#### 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 \$.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.

HAGER, PALBICKE &

PHONE: (561) 395-3600

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

#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: - ARC LENGTH - AIR CONDITIONER - FINISHED FLOOR - FIRE HYDRANT - PAGE - PROPOSED - PAVEMENT F.H. - COUNTY RECORDS - BUILDING - COMMON ELEMENT. - CATCH BASIN - CONCRETE BLOCK & STUCCO - CHORD - CHAIN LINK FENCE - CONCRETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT - DRAINAGE - EASEMENT - ELEVATION COUNTY RECORDS PROP. PROP. - PROPOSED PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.G. - POINT OF BEGINNINO P.O.C. - POINT OF TERMINATION P.O.T. - POINT OF TERMINATION BLDG. C.E. C.B. - CARACE - GARAGE - FOUND - IRON PIPE - IRON PIPE & CAP - IRON RED & CAP - LIMITED COMMON ELEMENT. - MANHOLE - NOT TO SCALE - NAIL & DISK FND. C.B.5. I.R.C. CH L.C.E. M.H. N.T.S. N&O N&T - POINT OF TERMINAT - RADIUS - RIGHT OF WAY - SECTION - TYPICAL - UTILITY EASEMENT R/W D= D.E. - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BOOK - PLAT BOOK EASE. 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). 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, 3.) THIS DRAWING IS THE 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: EDGE OF WATER C/L or & CENTERLINE BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL **③** MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION, FLOW ARR AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF **(**1) MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION, PROPOSED CATCH BASIN ELEVATION= +16.33 (N.G.V.D.) (Oi⊧ 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"

ASSOCIATES, INC.

FAX: (561) 395-2237

REVISIONS:

DATE: APRIL 2004

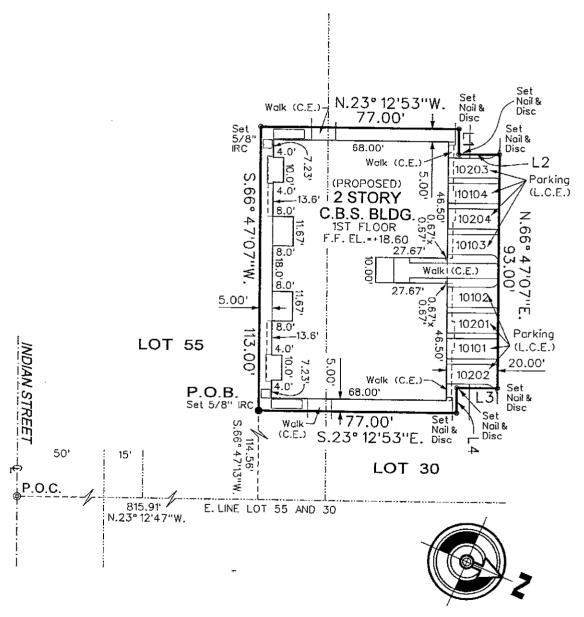
SHEET 2 OF 6 SHEETS

2.)

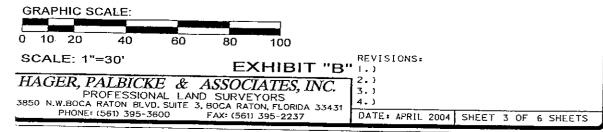
3.) 4.)

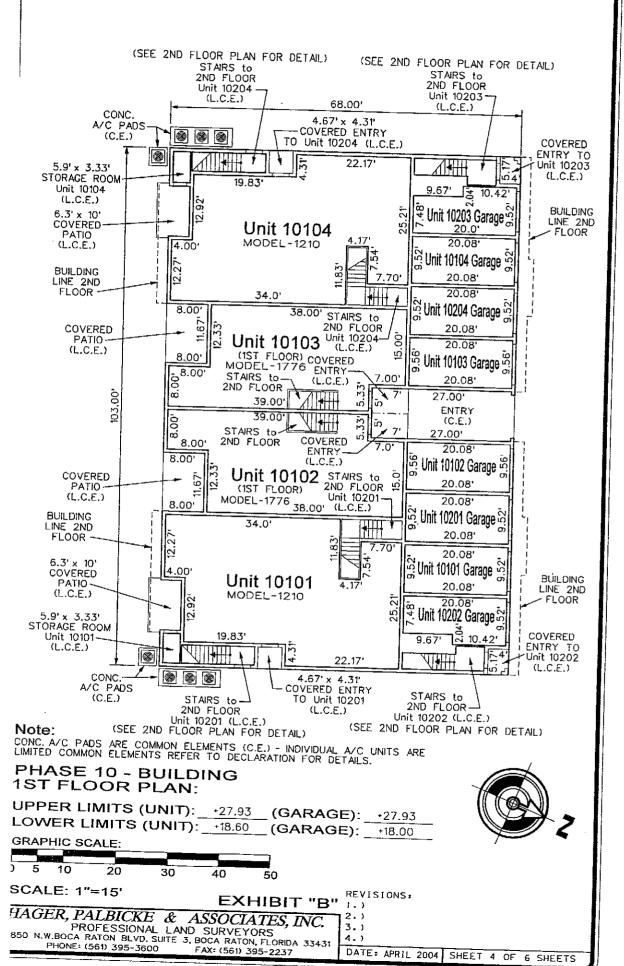
#### LINE TABLE:

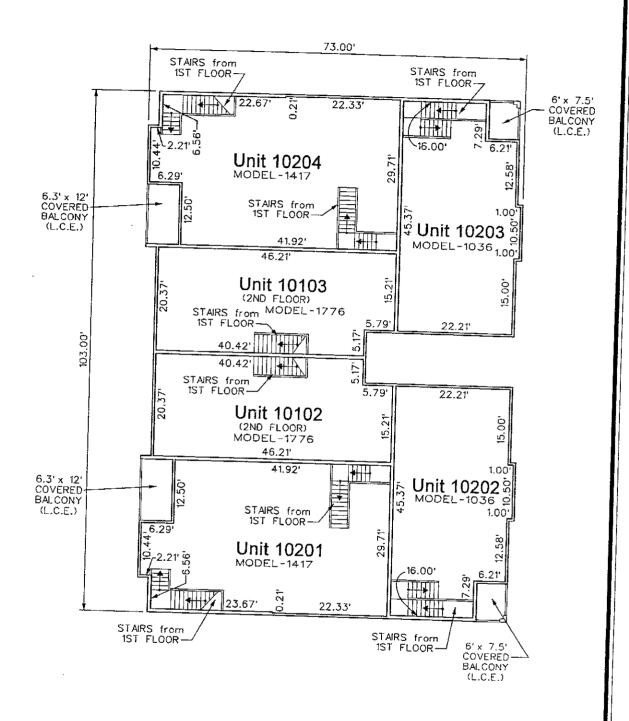
- L1 N.66° 47'07"E. 10.00'
- L2 N.23° 12'53"W. 16.00'
- L3 S.23° 12'53"E. 16.00'
- L4 N.66° 47'07"E. 10.00"



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

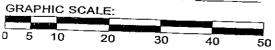






#### PHASE 10 - BUILDING 2ND FLOOR PLAN:

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

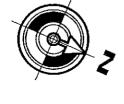


SCALE: 1"=15' EXHIBIT "B"

HAGER, PALBICKE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

1850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

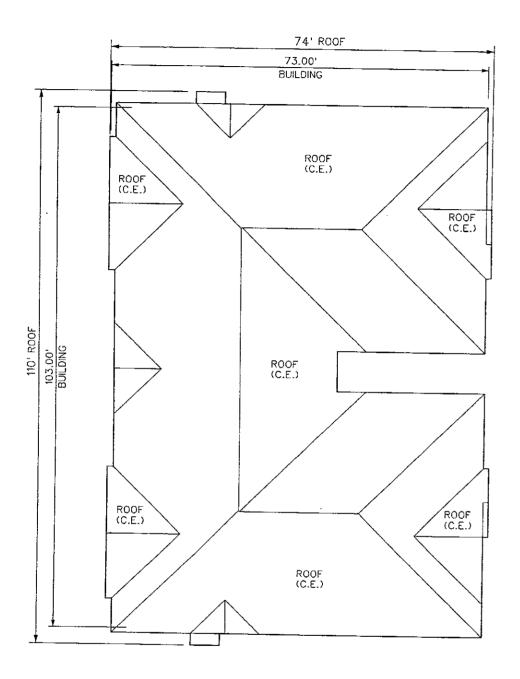


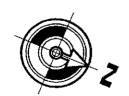
REVISIONS:

2.)

3.0

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 10 - BUILDING ROOF PLAN:

GRAPHIC SCALE:



SCALE: 1"=15'

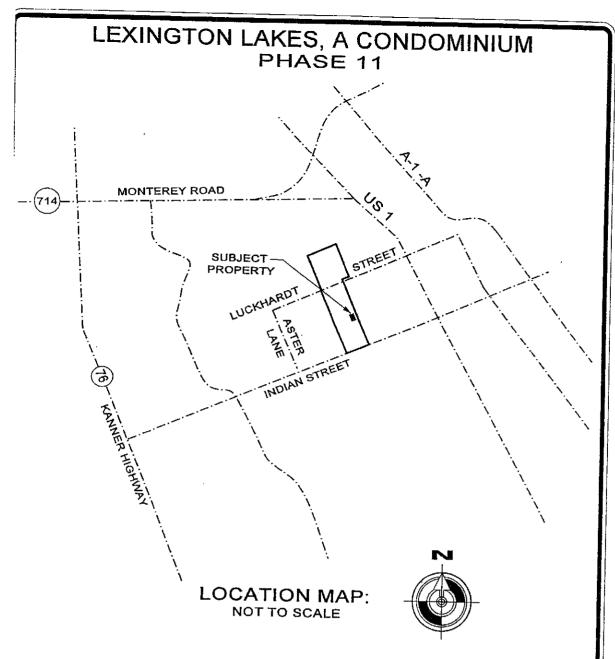
EXHIBIT "B"

REVISIONS:

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

2.) 3.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS



#### 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

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 REVISIONS: EXHIBIT "B" 1.) MAY 2004 ~ REVISE BLDG. & LEGAL. HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS

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

DATE: APRIL 2004 SHEET I OF 6 SHEETS

#### 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.

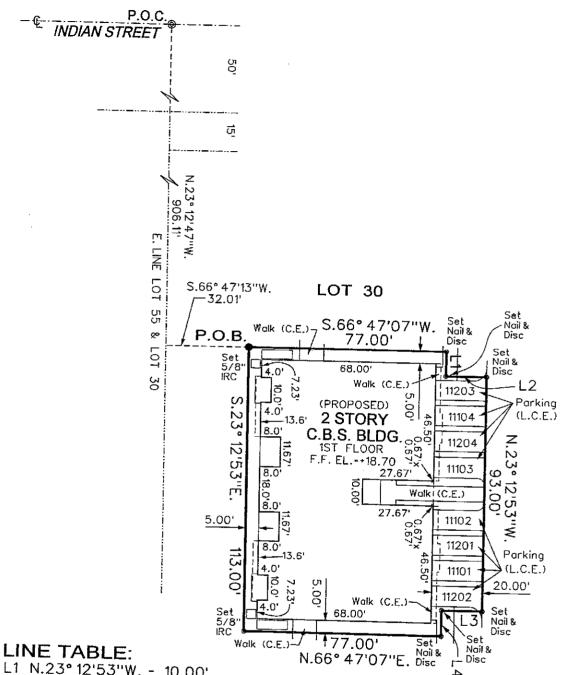
Said lands contain 0.234 acres, more or less.

```
FLOOD INFORMATION:
  MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002
                                                                                        FIRM ZONE: X
                                                                                                                  BASE FLOOD ELEVATION: N/A
  ABBREVIATIONS:
              - ARC LENGTH
- AIR CONDITIONER
- COUNTY RECORDS
- BUILDING
                                                                - FINISHED FLOOR
- FIRE HYDRANT
- GARAGE
- FOUND
- IRON PIPE & CAP
- IRON PIPE & CAP
- IRON ROD & CAP
- LIMITED COMMON ELEMENT
- MANHOLE
- NOT JOSCH E
                                                                                                        PG. - PAGE
PROP. - PROPOSED
PAVE. - PAVEMENT
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
P.O.S. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.T. - POINT OF TERMINATION
R* - RAPIUS
R/W - RIGHT OF WAY
  A/C
C.R.
              - COMMON ELEMENT.
 C-E. - COMMON ELEMENT.
C.B. - CATCH BASIN
C.B.S. - CONCRETE BLOCK & STUCCD
CH - CHORD
C.L.F. - CHAIN LINK FENGE
CONC. - CONCRETE
D.E - DELTA (CENTRAL) ANGLE
D.E. - DRAINAGE EASEMENT
DRAIN. - DRAINAGE
EASE. - EASEMENT
                                                                 - MANHULE
- NOT TO SCALE
- NAIL & DISK
- NAIL & TAB
- OFFICIAL RECORDS BOOK
- PLAT BOOK
                                                       N.T.S.
                                                                                                                    RIGHT OF WAY
                                                       NAD
NAT
                                                                                                                 - HIGHT OF WAY
- SECTION
- TYPICAL
- UTILITY EASEMENT
- WATER METER
- WATER VALVE
                                                       D.R.8.
             - ELEVATION
 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
 MARROVEMENTS (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:
                                            EDGE OF WATER
C/L or @ CENTERLINE
                                                                                               BENCHMARK: BENCHMARK "WILL-IND"; A "P.K," NAIL
                                               <u>(S)</u>
                                                         MANHOLE, SANITARY SEWER
B/L or B BASELINE ELEVATION ELEVATION.
                                                                                               AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF
                                               0
                                                         MANHOLE, STORM DRAINAGE
              ELEVATION, AS-BUILT
                                                                                               INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.;
                                              ELEVATION, PROPOSED
                                                         CATCH BASIN
                                              10
                                                                                               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 11 - LEGAL DESCRIPTION

EXHIBIT "B"	REVISIONS:    .   MAY 2004 - REVISE BLDG. & LEGAL.
HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3. BOCA RATON, FLORIDA 33431	2.) 3.) 4.)
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL 2004 SHEET 2 OF 6 SHEETS



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 11 - SITE PLAN (PROPOSED)

GRAPHIC SCALE: 10 20 40 60 100 SCALE: 1"=30"

EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC.

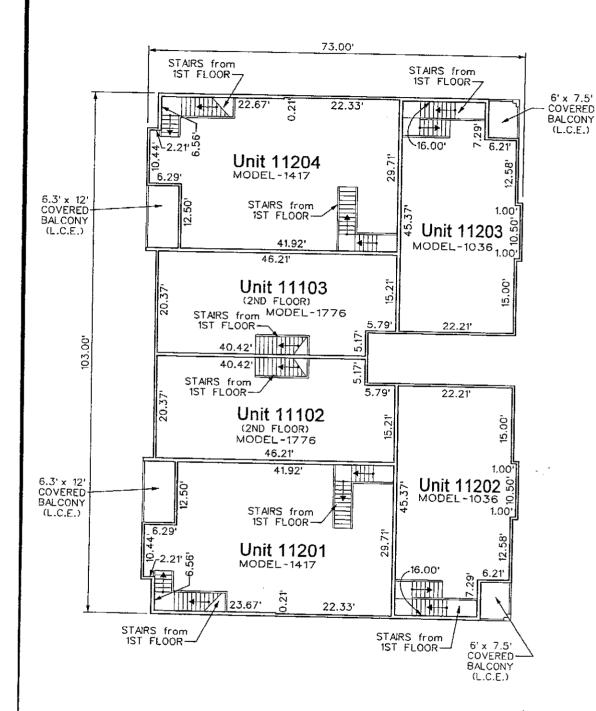
PROFESSIONAL LAND SURVEYORS
3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

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

3.) 4.)

DATE: APRIL 2004 | SHEET 3 OF 6 SHEETS

#### LEXINGTON LAKES, A CONDOMINIUM PHASE 11 (SEE 2ND FLOOR PLAN FOR DETAIL) (SEE 2ND FLOOR PLAN FOR DETAIL) STAIRS to STAIRS to 2ND FLOOR 2ND FLOOR Unit 11204 Unit 11203 (L.C.E.) 68.001 (L.C.E.) CONC 4.67' x 4.31' COVERED ENTRY A/C PADS (C.E.) 8 **3** COVERED TO Unit 11204 (L.C.E.) ENTRY TO (8) 22.17 Unit 11203 5.9'x 3.33' STORAGE ROOM (L.C.E.) 19.83 Unit 11104 (L.C.E.) 92 ₩ Unit 11203 Garage BUILDING 6.3' x 10' LINE 2ND - FLOOR 2 COVERED 20.0 Unit 11104 PATIO 4.17 20.08 MODEL-1210 (L.C.E.) 4.00 Unit 11104 Garage BUILDING LINE 2ND 20.08 7.70 20.08' FLOOR 34.01 Unit 11204 Garage 🖺 8.001 38.00 STAIRS to 2ND FLOOR 11.67 20.081 COVERED Unit 11103 Unit 11204-20.08 PATIO -S Unit 11103 Garage (L.C.E.) (1ST FLOOR) COVERED MODEL-1776 ENTRYď, 100.8 8.00' [0 STAIRS to-20.081 (L.C.E.) 2ND FLOOR 27.00' Š æ 39.001 5 Ď, **ENTRY** 5, 39.00 (C.E.) 8 lio STAIRS to 27.00 roj l 2ND FLOOR COVERED 9.00 20.08 ENTRY Unit 11102 Garage 🕏 8.00' (L.C.E.) Unit 11102 STARS to S COVERED 67 20.08 PATIO -(1ST FLOOR) MODEL-1776 38.00' (L.C.E.) Unit 11201 20.08 (L.C.E.) 8.00' ᅜ Unit 11201 Garage 즉 BUILDING 34.0 LINE 2ND 20.08 FLOOR 2 20.08 6.3' x 10' Unit 11101 Garage 4.00 COVERED BUILDING Unit 11101 PATIO-20.08 LINE 2ND FLOOR (L.C.E.) MODEL-1210 20.08 😤 Unit 11202 Garage 🗟 5.9' x 3.33' STORAGE ROOM COVERED 19.83 10.42 Unit 11101 ENTRY TO Unit 11202 (L.C.E.) 22.17' (L.C.E.) 4.67' x 4.31' COVERED ENTRY CONC. A/C PADS STAIRS to 2ND FLOOR TO Unit 11201 STAIRS to-2ND FLOOR Unit 11202 (L.C.E.) Unit 11201 (L.C.E.) (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 11 - BUILDING 1ST FLOOR PLAN: UPPER LIMITS (UNIT): +28.03 (GARAGE): +28.03 LOWER LIMITS (UNIT): +18.70 (GARAGE): +18.10 GRAPHIC SCALE: 10 30 40 50 SCALE: 1"=15' REVISIONS: EXHIBIT "B" 1.) MAY 2004 - REVISE BLDG. & LEGAL. HAGER, PALBICKE & 2.) ASSOCIATES, INC. 3.) PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD, SUITE 3, BOCA RATON, FLORIDA 33431 4.1 PHONE: (561) 395-3600 FAX: (561) 395-2237 DATE: APRIL 2004 | SHEET 4 OF 6 SHEETS



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

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



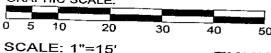


EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC.

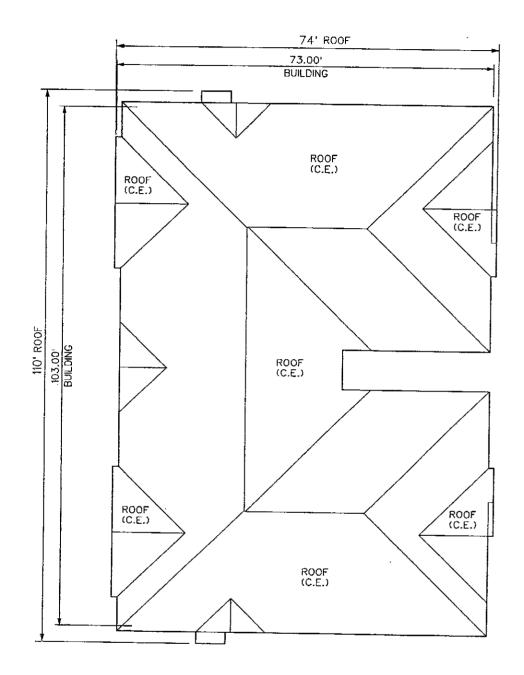
PROFESSIONAL LAND SURVEYORS
N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600 FAX: (561) 395-2237



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

2.) 3.)

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 11 - BUILDING ROOF PLAN:

**GRAPHIC SCALE:** 



EXHIBIT "B" REVISIONS:
1.) MAY 2004 - REVISE BLDG. & LEGAL.

3.)

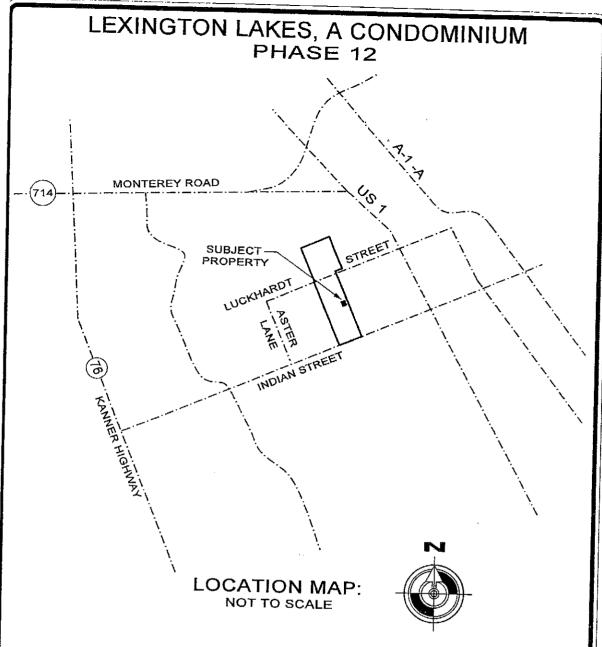
4.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

SCALE: 1"=15'

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 FAX: (561) 395-2237



## SURVEYOR'S CERTIFICATE:

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moterials.	mon elements can be determined from the
DV	HAGER, PALBICKE & ASSOCIATES, INC.
BY:THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND STATE OF FLORIDA	DATE: APRIL 2004 D SURVEYOR *5061,
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OF ATTESTING REGISTERED LAND SURVEYOR	DEMOCRACI
EXHIBIT "B"	REVISIONS:
HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600 FAX: (561) 395-2237	2.) 3.) 4.) DATE: APRIL 2004 SHEET 1 OF 6 SHEETS
	DATE: APRIL 2004 SHEET I OF 6 SHEETS

#### 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.

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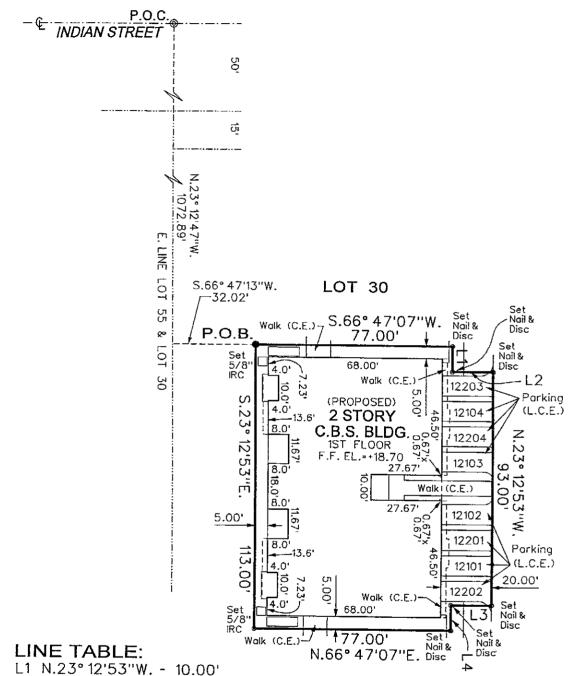
#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: - ARC LENGTH - AIR CONDITIONER - COUNTY RECORDS - BUILDING - COMMON ELEMENT. PG. - PAGE PROP. - PROPOSED PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.8. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.T. - POINT OF TERMINATION PARTIES PARTIES - FINISHED FLOOR - FIRE HYDRANT - GARAGE - FOUND A≝ A/C C.R. BLDG. F.H. GAR. FND. C.E. C.B. C.B.S. - FUND - IRON PIPE & CAP - IRON ROD & CAP - LIMITED COMMON ELEMENT CATCH BASIN 1.P.C. 1.R.C. L.C.E. C.B. — CATCH BASIN C.B.S. — CONCRETE BLOCK & STUCCO CH — CHORD C.L.F. — CHAIN LINK FENCE CONC. — CONCRETE D= — DELTA (CENTRAL) ANGLE D.E. — DRAINAGE EASEMENT DRAIN. — DRAINAGE M.H. - RADIUS M.H. - MANHOLE N.T.S. - NOT TO SCALE N&D - NAIL & DISK N&T - NAIL & TAB O.R.B. - OFFICIAL RECORDS BOOK P.B. - PLAT BOOK - RIGHT OF WAY - SECTION - TYPICAL - UTILITY EASEMENT R/W - EASEMENT - ELEVATION EASE. 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.). EDGE OF WATER LEGEND: BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL C/L or ( CENTERLINE <u>(</u>3) MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION, ELEVATION. AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF 0 MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; CATCH BASIN ELEVATION, PROPOSED FIRE HYDRANT ELEVATION- +16.33 (N.G.V.D.)

PHASE 12 - LEGAL DESCRIPTION

FLOW ARROW

	EXHIBIT "B"		
	HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431	2-) 3-) 4-)	
1	PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL 2004	SHEET 2 OF 6 SHEETS

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



- 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 12 - SITE PLAN (PROPOSED)

GRAPHIC SCALE: 10 20 60 80 100 SCALE: 1"=30' REVISIONS: EXHIBIT "B"

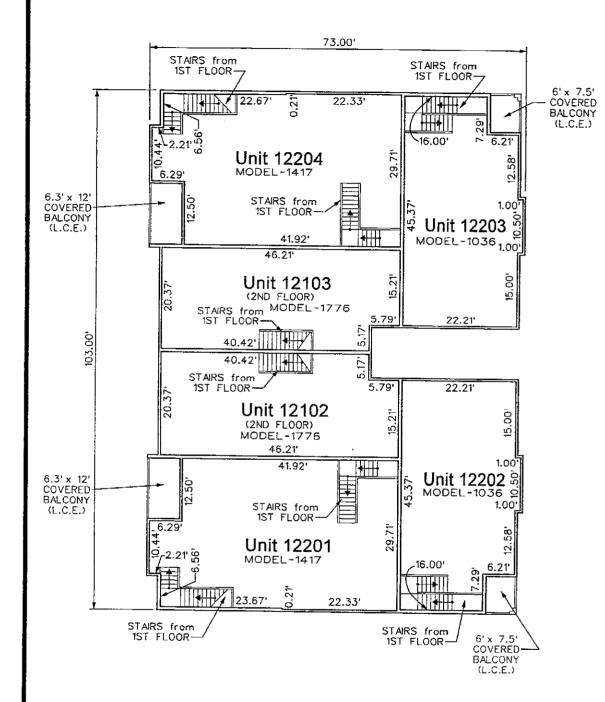
HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS

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

DATE: APRIL 2004 SHEET 3 OF 6 SHEETS

4.)

#### LEXINGTON LAKES, A CONDOMINIUM PHASE 12 (SEE 2ND FLOOR PLAN FOR DETAIL) (SEE 2ND FLOOR PLAN FOR DETAIL) STAIRS to 2ND FLOOR STAIRS to 2ND FLOOR Unit 12204 Unit 12203 (L.C.E.) 68.00' (L.C.E.) CONC. 4.67' x 4.31' COVERED ENTRY A/C PADS (C.E.) (8) TO Unit 12204 (L.C.E.) COVERED ENTRY TO 22.17 Unit 12203 5.9'x 3.33' STORAGE ROOM (L.C.E.) u 4 19.83 Unit 12104 (L.C.E.) E Unit 12203 Garage BUILDING LINE 2ND 6.3' x 10' vi COVERED 20.01 Unit 12104 PATIO 4.17 20.08 MODEL-1210 (L.C.E.) 4 00 Unit 12104 Garage BUILDING 20.081 2 LINE 2ND 20.08 FLOOR 34.0' 38.00' STAIRS to Unit 12204 Garage 8.00 11.67 2ND FLOOR 20.081 COVERED Unit 12103 Unit 12204-20.08 PATIO-ිලි Unit 12103 Garage පූ (L.C.E.) ₽. (1ST FLOOR) COVERED 8.001 8.00° MODEL - 1776 ENTRY-STARS to-2ND FLOOR 7.00 20.08 (L.C.E.) 27.00' 9 æ, 2 39.00 ń ENTRY 103. 39.00 (C.E.) متا STAIRS to-27.001 αį roi l 2ND FLOOR COVERED 8.00 20.08 ENTRY. දී Unit 12102 Garage 🖔 8.00 (L.C.E.) Unit 12102 STARS to OR STARS TO STARS T COVERED 67 20.08 PATIO -(1ST FLOOR) MODEL-1776 38.00 (L.C.E.) Unit 12201 (L.C.E.) 20.08 8.00 역 Unit 12201 Garage 육 BUILDING 34.0 +---LINE 2ND 20.081 FLOOR -2 20.08 S Unit 12101 Garage 6.3' x 10' 4.00' COVERED **BUILDING** Unit 12101 PATIO-20.08 LINE 2ND (L.C.E.) MODEL-1210 FLOOR 20.08 🛱 Unit 12202 Garage 🖫 5.9' x 3.33' STORAGE ROOM COVERED Unit 12101-19.83 10.42 9.67 ENTRY TO Unit 12202 (L.C.E.) 22.17 (L.C.E.) 4.67' x 4.31' COVERED ENTRY CONC. A/C PADS (C.E.) STAIRS to TO Unit 12201 STAIRS to 2ND FLOOR-(L.C.E.) 2ND FLOOR Unit 12202 (L.C.E.) Unit 12201 (L.C.E.) (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 12 - BUILDING **1ST FLOOR PLAN:** UPPER LIMITS (UNIT): +28.03 (GARAGE): +28.03 LOWER LIMITS (UNIT): +18.70 (GARAGE): GRAPHIC SCALE: 10 20 30 50 SCALE: 1"=15' REVISIONS: EXHIBIT "B" 1.1 HAGER, PALBICKE & ASSOCIATES, INC. 3.) PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVO. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600 FAX: (561) 395-2237 DATE: APRIL 2004 SHEET 4 OF 6 SHEETS



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

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

GRAPHIC SCALE:



SCALE: 1"=15'

HAGER, PALBICKE &

EXHIBIT "B"

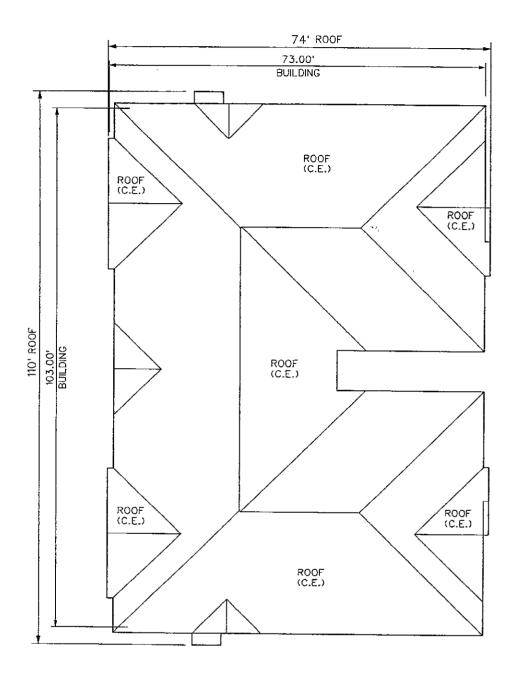
ASSOCIATES, INC.

1.) 3.)

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

REVISIONS:

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 12 - BUILDING **ROOF PLAN:**

GRAPHIC SCALE:



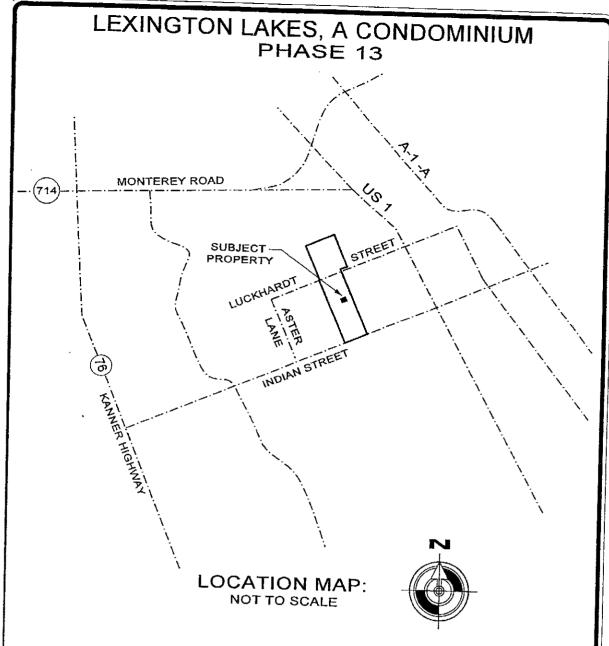
SCALE: 1"=15'

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

3.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS



## 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: THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061, DATE: APRIL 2004 STATE OF FLORIDA NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OF ATTESTING REGISTERED LAND SURVEYOR REVISIONS: EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS

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

PHONE: (561) 395-3600

FAX: (561) 395-2237 3.) 4.) FAX: (561) 395-2237 DATE: APRIL 2004 SHEET | OF 6 SHEETS

#### 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.

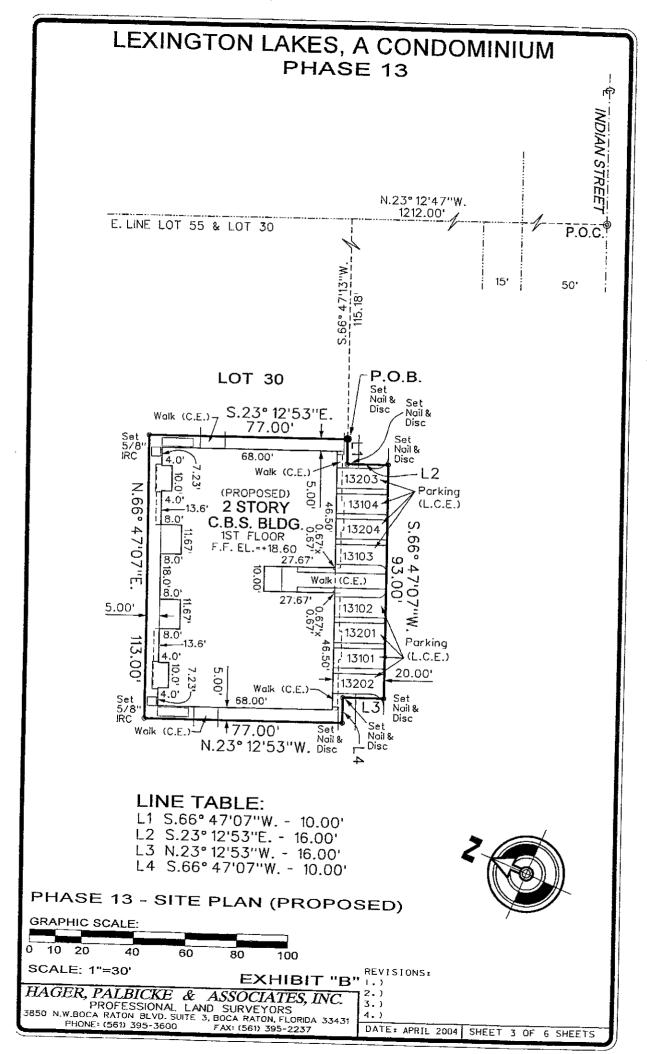
Said lands contain 0.234 acres, more or less.

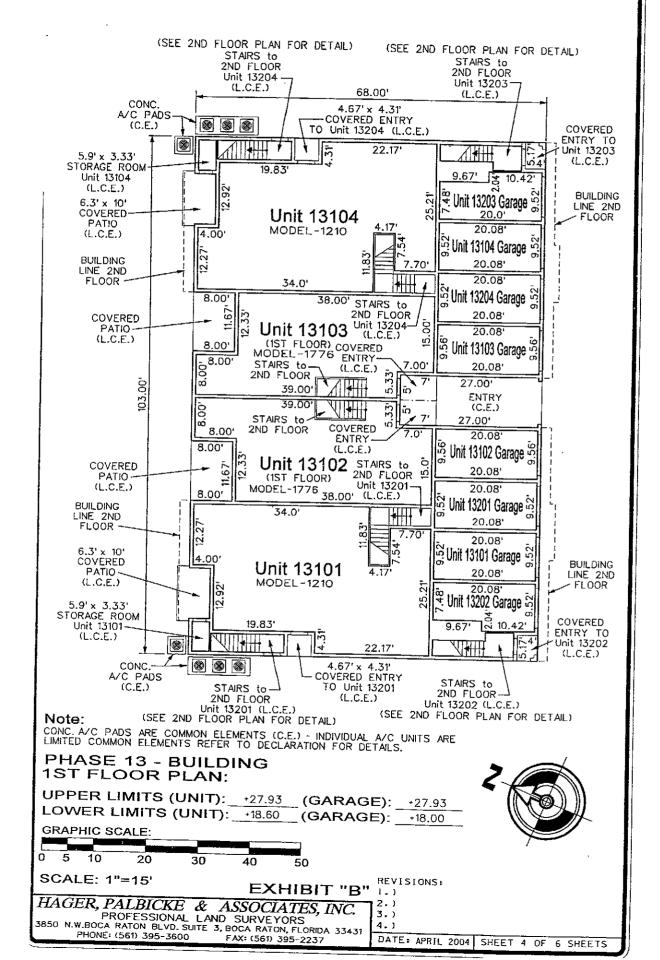
#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: - ARC LENGTH - AIR CONDITIONER - COUNTY RECORDS A= A/C C.R. - FINISHED FLOOR - FIRE HYDRANT - PAGE - FIRE HY PG. - PAGE PROP. - PROPOSED PAVE. - PROPOSED PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.S. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.T. - POINT OF TERMINATION R. - PADIUS PADIUS PADIUS PADIUS PADIUS PADIUS PADIUS - COUNTY HECORDS - BUILDING - COMMON ELEMENT. - CATCH BASIN - CONCRETE BLOCK & STUCCO BLDG. C.E. C.B. C.B.S. FND. - FOUND FOUND IRON PIPE IRON PIPE & CAP IRON ROD & CAP LIMITED COMMON ELEMENT CH C.L.F. CHORD CHAIN LINK FENCE CONGRETE DELTA (CENTRAL) ANGLE DRAINAGE EASEMENT L.C.E. MANHOLE NOT TO SCALE NAIL & DISK NAIL & TAB CONC. RADIUS N. T.S. RIGHT OF D.E. DRAIN. - SECTION - TYPICAL - UTILITY EASEMENT - DRAINAGE EASE. EL-OFFICIAL RECORDS BOOK - ELEVATION - PLAT BOOK ~ WATER METER - WATER VALVE NOTES: 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.). OF 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: EDGE OF WATER BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL C/L or & CENTERLINE (S) MANHOLE, SANITARY SEWER B/L or B BASELINE AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF 0 MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; CATCH BASIN ELEVATION, PROPOSED 10 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 13 - LEGAL DESCRIPTION

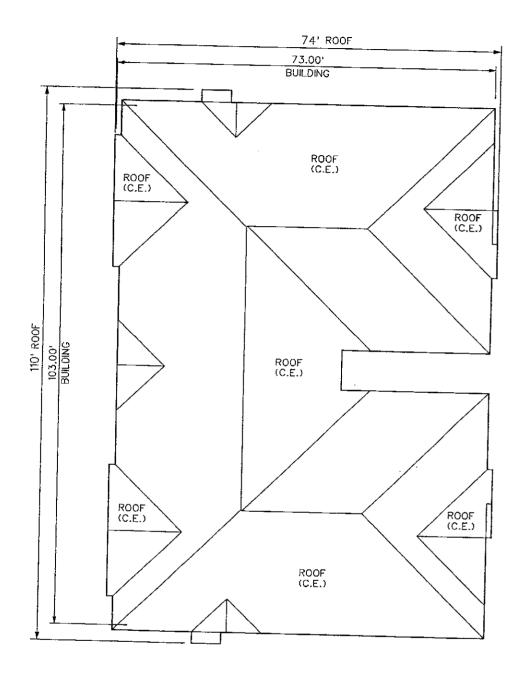
THASE IS - LEGAL DESCRIPTIO	Ν
EXHIBIT "B"	REVISIONS:
HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS J850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431	2.) 3.) 4.)
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL 2004 SHEET 2 OF 6

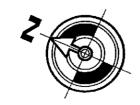
SHEETS





#### LEXINGTON LAKES, A CONDOMINIUM PHASE 13 73.001 STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR-6' x 7.5' 22.33' COVERED BALCONY (L.C.E.) 2.21 5 16.00 6.21 Unit 13204 38 MODEL-1417 29. 6.29 덛 6.3' x 12' STAIRS from COVERED 1.00 1ST FLOOR BALCONY Unit 13203 ន MODEL-1036 ₽ 1.00 46.21 Unit 13103 8 (2ND FLOOR) πį STARS from MODEL-1776 IST FLOOR 5.791 22.21 8 40.42 က် 40.42 <u>~</u> ľ, STAIRS from 1ST FLOOR-5.79 22.21 Unit 13102 21, 9 (2ND FLOOR) MODEL-1776 र्छ ďζ 46.21 41.92 **+**-----1.00 6.3' x 12' Unit 13202 8 င္ပ COVERED MODEL-1036 € BALCONY STARS from 1.00". (L.C.E.) 1ST FLOOR-6.29 29. Unit 13201 ŭ 2.21' දු MODEL-1417 16.00 6.21 23.67 22.33' STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR-COVERED-BALCONY (L.C.E.) PHASE 13 - BUILDING 2ND FLOOR PLAN: UPPER LIMITS (UNIT): \_\_+38.85 LOWER LIMITS (UNIT): \_ +29.52 GRAPHIC SCALE: 5 10 20 30 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 4.) DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 13 - BUILDING **ROOF PLAN:**



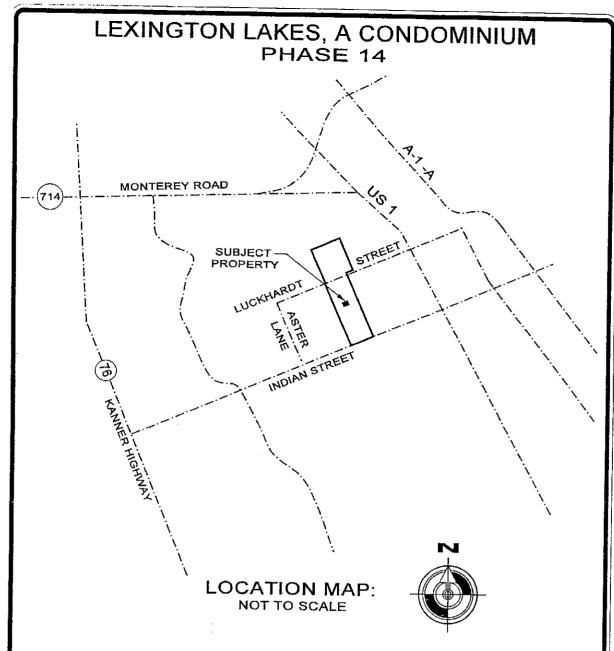
EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC.

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

REVISIONS:

4.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS



#### 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: (551) 395-3600 FAX: (561) 395-2237

FAX: (561) 395-2237

DATE: APRIL 2004 SHEET I OF 6 SHEETS

#### LEGAL DESCRIPTION:

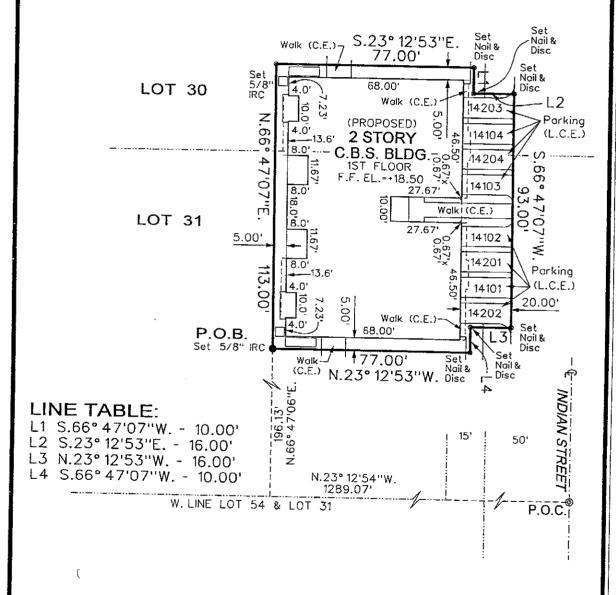
A portion of Lots 30 and 31, "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin County, Florida, and being in the Hanson Grant, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, 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.66°47'07"W., a distance of 93.00 feet; thence N.23°12'53"W., a distance of 10.00 feet; thence N.23°12'53"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.

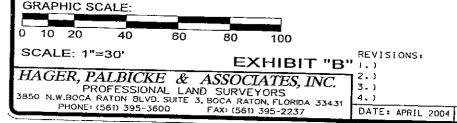
#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: A= A/C - ARC LENGTH - AIR CONDITIONER - COUNTY RECORDS - BUILDING - FINISHED FLOOR - FIRE HYDRANT - GARAGE - FOUND - IRON PIPE F.F. - PAGE F.H. C.R. BLDG. C.E. C.B. PROP. - PROFUSAL PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.T. - POINT OF TERMINATION R= RADIUS - PICHT OF WAY PROP. - PROPOSED COMMON ELEMENT. CATCH BASIN CONCRETE BLOCK & STUCCO CHORD CHAIN LINK FENCE I.P.C. - IRON PIPE & CAP - IRON ROD & CAP - LIMITED COMMON ELEMENT CH C.L.F. CONC. I-R.C. L.C.E. M.H. - LIMITED CUMMUN ELEMEN, - MANHOLE - NOT TO SCALE - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BOOK CONCRETE DELTA (CENTRAL) ANGLE DRAINAGE EASEMENT DRAINAGE N.T.S. - RIGHT DF - SECTION - TYPICAL D.E. DRAIN. EASE. N&D N&T D.R.B. P.B. EASEMENT UTILITY EASEMENT WATER METER WATER VALVE - ELEVATION - PLAT BOOK NOTES: 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.). OF 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: EDGE OF WATER C/L or & CENTERLINE BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL (3) MANHOLE, SANITARY SEWER B/L or B BASELINE AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF **(**0) ELEVATION, AS-BUILT MANHOLE, STORM DRAINAGE INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION, PROPOSED CATCH BASIN (O) 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 14 - LEGAL DESCRIPTION REVISIONS: EXHIBIT "B" 1.) HAGER, PALBICKE & ASSOCIATES, INC. 2.) PROFESSIONAL LAND SURVEYORS 3.) 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 4.) PHONE: (561) 395-3600 FAX: (561) 395-2237 DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

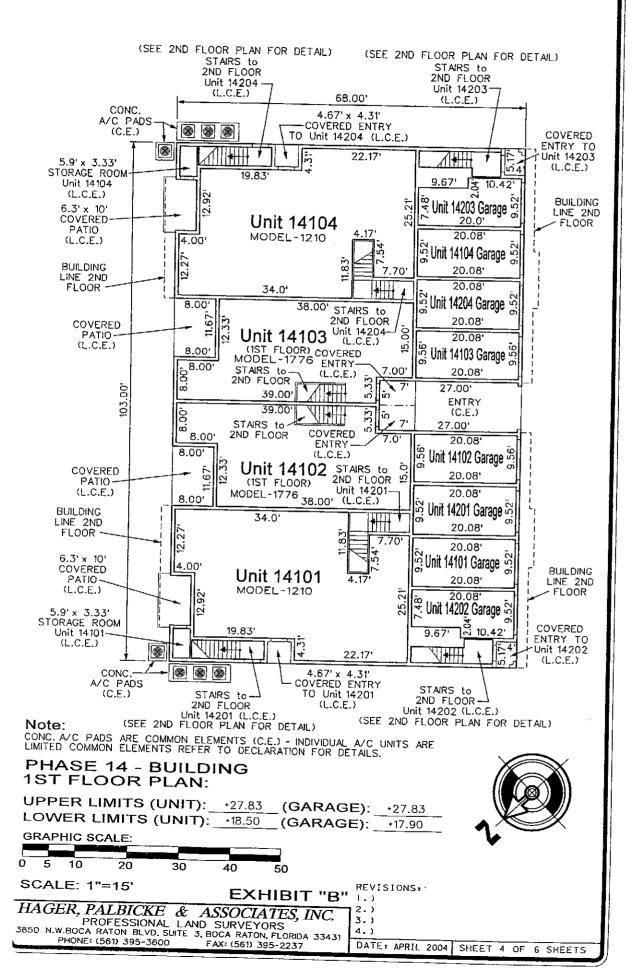




SHEET 3 OF 6 SHEETS

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



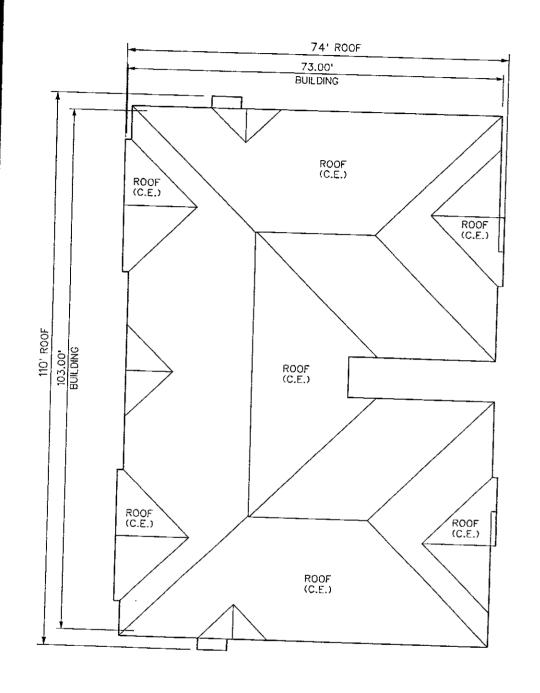


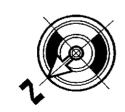
#### LEXINGTON LAKES, A CONDOMINIUM PHASE 14 73.00 STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR-6' x 7.5' 22.67 22.33 P1 HIII COVERED BALCONY (L.C.E.) 2.21 16.001 6.21 Unit 14204 6.29 MODEL - 1417 ₽ 6.3' x 12' COVERED STAIRS from 1ST FLOOR BALCONY (L.C.E.) Unit 14203 MODEL-1036 1.00 46.21 15,00' Unit 14103 (2ND FLOOR) STAIRS from MODEL-1776 1ST FLOOR 5.79 22.21 00 40.42 5 103 40.42' 7 STAIRS from 1ST FLOOR-'n. 5.79 22.21 Unit 14102 7 8 (2ND FLOOR) π MODEL-1776 īζ 46.21 41.92 1.00 6.3' x 12' COVERED Unit 14202 ន F UNIT 14202 S BALCONY (L.C.E.) STARS from 1.001 1ST FLOOR 6.29 Unit 14201 ₽ 2.21 % MODEL-1417 16.00 6.21 23.67 22.33' STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR 6' x 7.5' COVERED. BALCONY (L.C.E.) PHASE 14 - BUILDING 2ND FLOOR PLAN: UPPER LIMITS (UNIT): \_\_+38.75 LOWER LIMITS (UNIT): +29.42 GRAPHIC SCALE: 10 30 SCALE: 1"=15' REVISIONS: EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 3.)

PHONE: (561) 395-3600

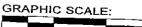
FAX: (551) 395-2237

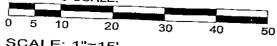
DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 14 - BUILDING ROOF PLAN:





SCALE: 1"≃15'

REVISIONS:

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

3.) 4.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

# LEXINGTON LAKES, A CONDOMINIUM PHASE 15 MONTEREY ROAD SUBJECT -PROPERTY LUCKHARD **LOCATION MAP:**

#### 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

NOT TO SCALE

materials.			0 0000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, om t
	HAGE	ER, PALBICI	KE & A	SSOCIAT	ES, INC
BY: THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAN STATE OF FLORIDA	D SURVEY	′QR *5061	ĐAT	E: APR![	2004
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OF ATTESTING REGISTERED LAND SURVEYOR	REVIS10	DNS:			
EXHIBIT "B"	1.)				
PROFESSIONAL LAND SURVEYORS  SEO N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600  FAX: (561) 395-2237	3.) 4.)	PRII 2004	SHEET	I OF	S SUFF
	BY:THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAN STATE OF FLORIDA  NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OF ATTESTING REGISTERED LAND SURVEYOR  EXHIBIT "B"  HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 150 N.W.BOCKE RATON, FLORIDA 33431	BY:  THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEY STATE OF FLORIDA  NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OF ATTESTING REGISTERED LAND SURVEYOR  EXHIBIT "B"  AGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS PROFESSIONAL LAND SURVEYORS 150 N.W.BOOLE RATION BLVD. SUITE 3, BOCA RATION, FLORIDA 33431	HAGER, PALBICKE BY: 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.) **PROFESSIONAL LAND SURVEYORS BOO N.W.BOOG RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  **HAGER, PALBICKE & ASSOCIATES, INC. 3.) 4.)	HAGER, PALBICKE & A  BY:	HAGER, PALBICKE & ASSOCIATES, INC.  PAGER, PALBICKE & ASSOCIATES, INC.  PROFESSIONAL LAND SURVEYOR  HAGER, PALBICKE & ASSOCIATES, INC.  PROFESSIONAL LAND SURVEYORS  150 N.W.BOOLE RATION BLVD. SUITE 3, BOCA RATON, FLORIDA 33431  DATE: APRIL  DATE: APRIL  PROFESSIONAL LAND SURVEYOR  PROFESSIONAL LAND SURVEYORS  1  1  1  1  1  1  1  1

DATE: APRIL 2004 SHEET ! OF 6 SHEETS

## 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: XEVIATIONS: - ARC LENGTH - ARC CONDITIONER - COUNTY RECORDS - BUILDING - COMMON ELEMENT. - CATCH BASIN - CONCRETE BLOCK & STUCCO - CHORD - CHAIN LINK FENCE - CONCRETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT - BRAINAGE - EASEMENT - FINISHED FLOOR - PAGE - PROPOSED - FIRE HYDRANT - FIRE HYDRANT - GARAGE - FOUND - IRON PIPE - IRON PIPE & CAP - IRON ROD & CAP BLDG. C.E. C.B. PROP. - PROPOSED PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.T. - POINT OF TERMINATION R - RADIUS R/W - RIGHT OF WAY SEC. - SECTION FND. I.P.C. I.R.C. L.C.E. M.H. N.T.S. C.B.S. - IMUN ROD & CAP - LIMITED COMMON ELEMENT - MANHOLE - NOT TO SCALE - NAIL & DISK - NAIL & TAB - DFFICIAL RECORDS BOOK - PLAT BODK D= D.E. DRAIN. N&D N&T O.R.B. TIGHT OF WAY SECTION TYPICAL TYPICAL UTILITY EASEMENT WATER WETER - EASEMENT - ELEVATION EASE. P.B. WATER METER WATER VALVE NOTES: 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.). OF MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED). 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 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: EDGE OF WATER C/L or ( CENTERLINE BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL (3) MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION, ELEVATION, AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF (D) MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION, PROPOSED CATCH BASIN (Q) FLOW ARROW ELEVATION= +16.33 (N.G.V.D.) 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. ).

FAX: (561) 395-2237

EXHIBIT "B"

REVISIONS:

DATE: APRIL 2004 | SHEET 2 OF 6 SHEETS

2.)

3.)

4.)

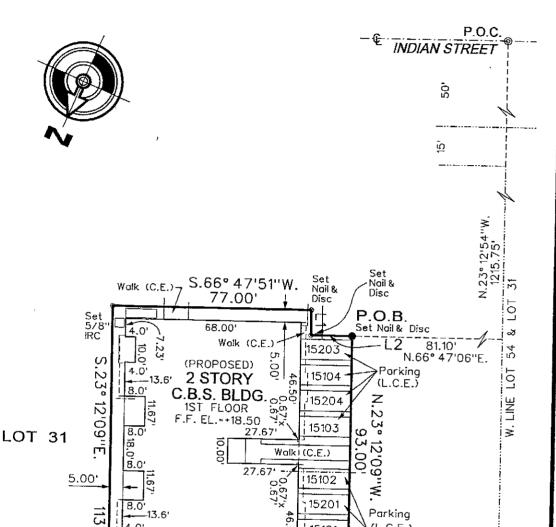
PHASE 15 - LEGAL DESCRIPTION

HAGER, PALBICKE & ASSOCIATES, INC.

PHONE: (561) 395-3600

PROFESSIONAL LAND SURVEYORS

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



15101

15202

Set

Walk (C.E.)

†77.00° (C.E.) N.66° 47'51"E. Disc (L.C.E.)

20.00

Set Nail &

#### LINE TABLE:

Set 5/8" IRC

L1 N.23° 12'09"W. - 10.00'

.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'

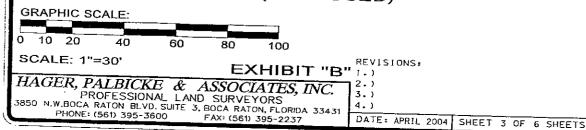
## PHASE 15 - SITE PLAN (PROPOSED)

4,0'

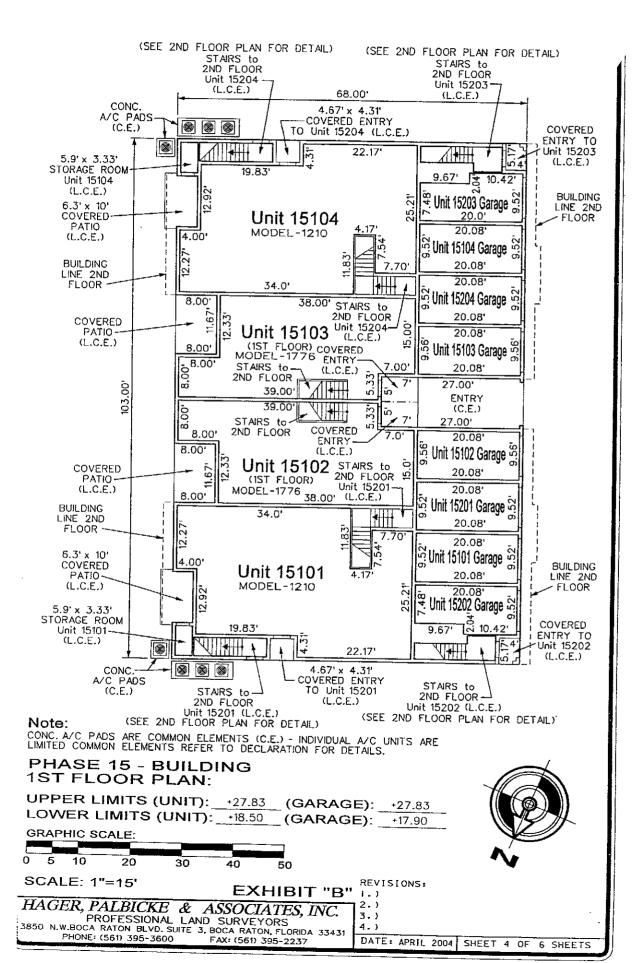
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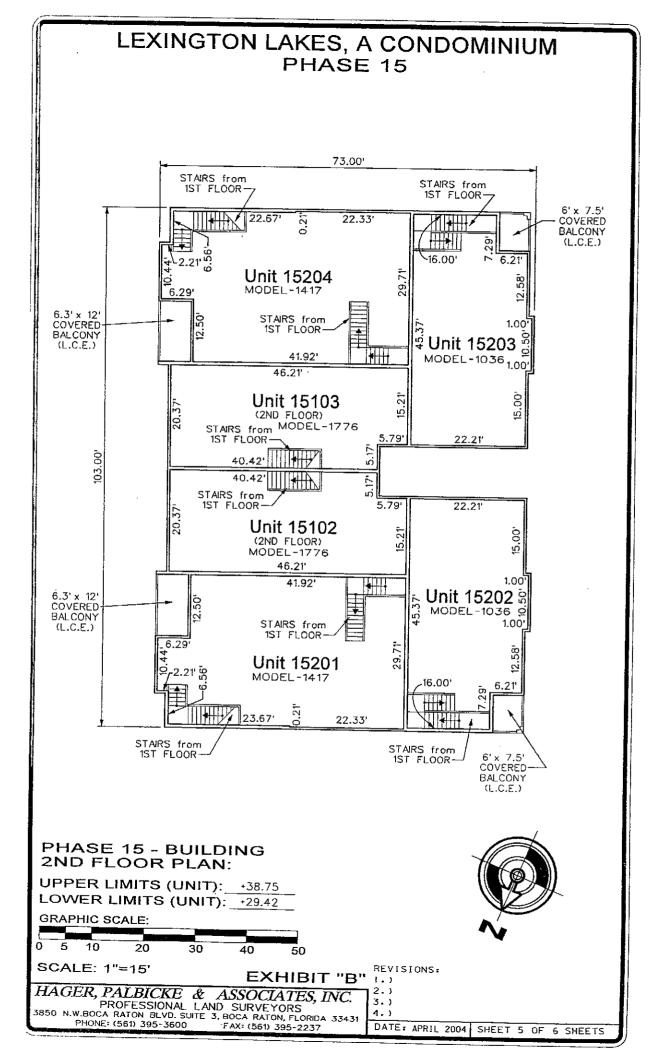
Ö

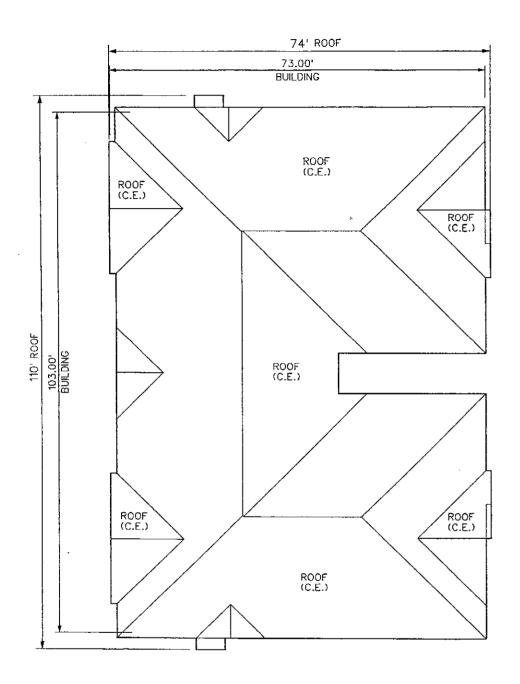
<del>-</del> 0'



## LEXINGTON LAKES, A CONDO. PHASE 15









#### PHASE 15 - BUILDING ROOF PLAN:

GRAPHIC SCALE:



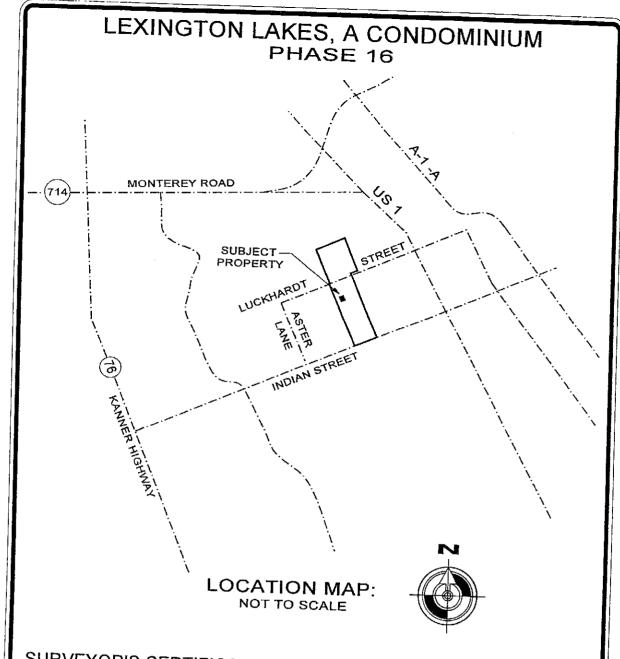
SCALE: 1"=15'

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

3.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS



## 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 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.

dimensions of the units, common elements and limited comm materials.	non elements can be	ation and proper determined fro	osed om thes
BY:	HAGER, PALBICKE	& ASSOCIATE	S, INC.
THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND STATE OF FLORIDA	SURVEYOR *5061,	_DATE: APRIL	2004
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OF			
ATTESTING REGISTERED LAND SURVEYOR			
	REVISIONS:		
PROFESSIONAL LAND SURVEYORS  SBSD N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431	2.) 3.) 4.)		
330 2207	DATE: APRIL 2004 SH	EET   OF 6	SHEETS

#### 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.

HAGER, PALBICKE & ASSOCIATES, INC.

PHONE: (561) 395-3600

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

#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: ARC LENGTH AIR CONDITIONER COUNTY RECORDS BUILDING COMMON ELEMENT. - PAGE - PROPOSED - PAVEMENT - PERMANENT CONTROL POINT - PERMANENT REFERENCE MONUMENT - POINT OF BEGINNING - POINT OF COMMENCEMENT - POINT OF TERMINATION F.F. F.H. GAR. - FINISHED FLOOR - FIRE HYDRANT - GARAGE PROP. PAVE. P.C.P. P.R.M. BLDG. C.E. C.B. - GARAGE - FOUND - IRON PIPE - IRON PIPE & CAP - IRON ROD & CAP - LIMITED COMMON ELEMENT - MANHOLE FND. I.P. CATCH BASIN CONCRETE BLOCK & STUCCO CH C.L.F. CONC. CHORD CHAIN LINK FENCE I.R.C. L.C.E. P.O.T. - LIMITED COMMON ELEMEN - MANHOLE - NOT TO SCALE - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BOOK CHAIN LINK FENCE CONCRETE DELTA (CENTRAL) ANGLE DRAINAGE EASEMENT DRAINAGE EASEMENT RADIUS RIGHT OF SECTION TYPICAL N. T. S. D= D.F. N&D DRAIN. EASE. EL. NAT - OFFICIAL F - EASEMENI - ELEVATION UTILITY EASEMENT WATER METER 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: EDGE OF WATER BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL C/L or & CENTERLINE **(S)** MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION, ELEVATION, AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF **(0**) MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION, PROPOSED CATCH BASIN (O) 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 16 - LEGAL DESCRIPTION

EXHIBIT "B"

FAX: (561) 395-2237

REVISIONS:

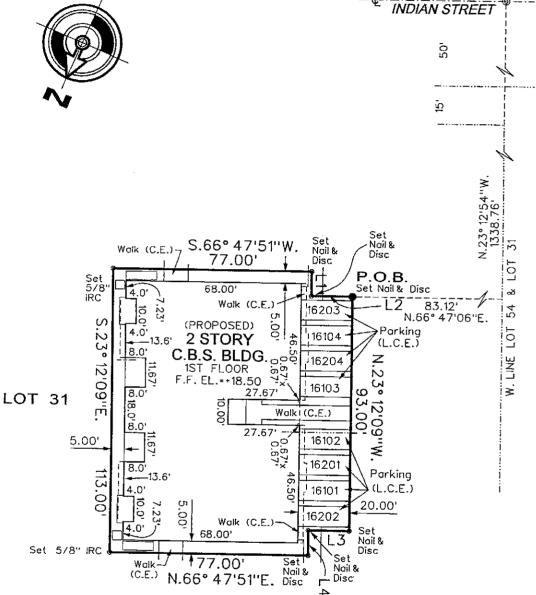
DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

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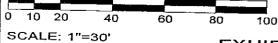


#### LINE TABLE:

- 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)

GRAPHIC SCALE:



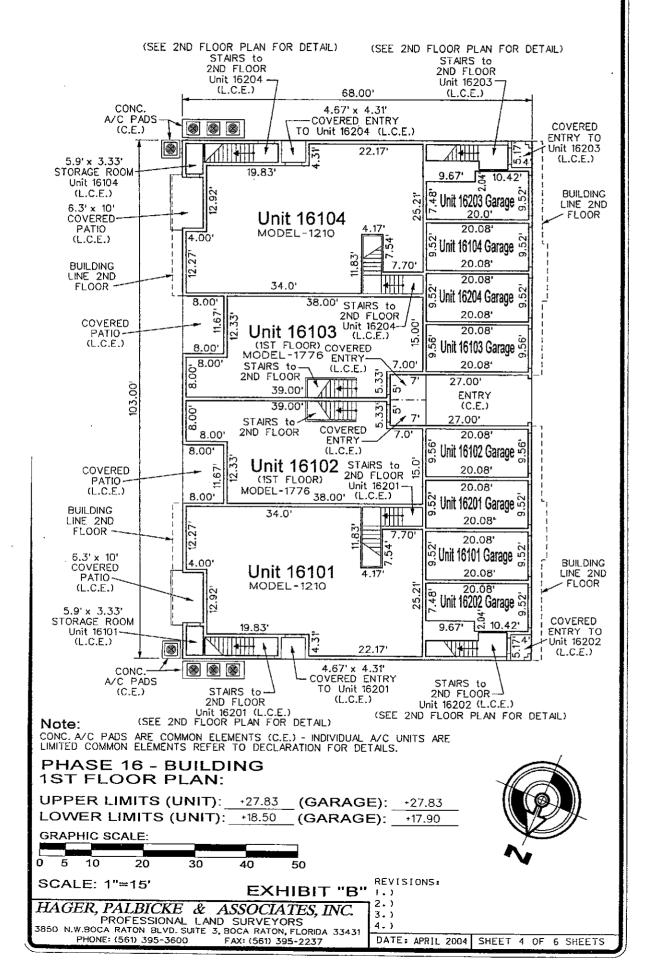
REVISIONS: EXHIBIT "B"

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

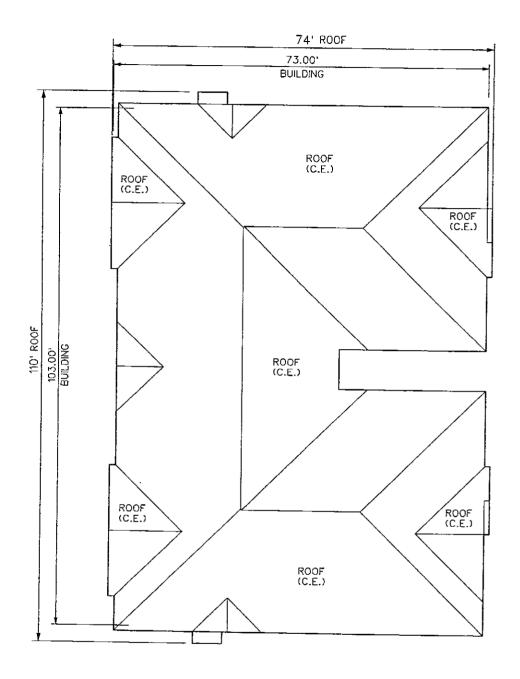
3.)

DATE: APRIL 2004 SHEET 3 OF 6 SHEETS

P.O.C.



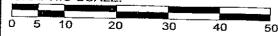
#### LEXINGTON LAKES, A CONDOMINIUM PHASE 16 73.00 STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR-6' x 7.5' COVERED BALCONY (L.C.E.) 21 22.33 +{||+|| 2.21 6 16.00 6.21 Unit 16204 58 MODEL-1417 6.29 ij. 6.3' x 12' COVERED STAIRS from 1.00 1ST FLOOR BALCONY ម៉ Unit 16203 🖁 (L.C.E.) MODEL-1036 1.00 46.21 Unit 16103 7 8 ñ. (2ND FLOOR) $\vec{\mathbf{v}}$ STAIRS from MODEL-1776 1ST FLOOR 5.791 22.21 103.00 40.42 40.42' STAIRS from 1ST FLOOR-5.79 22.21 Unit 16102 7 0 (2ND FLOOR) ĽΩ $\overline{\alpha}$ MODEL-1776 46.21 41.92 1.00 6.3' x 12' COVERED Unit 16202 ន្ទ 50 MODEL-1036 호 BALCONY STAIRS from 1.001 (L.C.E.) 1ST FLOOR 6.29 29. Unit 16201 2 2.21 ਨੂ MODEL - 14 17 16.001 6.21 +|-|+ 2 23.67 22.33 STAIRS from STAIRS from 1ST FLOOR~ 1ST FLOOR 6' x 7.5' COVERED BALCONY PHASE 16 - BUILDING 2ND FLOOR PLAN: UPPER LIMITS (UNIT): +38.75 LOWER LIMITS (UNIT): +29.42 GRAPHIC SCALE: 10 5 50 SCALE: 1"=15' REVISIONS: 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 3.) DATE: APRIL 2004 | SHEET 5 OF 6 SHEETS





#### PHASE 16 - BUILDING **ROOF PLAN:**

GRAPHIC SCALE:

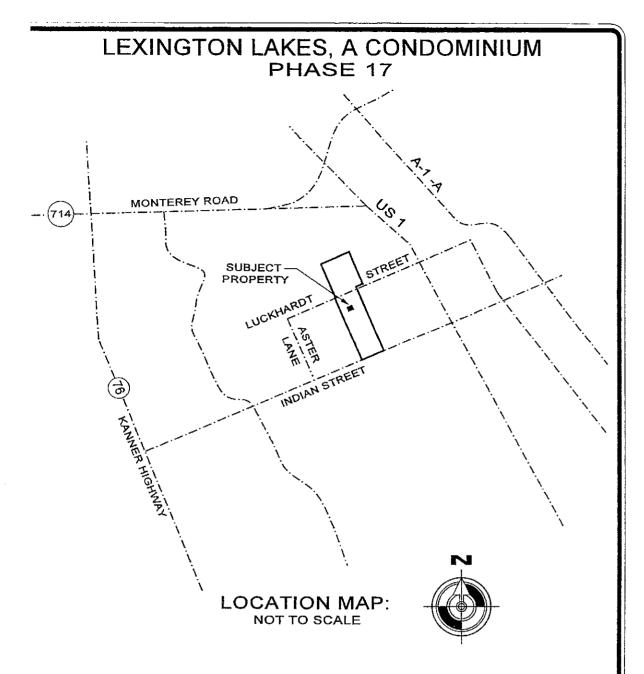


SCALE: 1"=15"

EXHIBIT "B" (.)

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS

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



#### 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.

materials. HAGER, PALBICKE & ASSOCIATES, INC. 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. 3.) PROFESSIONAL LAND SURVEYORS 4.) 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600 DATE: APRIL 2004 SHEET I OF 6 SHEETS FAX: (561) 395-2237

## 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.

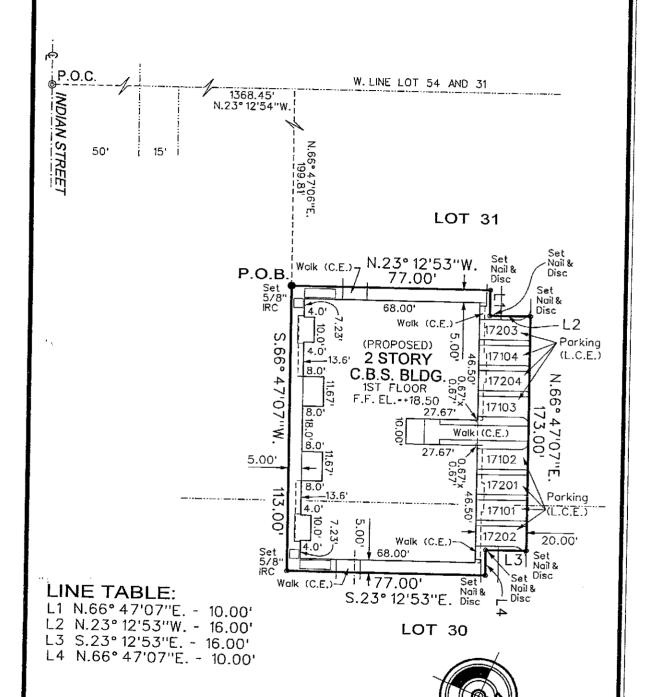
Said lands contain 0.234 acres, more or less.

#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: - ARC LENGTH - AIR CONDITIONER - COUNTY RECORDS - BUILDING - COMMON ELEMENT. PG. - PAGE PROP. - PROPOSED PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.T. - POINT OF TERMINATION - FINISHED FLOOR - FIRE HYDRANT - GARAGE - FOUND F.H. BLDG. C.E. C.B. GAR. FND. I.P. - FOUND - FRON PIPE - IRON PIPE & CAP - IRON ROD & CAP - IRON ROD & CAP - LIMITED COMMON ELEMENT - MANHOLE - NOT TO SCALE - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BOOK - PLAT BOOK - COMMON ELEMENT. - CATCH BASIN - CONCRETE BLOCK & STUCCO - CHORD - CHAIN LINK FENCE - CONCRETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT - DRAINAGE EASEMENT I.P.C. CH C-L-F. CONC. I.R.C. L.C.E. M.H. RADIUS RIGHT OF WAY SECTION N.T.S. R/W - TYPICAL - UTILITY EASEMENT - WATER METER - WATER VALVE EASE. O.R.B. U.E. - ELEVATION P.B. NOTES: 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.). OF THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS OR OTHER UNDERGROUND IMPROVEMENTS (UNLESS OTHERWISE NOTED). 2.) THIS FIRM 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 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: EDGE OF WATER C/L or ( CENTERLINE BENCHMARK: BENCHMARK "WILL-IND": A "P.K." NAIL (\$) MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION, ELEVATION, AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF **(D)** MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; Ш ELEVATION, PROPOSED CATCH BASIN 101 FLOW ARROW FIRE HYDRANT ELEVATION= +16.33 (N.G.V.D.) (BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG

## PHASE 17 - LEGAL DESCRIPTION

EXHIBIT "B"
HAGER, PALBICKE & ASSOCIATES, INC.  PROFESSIONAL LAND SURVEYORS  3. )
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
JULET 2 OF 6 SHEETS

THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E. ).



## PHASE 17 - SITE PLAN (PROPOSED)



#### LEXINGTON LAKES, A CONDOMINIUM PHASE 17 (SEE 2ND FLOOR PLAN FOR DETAIL) (SEE 2ND FLOOR PLAN FOR DETAIL) STAIRS to STAIRS to 2ND FLOOR 2ND FLOOR Unit 17204 Unit 17203 (L.C.E.) 68.00 (L.C.E.) CONC. 4.67' x 4.31' COVERED ENTRY A/C PADS (C.E.) **8** (2) COVERED TO Unit 17204 (L.C.E.) ENTRY TO Unit 17203 22,17 5.9' x 3.33' STORAGE ROOM: (L.C.E.) 19.83 9.67 Unit 17104 (L.C.E.) BUILDING LINE 2ND - FLOOR <sup>∞</sup> Unit 17203 Garage 6.3' x 10' COVERED 20.01 Unit 17104 PATIO 4.17 20.08 MODEL-1210 4.00 (L.C.E.) Unit 17104 Garage 7.70' BUILDING 20.081 2 LINE 2ND 20.08 FLOOR 34.0 꽃 Unit 17204 Garage 호 38.00 8.00" STAIRS to 2ND FLOOR 20.08 COVERED Unit 17103 Unit 17204 20.08 PATIO -(L.C.E.) (IST FLOOR) COVERED MODEL-1776 FNTRY-£Ω 8.00 Unit 17103 Garage 🖺 **ENTRY** 8.00 STAIRS to-7.00 20.08 (L.C.E.) 5.33 2ND FLOOR **+** 27.00° 8. 8 39.00 'n **ENTRY** \*\*\*\* (C.E.) 27.00 STAIRS to œ, COVERED 2ND FLOOR 8.001 20.08 ENTRY-Unit 17102 Garage S 8.001 (L.C.E.) Unit 17102 STARS to S COVERED 20.081 PATIO-(1ST FLOOR) Unit 17201-MODEL-1776 38.00' (L.C.E.) 20.08 (L.C.E.) 8.001 Unit 17201 Garage 🗟 **BUILDING** 34.0 LINE 2ND 20.08 12.27 FLOOR . 20.08 Unit 17101 Garage 💆 4.00 BUILDING LINE 2ND COVERED Unit 17101 20.08 4.17 PATIO: FLOOR (L.C.E.) MODEL-1210 20.08 H Unit 17202 Garage 5 5.9' x 3.33' STORAGE ROOM Unit 17101-COVERED | ≥ 10.42 19.83 ENTRY TO Unit 17202 (L.C.E.) 22.17 (L.C.E.) 4.67' x 4.31' COVERED ENTRY CONC. A/C PADS (C.E.) STAIRS to TO Unit 17201 STAIRS to-2ND FLOOR-(L.C.E.) 2ND FLOOR Unit 17202 (L.C.E.) Unit 17201 (L.C.E.) (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 17 - BUILDING 1ST FLOOR PLAN: UPPER LIMITS (UNIT): +27.83 (GARAGE): LOWER LIMITS (UNIT): \_\_+18.50 (GARAGE): +17.90 GRAPHIC SCALE: 10 20 40 50 SCALE: 1"=15' REVISIONS: EXHIBIT "B" 1.) HAGER, PALBICKE & 2.1 ASSOCIATES, INC. 3.) PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 4.) PHONE: (561) 395-3600 FAX: (561) 395-2237 DATE: APRIL 2004 SHEET 4 OF 6 SHEETS

#### LEXINGTON LAKES, A CONDOMINIUM PHASE 17 73.001 STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR-6' x 7.5' / COVERED 22.33 711 BALCONY (L.C.E.) 2.21 16.00 6.21 Unit 17204 58 MODEL-1417 6.29 ⊴ 6.3' x 12' COVERED STAIRS from 1.00 1ST FLOOR BALCONY <u>~i</u> (L.C.E.) ₽Unit 17203 MODEL-1036 1.00 46.21 Unit 17103 8 5. (2ND FLOOR) $\overline{\Omega}$ STARS from MODEL-1776 5.79 22.21 8 40.42 40.42 4 STAIRS from 1ST FLOOR 5.79 22.21 Unit 17102 7 9 (2ND FLOOR) ď MODEL-1776 46.21 41.92' 1 1.00 6.3' x 12' COVERED Unit 17202 ଛା BALCONY (L.C.E.) MODEL-1036 g STAIRS from 1.001 1ST FLOOR \_6.29 29.71 Unit 17201 ⊴ ·2·21' ເຮັດ MODEL - 1417 16.001 6,21 23.67 22.33 STAIRS from 1ST FLOOR-STAIRS from 1ST FLOOR-6' x 7.5' COVERED-BALCONY (L.C.E.)

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

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





SCALE: 1"=15"

HAGER, PALBICKE &

EXHIBIT "B"

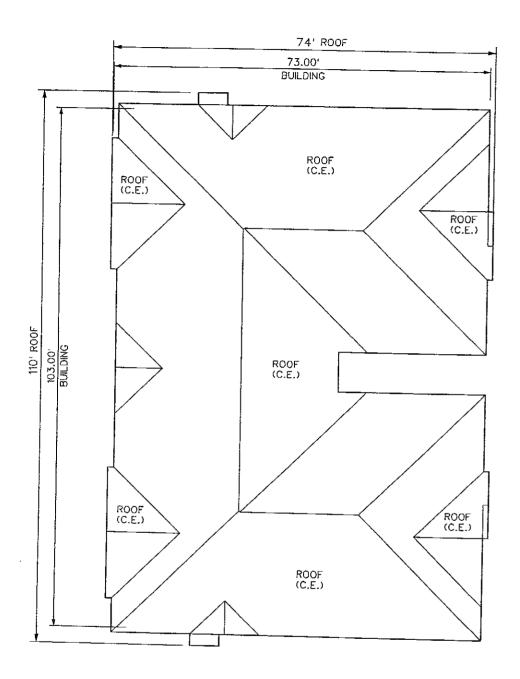
ASSOCIATES, INC.

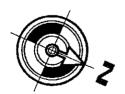
2.)

PROFESSIONAL LAND SURVEYORS
3850 N.W.80CA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS: 1.) 3.) 4.)

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 17 - BUILDING **ROOF PLAN:**

GRAPHIC SCALE:

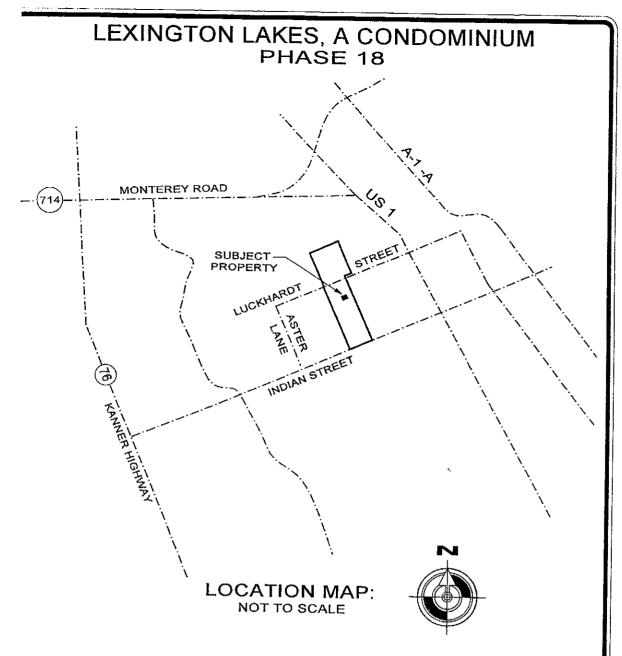


SCALE: 1"=15'

REVISIONS: 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

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS



## 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. THOMAS R. PALBICKE, VICE PRESIDENT, REGISTERED LAND SURVEYOR \*5061, DATE: APRIL 2004 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 3.) 4.) FAX: (561) 395-2237 DATE: APRIL 2004 SHEET I OF 6 SHEETS

#### 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.

HAGER, PALBICKE &

PHONE: (561) 395-3600

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

#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: A= - ARC LENGTH A/C - AIR CONDITIONER C-R. - COUNTY RECORDS BLDG. - BUILDING - FINISHED FLOOR - FIRE HYDRANT - GARAGE F.F. - PAGE - PROPOSED - PAVEMENT C.R. BLDG. - GARAGE PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.C.M. - PERMANENT REFERENCE MONUMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.T. - POINT OF TERMINATION R= RADIUS R/W - RICHT OF WAY SEC. - SECTION TYP. - TYPICAL U.E. - UTILITY EASEMENT W.M. - WATER METER W.V. - WATER METER PAVE. FND. C.B.S. CH - COMMON ELEMENT. - CATCH BASIN - CONCRETE BLOCK & STUCCO - CHORD - FOUND - IRON PIPE - IRON PIPE & CAP - IRON ROD & CAP - LIMITED COMMON ELEMENT - MANHOLE I.R.C. L.C.E. M.H. CH - CHORD C.L.F. - CHAIN LINK FENCE CONC. - CONCRETE D= - DELTA (CENTRAL) ANGLE DRAIN. - DRAINAGE FASEMENT DRAIN. - DRAINAGE DRAINAGE - MANHOLE - NOT TO SCALE - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BUOK - PLAT BOOK N.T.S. NAD NAT O.R.B. P.B. EASE. NOTES: 1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 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: EDGE OF WATER BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL C/E or & CENTERLINE (3) MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION ELEVATION, AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF (D) MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; $\Pi$ CATCH BASIN ELEVATION, PROPOSED 100 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 18 - LEGAL DESCRIPTION

EXHIBIT "B"

ASSOCIATES, INC.

FAX: (561) 395-2237

REVISIONS:

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

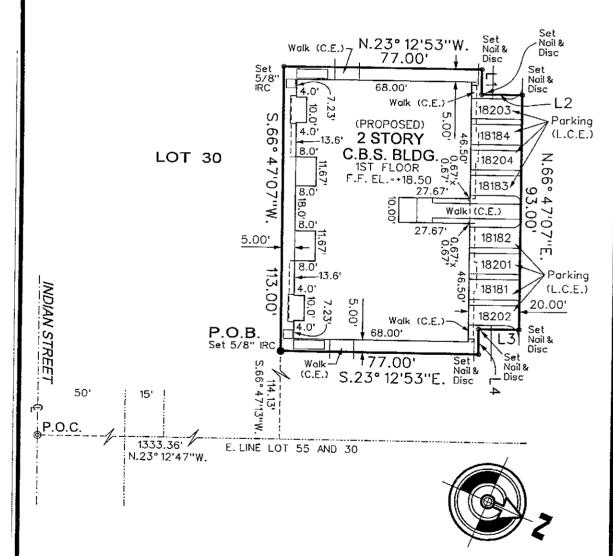
1.)

2.)

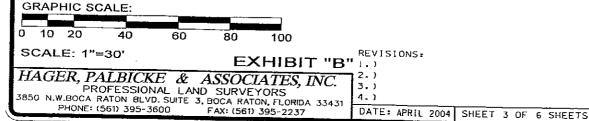
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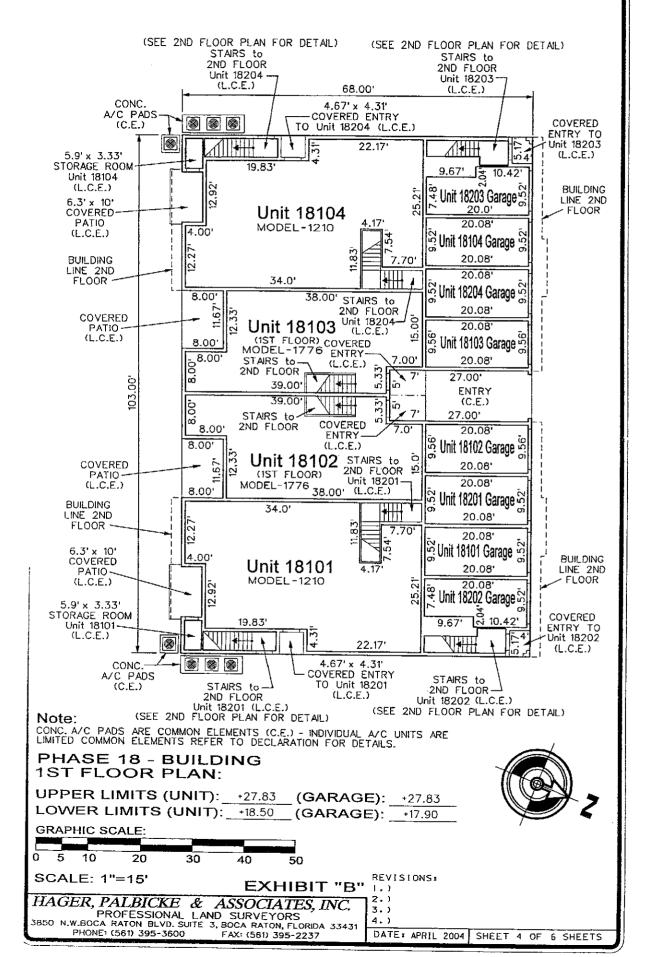
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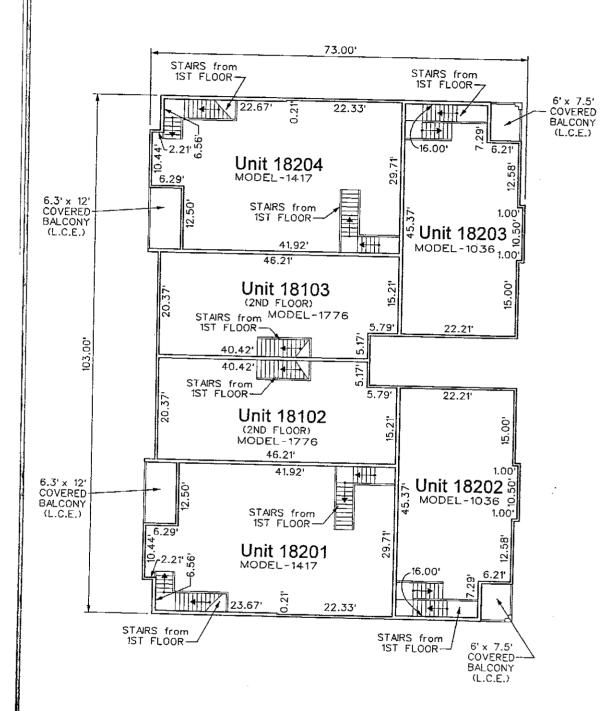
L1 N.66° 47'07"E. - 10.00' L2 N.23° 12'53"W. - 16.00' L3 S.23° 12'53"E. - 16.00' L4 N.66° 47'07"E. - 10.00'



#### PHASE 18 - SITE PLAN (PROPOSED)

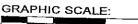


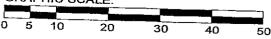




#### PHASE 18 - BUILDING 2ND FLOOR PLAN:

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





SCALE: 1"=15"

EXHIBIT "B"

REVISIONS:

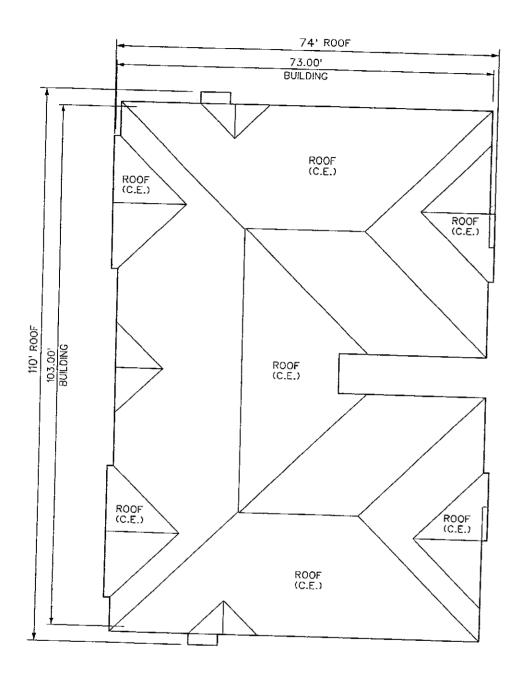
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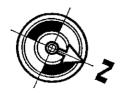
DATE: APRIL 2004

SHEET 5 OF 6 SHEETS

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





#### PHASE 18 - BUILDING ROOF PLAN:

GRAPHIC SCALE:



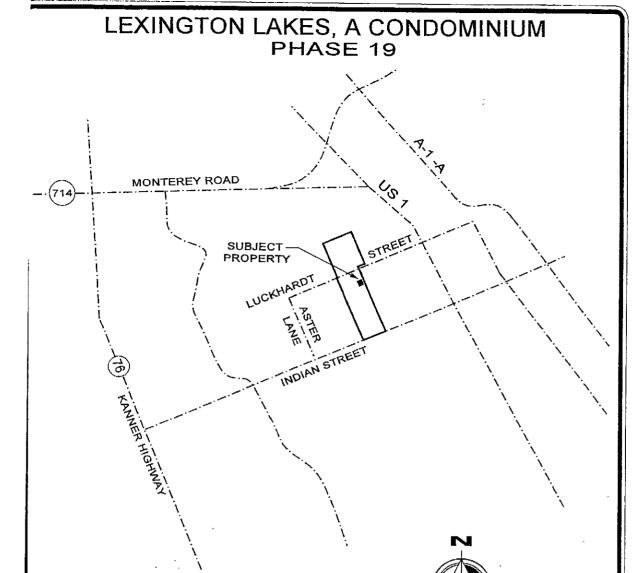
REVISIONS: EXHIBIT "B"

3.)

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

4.) DATE: APRIL 2004 SHEET 6 OF 6 SHEETS



#### 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.

LOCATION MAP: NOT TO SCALE

HAGER, PALBICKE & ASSOCIATES, INC. 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 REVISIONS:

**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 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET | OF 6 SHEETS

#### LEGAL DESCRIPTION:

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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.

PHASE 19 - LEGAL DESCRIPTION

HAGER, PALBICKE & ASSOCIATES, INC.

PHONE: (561) 395-3600

PROFESSIONAL LAND SURVEYORS

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

#### FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A ABBREVIATIONS: - ARC LENGTH - AIR CONDITIONER - COUNTY RECORDS - BUILDING - COMMON ELEMENT. PG. - PAGE PROP. - PROPOSED PAVE. - PROPOSED P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF TERMINATION P.D.T. - POINT OF TERMINATION PADLIS F.F. F.H. GAR. - FINISHED FLO - FIRE HYDRANT - GARAGE FINISHED FLOOR BLDG. GAR. - GARAGE FND. - FOUND 1.P. - IRON PIPE I.P.C. - IRON ROD & CAP I.R.C. - IRON ROD & CAP L.C.E. - LIMITED COMMON ELEMENT M.H. - MANNOLE NAID - NAIL & DISK NAT - NAIL & DISK NAT - NAIL & TAB 0.R.B. - OFFICIAL RECORDS BOOK P.B. - PLAT BOOK C.E. C.B. C.B.S. CATCH BASIN CONCRETE BLOCK & STUCCO - CONCRETE BLOCK & STUCCO - CHORD - CHAIN LINK FENCE - CONCRETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT - DRAINAGE - EASEMENT - ELEVATION - RADIUS - RIGHT OF WAY - SECTION - TYPICAL R/W D= D-E. DRAIN. EASE. - UTILITY EASEMENT 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 BARTY AND/OR PARTIES MOVEMENTS (UNICATED LIESCOL) AND 15 NOT TRANSCENDED OF ASSIGNABLE 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: EDGE OF WATER C/L or & CENTERLINE BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL **③** MANHOLE, SANITARY SEWER B/L or B BASELINE ELEVATION ELEVATION. AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF **(D)** MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; $\mathbf{m}$ ELEVATION, PROPOSED CATCH BASIN **4⊚**0 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. ).

EXHIBIT "B" 📆

FAX: (561) 395-2237

REVISIONS:

DATE: APRIL 2004

SHEET 2 OF 6 SHEETS

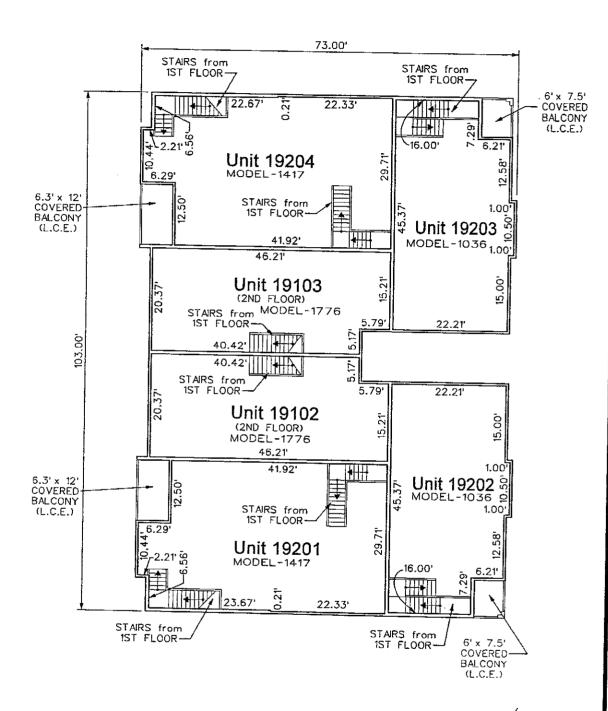
2.)

3.)

4.)

#### LEXINGTON LAKES, A CONDOMINIUM PHASE 19 P.O.C. INDIAN STREET 50 햔 S.66° 47'13"W. LOT 30 32.72 55 Set Nail & Walk (C.E.) 7 S.66° 47'07"W. Nail & Disc P.O.B 77.00 Disc 0 Set Set 5/8 IRC Nail & 68.00 Disc Walk (C.E.) 10.0 19203 **→** Parking (PROPOSED) (L.C.E.) 19104 2 STORY \_13.6' C.B.S. BLDG. <sup>j</sup> 19204 1ST FLOOR N F.F. EL.=+18.50 19103 8.0 27.67 엉 Walki (C.E.) $\bar{\omega}$ 27.67 19102 5.00 19201 8.0 4.0' 19101 (L.C.E.) 00 ᆼ 20.001 Ō 19202 Walk (C.E. Set 68.00 ˈ*†*77.00' Set · Walk (C.E.) LINE TABLE: Noil & N.66° 47'07"E. Disc Disc 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) GRAPHIC SCALE: 10 20 80 100 SCALE: 1"=30" REVISIONS: EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC. 2.1 PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 PHONE: (561) 395-3600 FAX: (561) 395-2237 3.) 4.) DATE: APRIL 2004 | SHEET 3 OF 6 SHEETS

#### LEXINGTON LAKES, A CONDOMINIUM PHASE 19 (SEE 2ND FLOOR PLAN FOR DETAIL) (SEE 2ND FLOOR PLAN FOR DETAIL) STAIRS to STAIRS to 2ND FLOOR 2ND FLOOR Unit 19204 Unit 19203 (L.C.E.) 68.001 (L.C.E.) CONC. 4.67' x 4.31' COVERED ENTRY A/C PADS (C.E.) TO Unit 19204 (L.C.E.) COVERED ENTRY TO Unit 19203 5.9' x 3.33' STORAGE ROOM 22.17 10 4 (L.C.E.) 19.83 Unit 19104 10.42 (L.C.E.) ♥ Unit 19203 Garage BUILDING LINE 2ND 6.3' x 10' COVERED 12. Unit 19104 20.0 FLOOR PATIO 4.17' MODEL-1210 20.08 (L.C.E.) 4.00 Unit 19104 Garage BUILDING 20.08 2 LINE 2ND FLOOR 20.08 34.0" ු Unit 19204 Garage 8.00 38.00 STAIRS to 11.67 2ND FLOOR 20.08 COVERED Unit 19103 Unit 19204-PATIO -20.08 (L.C.E.) (1ST FLOOR) COVERED MODEL-1776 FNTRY-Unit 19103 Garage 8.00' - 8.00° ENTRY STAIRS to-2ND FLOOR 7.001 20.081 (L.C.E.) 90 œ 27.00' 39.001 ഹ 🛮 ഹ ENTRY 39.00 (C.E.) ò STAIRS to 27.00' ശ് COVERED 8.001 2ND FLOOR 20.08 FNTRY. 8.00 දු Unit 19102 Garage දි (L.C.E.) Unit 19102 STARS to (1ST FLOOR) STARS to COVERED 67 20.081 PATIO-MODEL-1776 38.00' (L.C.E.) (L.C.E.) Unit 19201 20.08 8.003 Unit 19201 Garage 🖂 BUILDING 34.0 LINE 2ND 20.081 2.27 FLOOR 20.081 6.3' x 10' Unit 19101 Garage 4.00 COVERED BUILDING Unit 19101 PATIO-20.081 LINE 2ND - FLOOR (L.C.E.) MODEL-1210 20.08 Unit 19202 Garage 5 5.9' x 3.33' STORAGE ROOM COVERED Unit 19101 19.83 ENTRY TO (L.C.E.) Unit 19202 22.17 (L.C.E.) CONC 4.67' x 4.31' COVERED ENTRY A/C PADS STAIRS to (C.E.) STAIRS to TO Unit 19201 2ND FLOOR-(L.C.E.) 2ND FLOOR Unit 19201 (L.C.E.) (SEE 2ND FLOOR PLAN FOR DETAIL) Unit 19202 (L.C.E.) (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): GRAPHIC SCALE: 10 30 50 SCALE: 1"=15" REVISIONS: EXHIBIT "B" 1.) HAGER, PALBICKE & 2.) ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 3.) 4.) PHONE: (561) 395-3600 FAX: (561) 395-2237 DATE: APRIL 2004 SHEET 4 OF 6 SHEETS



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

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



SCALE: 1"=15"



EXHIBIT "B"

HAGER, PALBICKE & ASSOCIATES, INC.

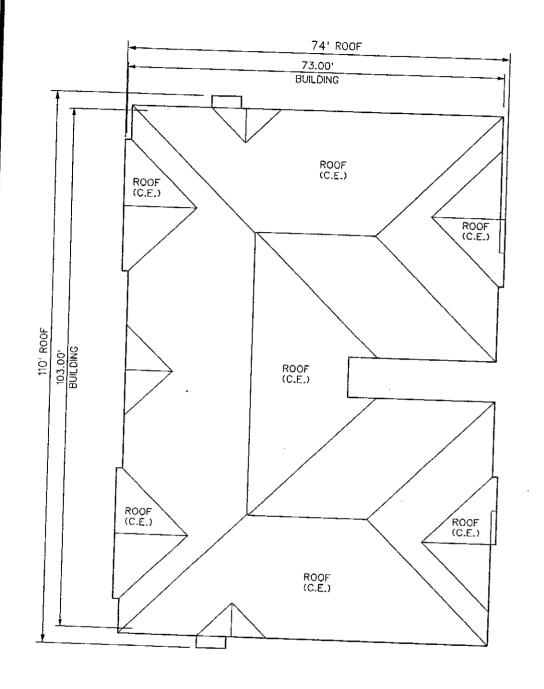
PROFESSIONAL LAND SURVEYORS
3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

3.)

2.)

DATE: APRIL 2004 SHEET 5 OF 6 SHEETS





#### PHASE 19 - BUILDING ROOF PLAN:

GRAPHIC SCALE: 5 10 30 50 SCALE: 1"=15'

EXHIBIT "B"

HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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REVISIONS: F. }

DATE: APRIL 2004 SHEET 6 OF 6 SHEETS