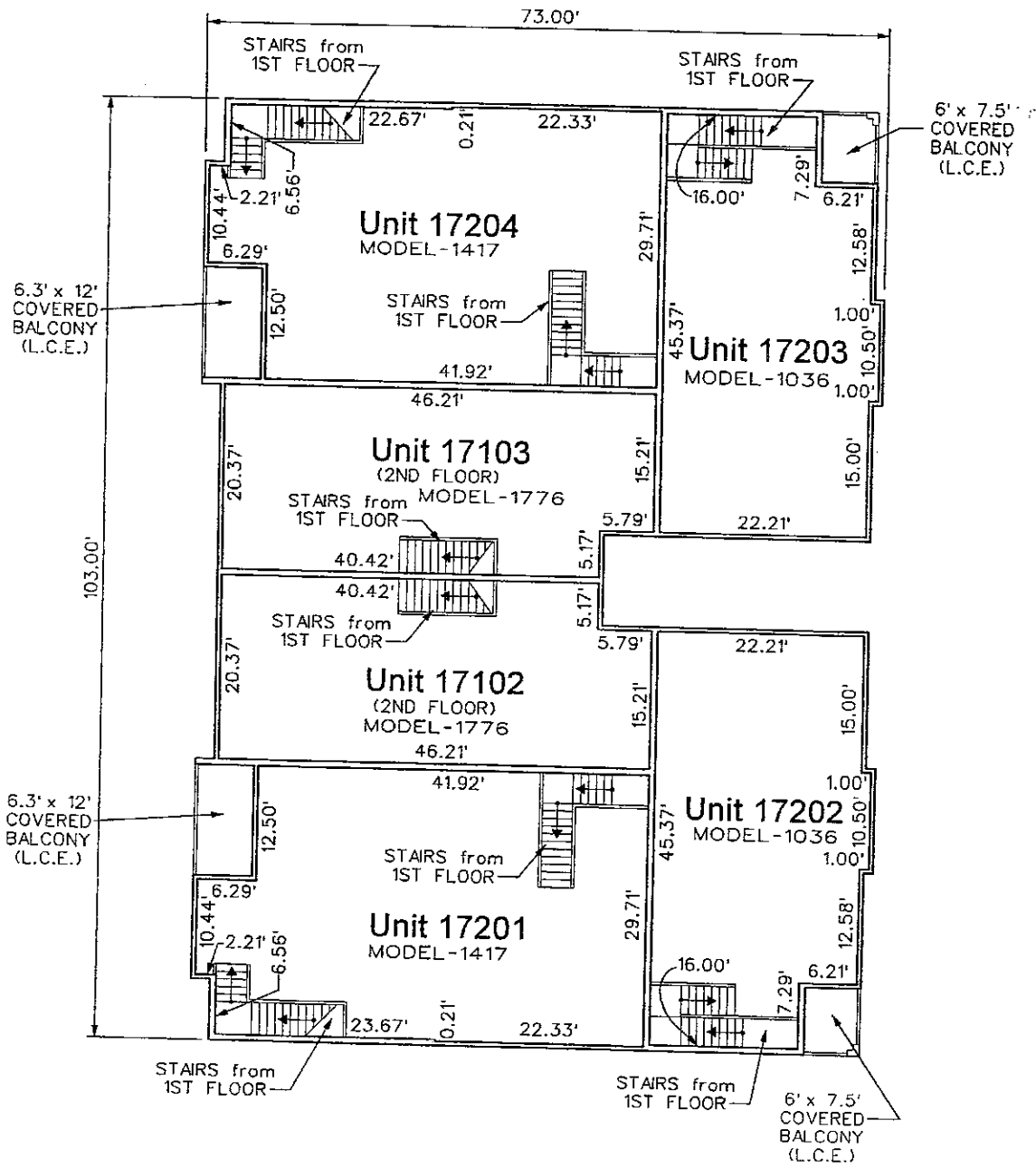
UPPER LIMITS (UNIT): +27.83 (GARAGE): +27.83  
 LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90



SCALE: 1"=15'  
**EXHIBIT "B"**  
**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

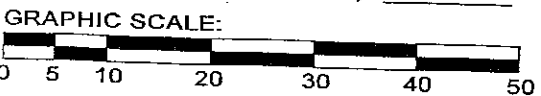
REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)  
 DATE: APRIL 2004 SHEET 4 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 17

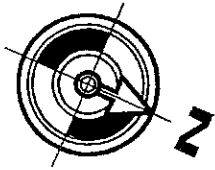


**PHASE 17 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.75  
 LOWER LIMITS (UNIT): +29.42



SCALE: 1"=15'

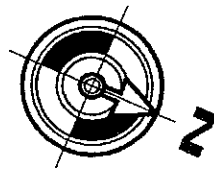
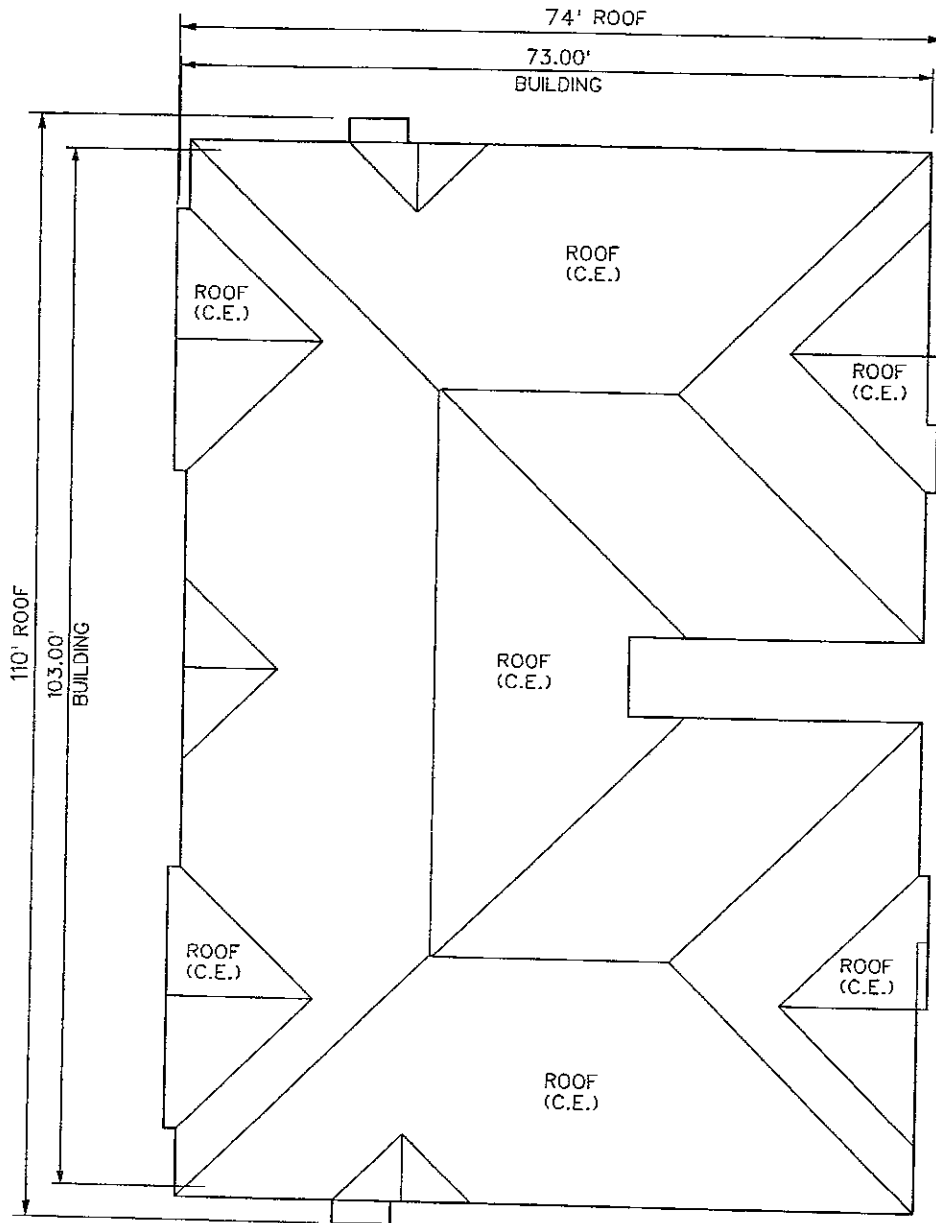


**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

# LEXINGTON LAKES, A CONDOMINIUM PHASE 17



**PHASE 17 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

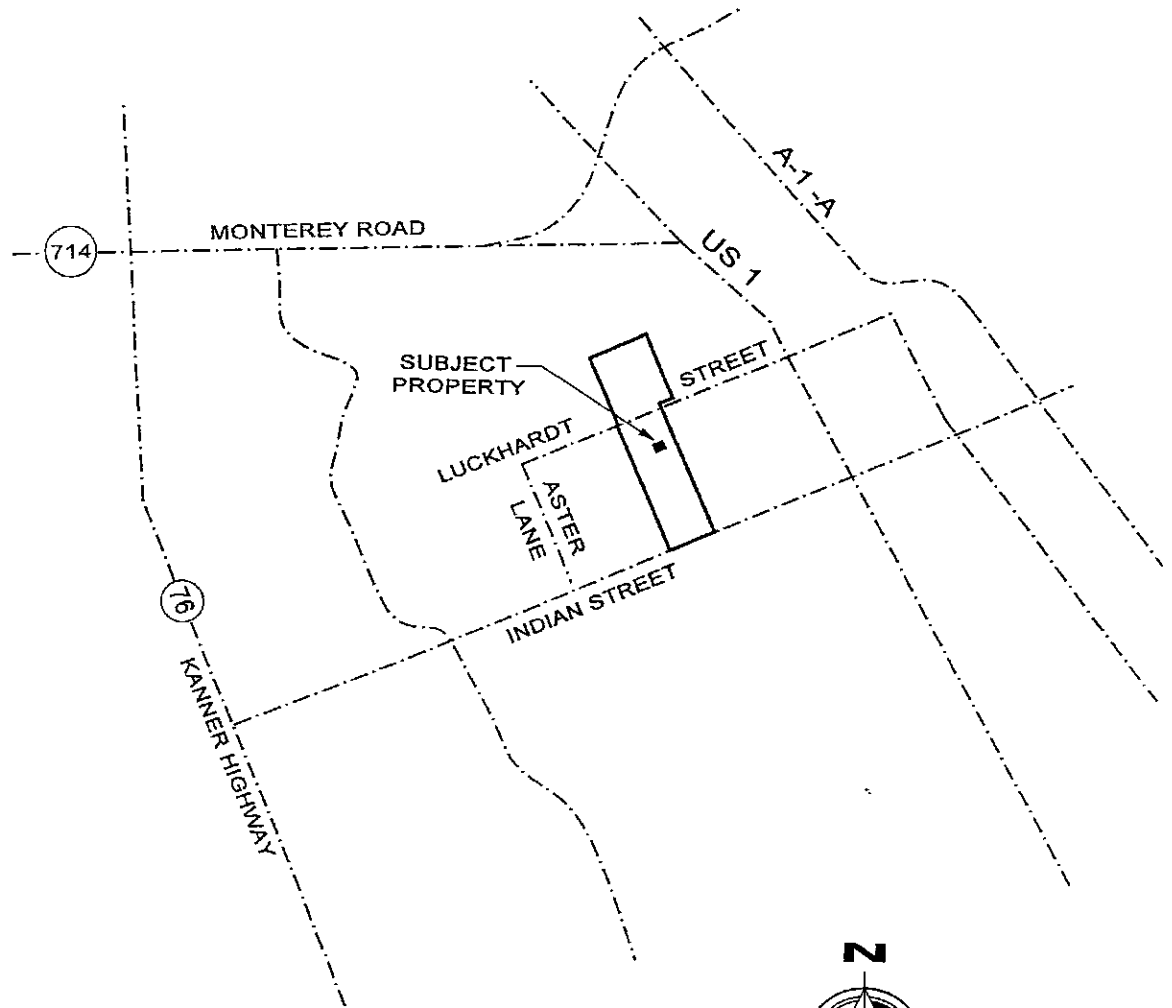
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 18



**LOCATION MAP:**  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM PHASE 18", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR #5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237



# LEXINGTON LAKES, A CONDOMINIUM PHASE 18

## LEGAL DESCRIPTION:

A portion of Lot 30, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the East Line of Lots 55 and 30; thence N.23°12'47"W., along said East Line, a distance of 1333.36 feet; thence S.66°47'13"W., a distance of 114.13 feet to the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'07"W., a distance of 113.00 feet; thence N.23°12'53"W., a distance of 77.00 feet; thence N.66°47'07"E., a distance of 10.00 feet; thence N.23°12'53"W., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 93.00 feet; thence S.23°12'53"E., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 10.00 feet; thence S.23°12'53"E., a distance of 77.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

## FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A











## ABBREVIATIONS:

A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT.	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	O.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

## NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS, SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

## LEGEND:

C/L or 	CENTERLINE		EDGE OF WATER	BENCHMARK: BENCHMARK "WILL-IND": A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)
B/L or 	BASELINE		MANHOLE, SANITARY SEWER	
	ELEVATION, AS-BUILT		MANHOLE, STORM DRAINAGE	
	ELEVATION, PROPOSED		CATCH BASIN	
	FLOW ARROW		FIRE HYDRANT	

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. ).

## PHASE 18 - LEGAL DESCRIPTION

### EXHIBIT "B"

REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

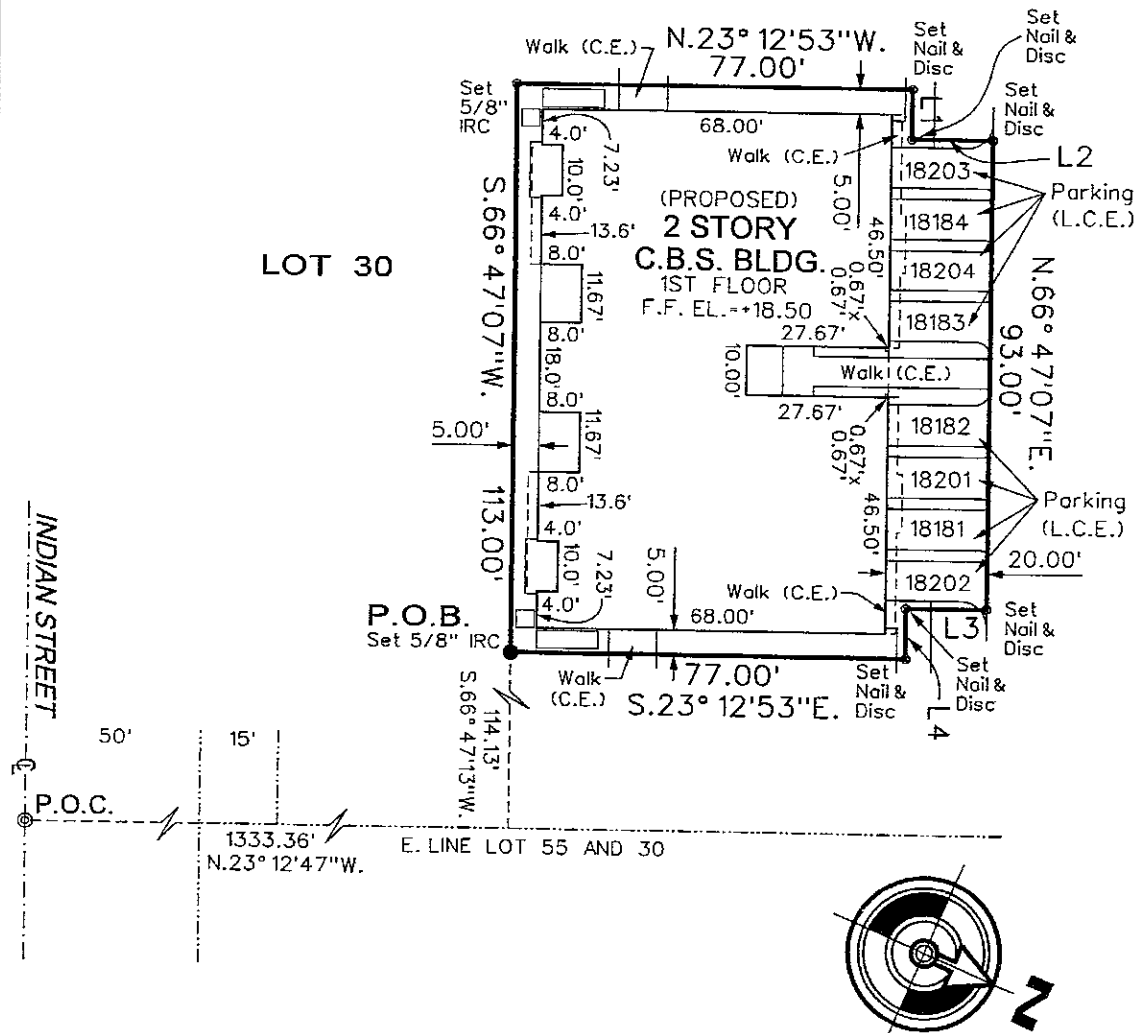
**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 18

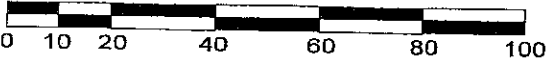
## LINE TABLE:

- L1 N.66° 47'07"E. - 10.00'
- L2 N.23° 12'53"W. - 16.00'
- L3 S.23° 12'53"E. - 16.00'
- L4 N.66° 47'07"E. - 10.00'



## PHASE 18 - SITE PLAN (PROPOSED)

GRAPHIC SCALE:



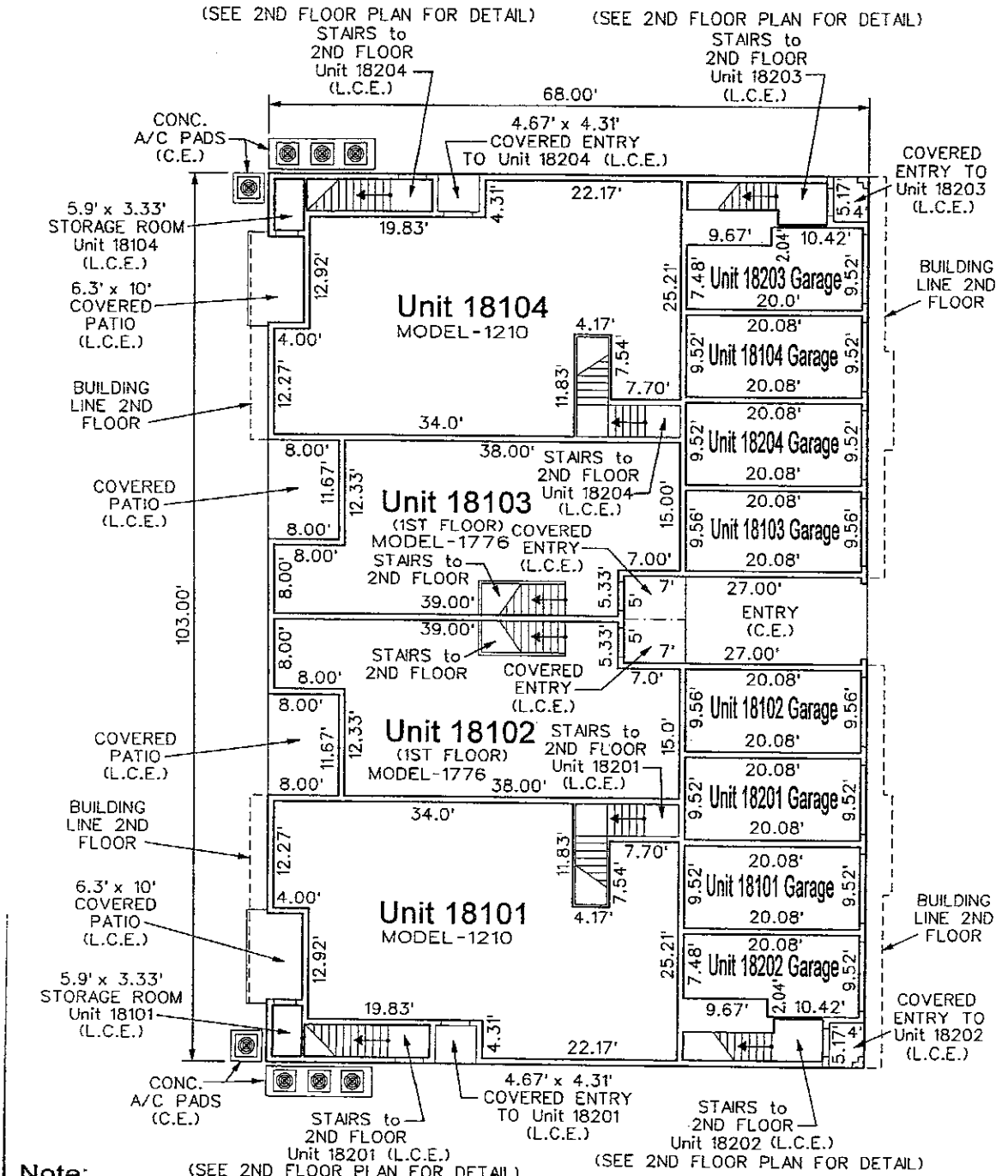
SCALE: 1"=30'

### EXHIBIT "B"

- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

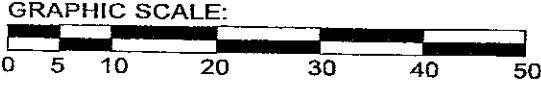
# LEXINGTON LAKES, A CONDOMINIUM PHASE 18



**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL)  
 CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

**PHASE 18 - BUILDING  
1ST FLOOR PLAN:**

UPPER LIMITS (UNIT): +27.83 (GARAGE): +27.83  
 LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

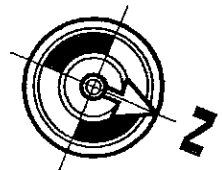


SCALE: 1"=15'

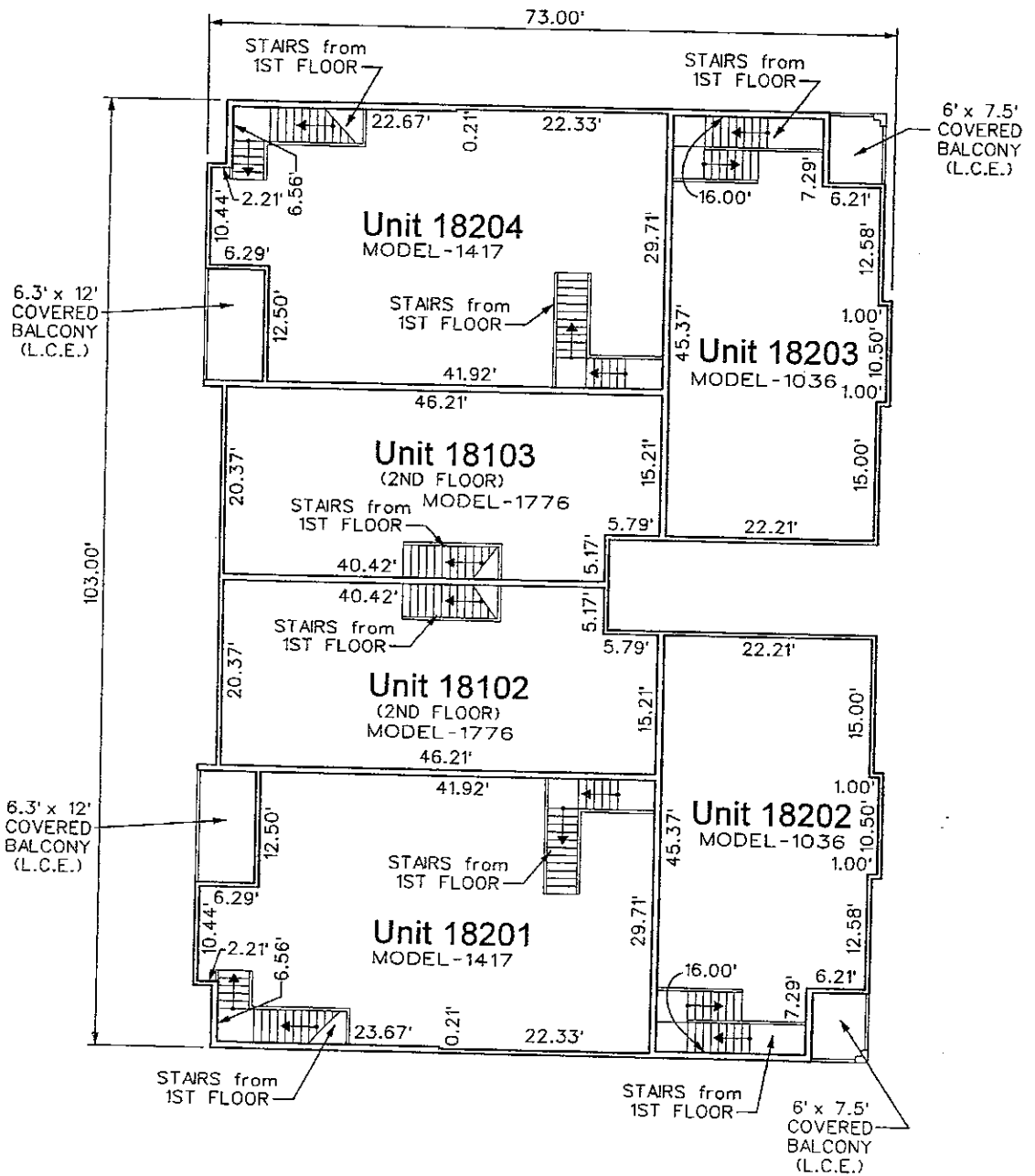
**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

- REVISIONS:
- 1.)
  - 2.)
  - 3.)
  - 4.)



# LEXINGTON LAKES, A CONDOMINIUM PHASE 18



**PHASE 18 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.75  
 LOWER LIMITS (UNIT): +29.42

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

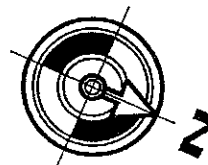
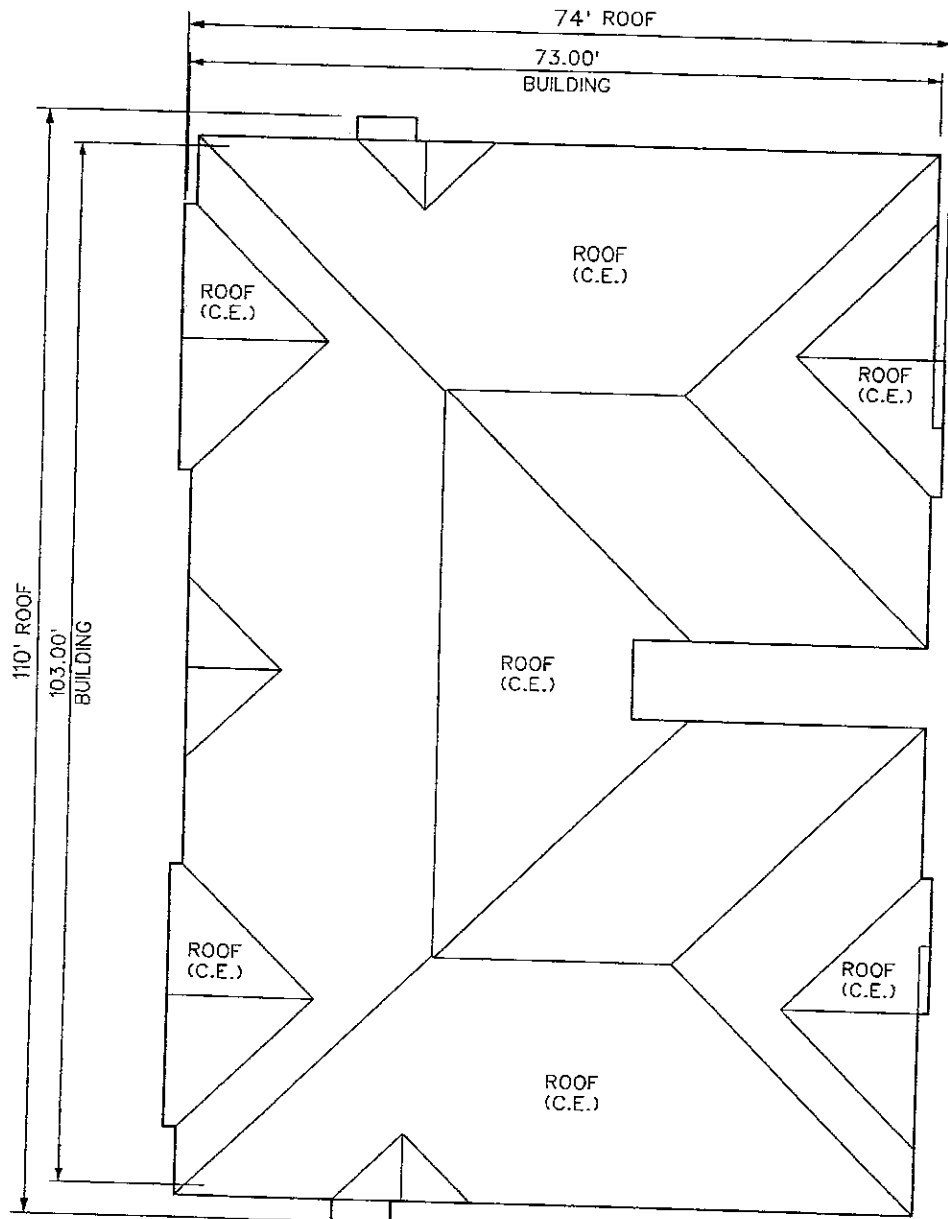
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

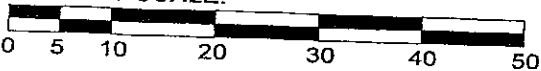
DATE: APRIL 2004 SHEET 5 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 18



**PHASE 18 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

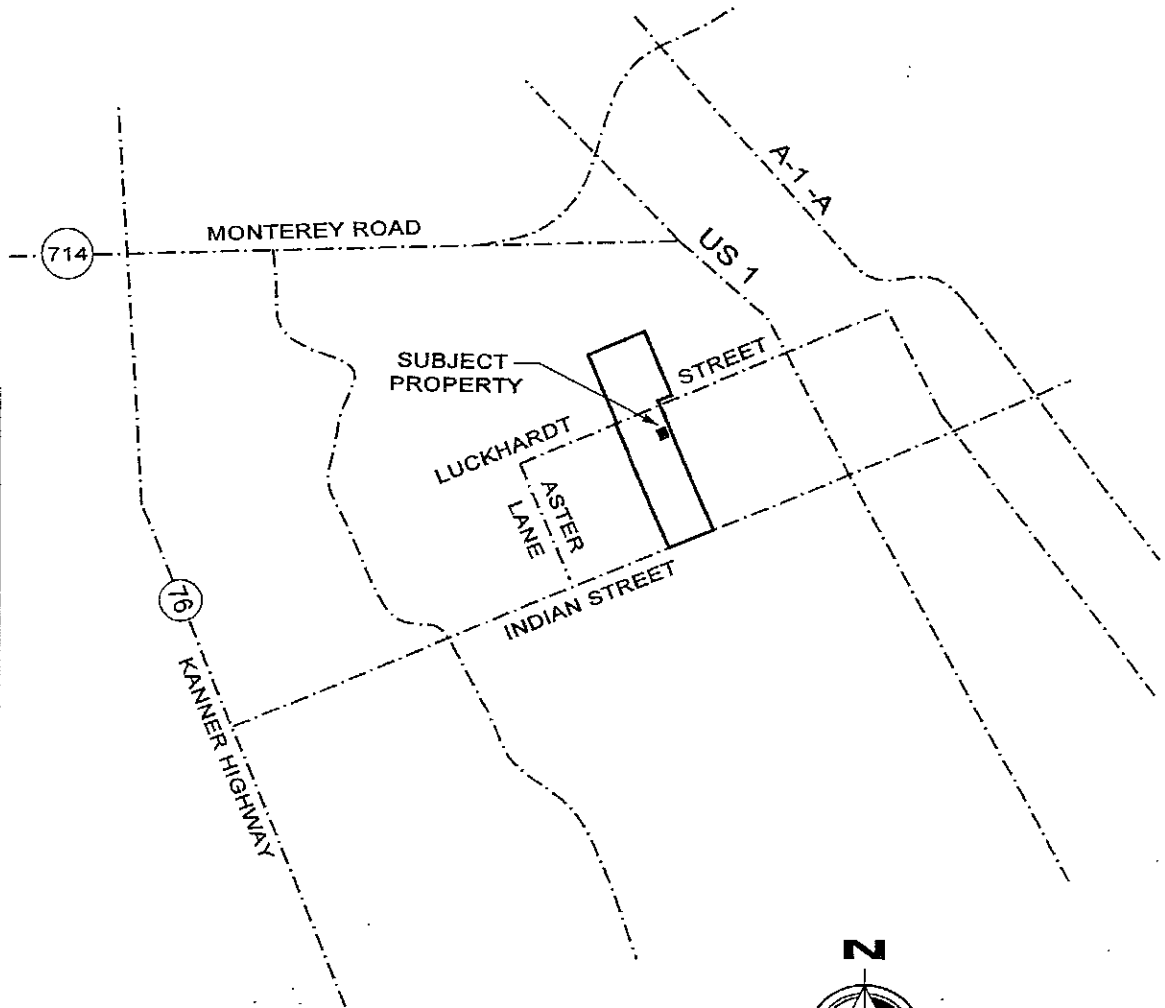
REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 19



**LOCATION MAP:**  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

The undersigned a Land Surveyor duly authorized to practice under the laws of the State of Florida, Hereby Certifies That: this EXHIBIT "B", Sheet 1 through 6 inclusive, all of which are made part of the Declaration of Condominium of "LEXINGTON LAKES, A CONDOMINIUM", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, as it relates to matters of survey, is an accurate representation of the proposed location and proposed dimensions of the improvements and further that the identification, proposed location and proposed dimensions of the units, common elements and limited common elements can be determined from these materials.

HAGER, PALBICKE & ASSOCIATES, INC.

BY: \_\_\_\_\_ DATE: APRIL 2004  
 THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061,  
 STATE OF FLORIDA

NOT VALID UNLESS  
 EMBOSSED WITH  
 RAISED SEAL OF  
 ATTESTING REGISTERED  
 LAND SURVEYOR

**EXHIBIT "B"**

- REVISIONS:  
 1.)  
 2.)  
 3.)  
 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
 PHONE: (561) 395-3600 FAX: (561) 395-2237

# LEXINGTON LAKES, A CONDOMINIUM PHASE 19

## LEGAL DESCRIPTION:

A portion of Lot 30, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the centerline of INDIAN STREET, with the Southerly extension of the East Line of Lots 55 and 30; thence N.23°12'47"W., along said East Line, a distance of 1416.78 feet; thence S.66°47'13"W., a distance of 32.72 feet to the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'07"W., a distance of 77.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence S.66°47'07"W., a distance of 16.00 feet; thence N.23°12'53"W., a distance of 93.00 feet; thence N.66°47'07"E., a distance of 16.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence N.66°47'07"E., a distance of 77.00 feet; thence S.23°12'53"E., a distance of 113.00 feet to the POINT of BEGINNING.

Said lands contain 0.234 acres, more or less.

## FLOOD INFORMATION:

MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A






## ABBREVIATIONS:






A=	- ARC LENGTH	F.F.	- FINISHED FLOOR	PG.	- PAGE
A/C	- AIR CONDITIONER	F.H.	- FIRE HYDRANT	PROP.	- PROPOSED
C.R.	- COUNTY RECORDS	GAR.	- GARAGE	PAVE.	- PAVEMENT
BLDG.	- BUILDING	FND.	- FOUND	P.C.P.	- PERMANENT CONTROL POINT
C.E.	- COMMON ELEMENT	I.P.	- IRON PIPE	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.B.	- CATCH BASIN	I.P.C.	- IRON PIPE & CAP	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK & STUCCO	I.R.C.	- IRON ROD & CAP	P.O.C.	- POINT OF COMMENCEMENT
CH	- CHORD	L.C.E.	- LIMITED COMMON ELEMENT	P.O.T.	- POINT OF TERMINATION
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	R=	- RADIUS
CONC.	- CONCRETE	N.T.S.	- NOT TO SCALE	R/W	- RIGHT OF WAY
D=	- DELTA (CENTRAL) ANGLE	N&D	- NAIL & DISK	SEC.	- SECTION
D.E.	- DRAINAGE EASEMENT	N&T	- NAIL & TAB	TYP.	- TYPICAL
DRAIN.	- DRAINAGE	D.R.B.	- OFFICIAL RECORDS BOOK	U.E.	- UTILITY EASEMENT
EASE.	- EASEMENT	P.B.	- PLAT BOOK	W.M.	- WATER METER
EL.	- ELEVATION			W.V.	- WATER VALVE

## NOTES:

- 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929.
- 2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED).
- 3.) THIS DRAWING IS THE PROPERTY OF HAGER, PALBICKE & ASSOCIATES, INC. AND WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE, IT SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- 4.) ALL IRON PIPES/OR/RODS, NAILS & DISCS. SET BY THIS FIRM, SET WITH CAP/OR/DISC WITH L.B. 6772.
- 5.) NOTE ALL AREAS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.).

## LEGEND:

C/L or 	CENTERLINE
B/L or 	BASELINE
	ELEVATION, AS-BUILT
	ELEVATION, PROPOSED
	FLOW ARROW

	EDGE OF WATER
	MANHOLE, SANITARY SEWER
	MANHOLE, STORM DRAINAGE
	CATCH BASIN
	FIRE HYDRANT

BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)

(BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. )

## PHASE 19 - LEGAL DESCRIPTION

### EXHIBIT "B"

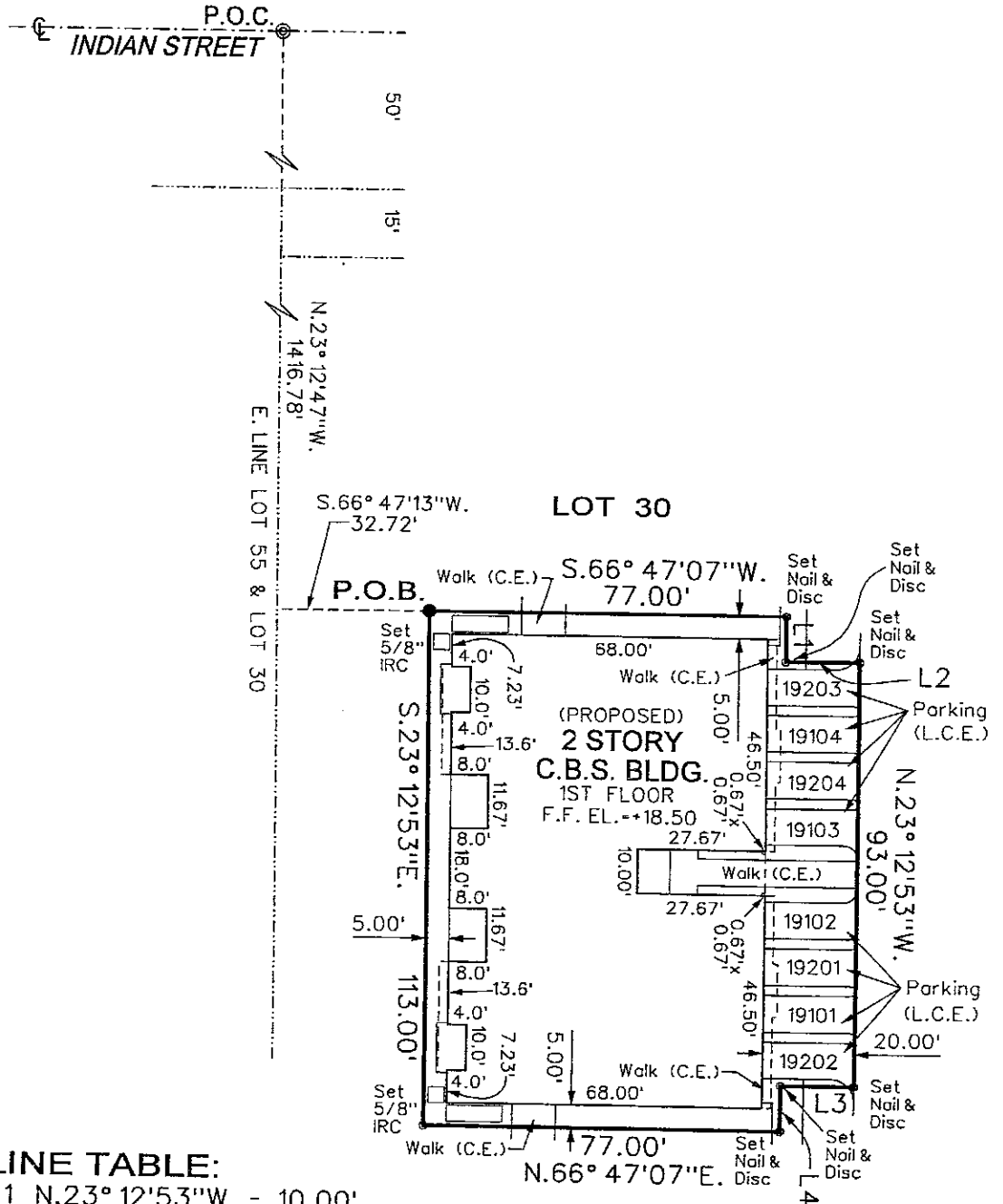
#### REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

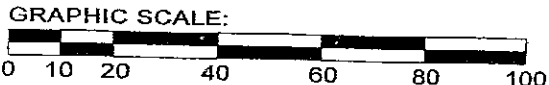
# LEXINGTON LAKES, A CONDOMINIUM PHASE 19



**LINE TABLE:**

L1	N.23° 12'53"W.	- 10.00'
L2	S.66° 47'07"W.	- 16.00'
L3	N.66° 47'07"E.	- 16.00'
L4	N.23° 12'53"W.	- 10.00'

**PHASE 19 - SITE PLAN (PROPOSED)**



SCALE: 1"=30'

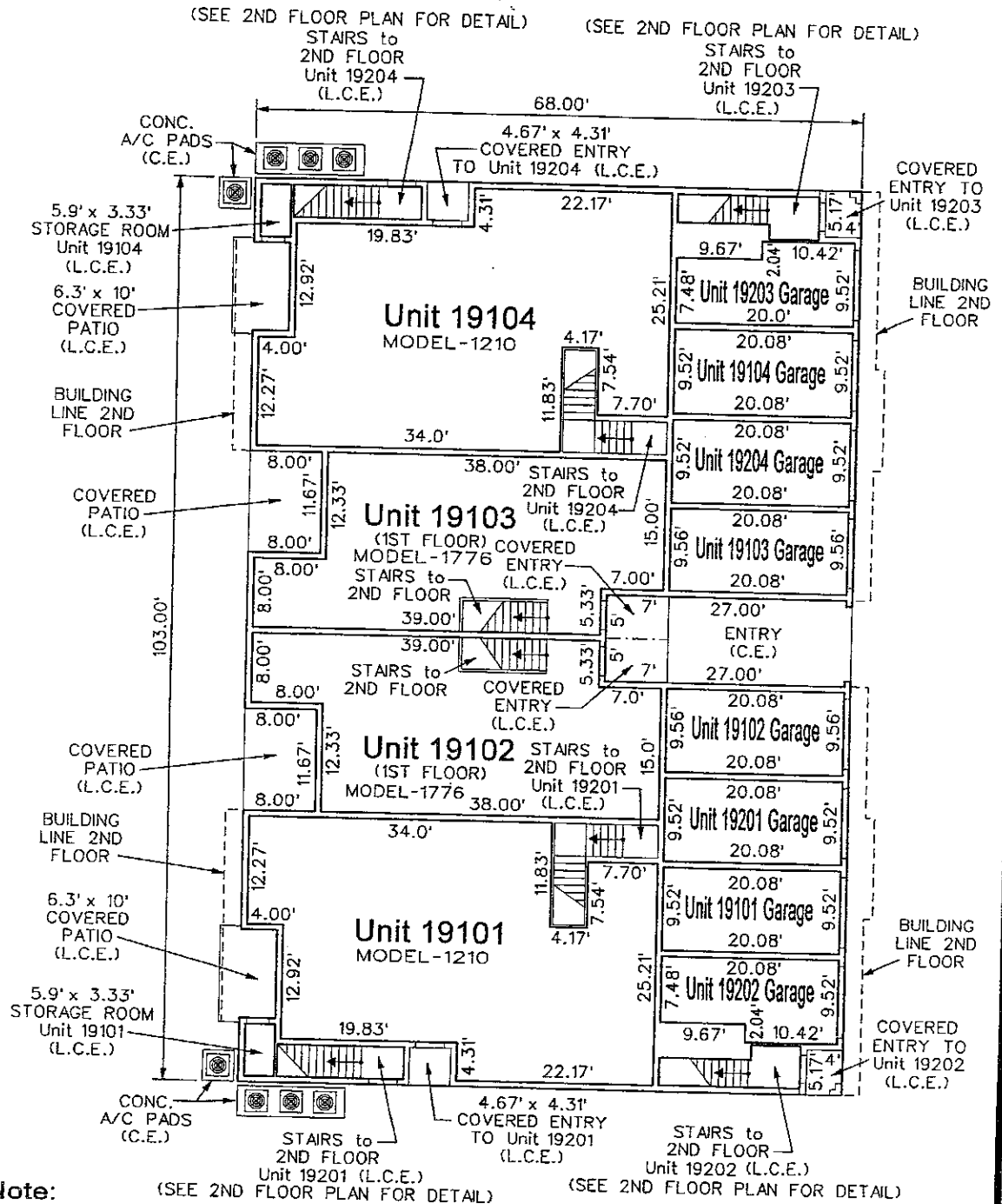
**EXHIBIT "B"**

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

- REVISIONS:**
- 1.)
  - 2.)
  - 3.)
  - 4.)



# LEXINGTON LAKES, A CONDOMINIUM PHASE 19



**Note:** (SEE 2ND FLOOR PLAN FOR DETAIL) (SEE 2ND FLOOR PLAN FOR DETAIL)

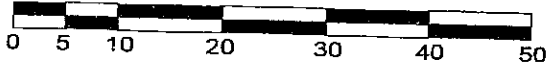
CONC. A/C PADS ARE COMMON ELEMENTS (C.E.) - INDIVIDUAL A/C UNITS ARE LIMITED COMMON ELEMENTS REFER TO DECLARATION FOR DETAILS.

## PHASE 19 - BUILDING 1ST FLOOR PLAN:

UPPER LIMITS (UNIT): +27.83 (GARAGE): +27.83

LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

GRAPHIC SCALE:



SCALE: 1"=15'

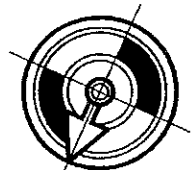
EXHIBIT "B"

REVISIONS:

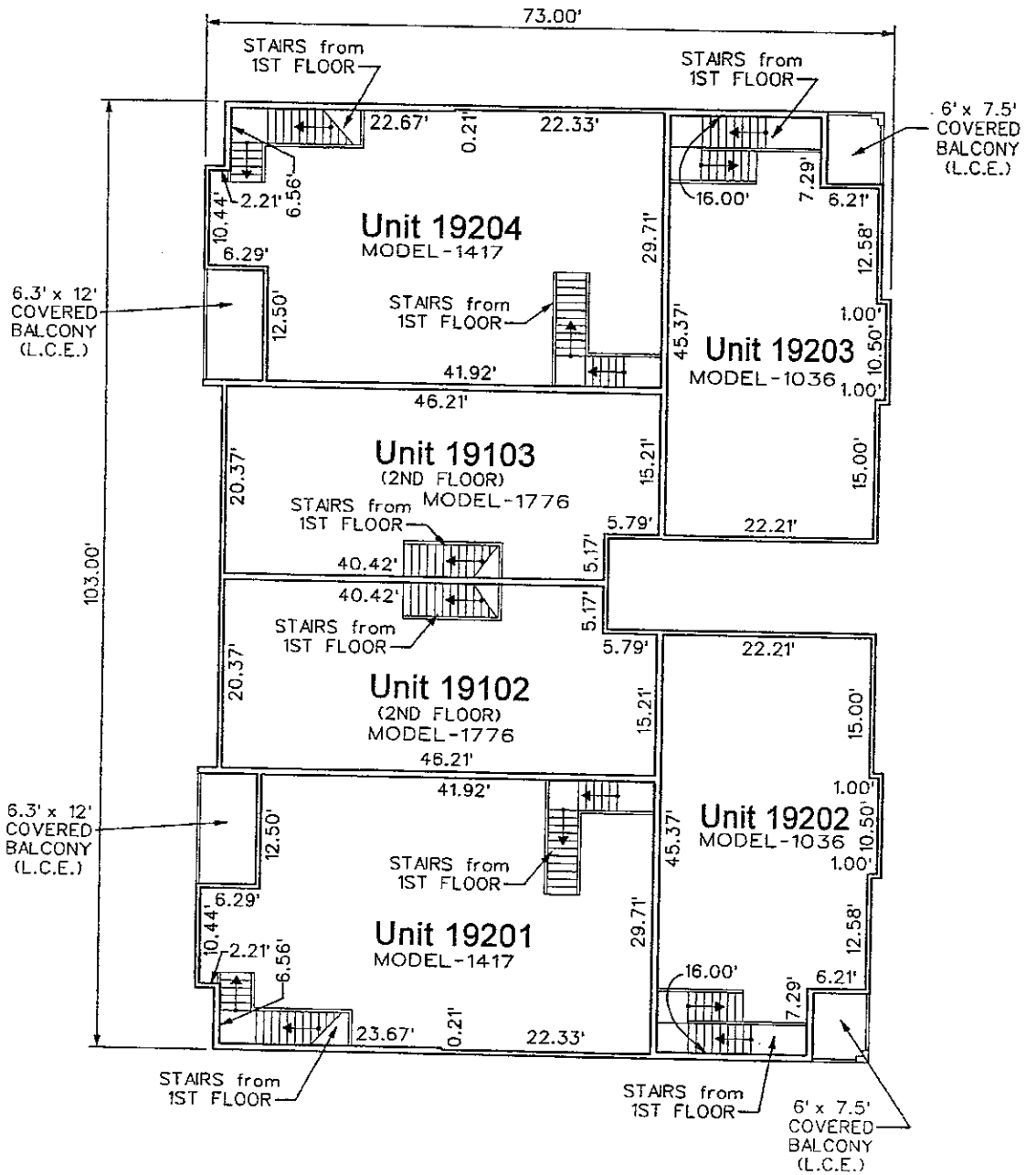
- 1.)
- 2.)
- 3.)
- 4.)

**HAGER, PALBICKE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 4 OF 6 SHEETS



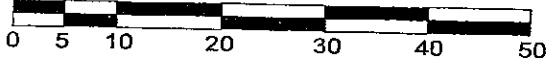
# LEXINGTON LAKES, A CONDOMINIUM PHASE 19



**PHASE 19 - BUILDING  
2ND FLOOR PLAN:**

UPPER LIMITS (UNIT): +38.75  
 LOWER LIMITS (UNIT): +29.42

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

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REVISIONS:

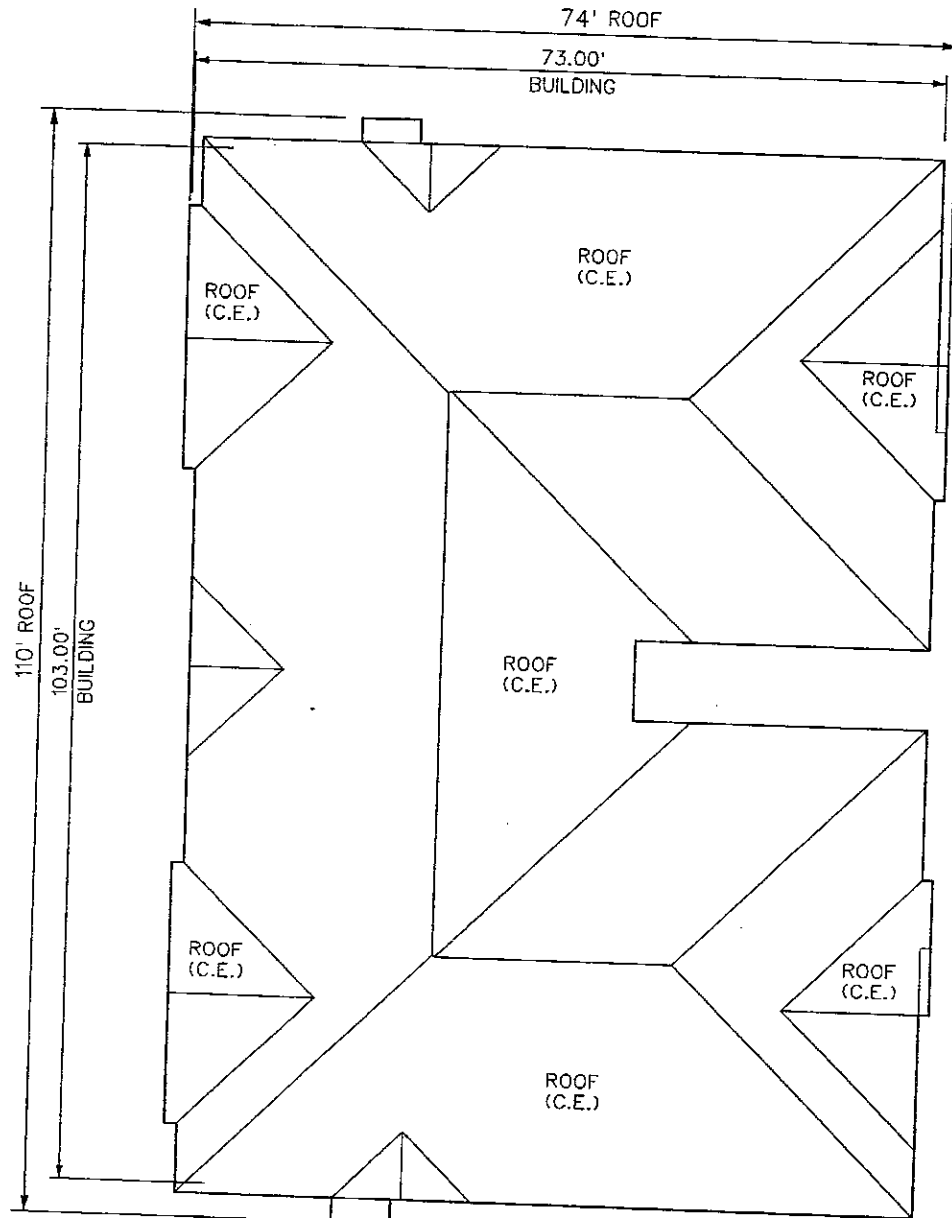
- 1.)
- 2.)
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- 4.)

DATE: APRIL 2004

SHEET 5 OF 6 SHEETS

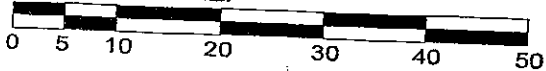


# LEXINGTON LAKES, A CONDOMINIUM PHASE 19



**PHASE 19 - BUILDING  
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

**EXHIBIT "B"**

REVISIONS:

- 1.)
- 2.)
- 3.)
- 4.)

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