

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,
STATE OF FLORIDA

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

REVISIONS:

EXHIBIT "B"

HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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 1 OF 6 SHEETS

LEGAL DESCRIPTION:

A portion of Lot 14, "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 North Right-of-Way Line of LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said West Line, a distance of 619.71 feet; thence N.66°47'03"E., a distance of 456.35 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 166.67 feet; thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 166.67 feet to the POINT of BEGINNING.

Said lands contain 0.306 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. - FINISHED FLOOR - FIRE HYDRANT - GARAGE - FOUND - IRON PIPE - IRON PIPE & CAP - IRON ROD & CAP - LIMITED COMMON ELEMENT - MANHOLE NOT TO SCALE - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BOOK - PLAT BOOK PG. - PAGE PROP- - PROPOSED PAVE. - PAVEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT P.O.B. - POINT OF SEGINNING P.O.C. - POINT OF TERMINATION R= RADIUS R/W - RIGHT OF WAY SEC. - SECTION TYP. - TYPICAL U.E. - UTILITY EASEMENT W.M. - WATER METER W.V. - WATER METER W.V. - WATER METER F.F. F.H. GAR. C.R. BLDG. - BUILU... C.E. - COMMON ELEMEN... C.B. - CATCH BASIN C.B.S. - CONCRETE BLOCK & STUCCO CH - CHORD C.L.F. - CHAIN LINK FENCE - CONCRETE - DELTA (CENTRAL) ANGLE FND. I.P. I.P.C. I.R.C. CONCRETE BLOCK & STUCCO M.H. N.T.S. NAD - CUNCHETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT - DRAINAGE - EASEMENT NAT EASE. - ELEVATION NOTES: 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 DEPROPHED WHOLE OR IN DART WITHOUT AUTHORIZATION.

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 B BASELINE ELEVATION, ELEVATION, ELEVATION, AS-BUILT ELEVATION, PROPOSED FLOW ARROW **@**₽

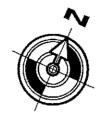
EDGE OF WATER (S) MANHOLE, SANITARY SEWER **(** MANHOLE, STORM DRAINAGE CATCH BASIN

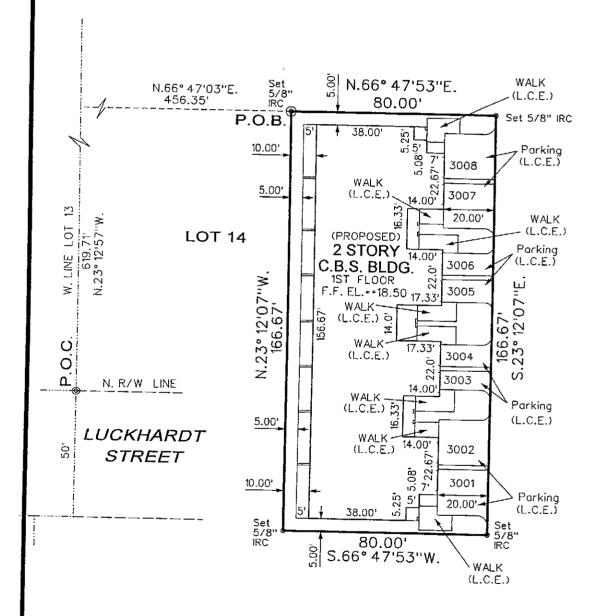
BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.; ELEVATION= +16.33 (N.G.V.D.)

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 30 - LEGAL DESCRIPTION

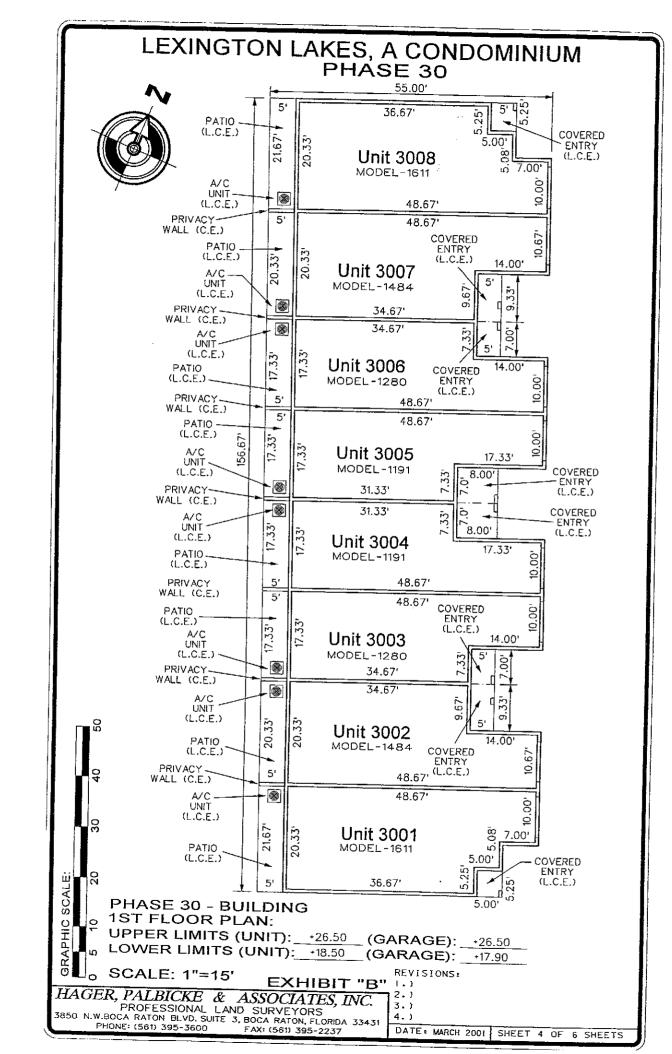
EXHIBIT "B"	REVISIONS:
HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431	
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

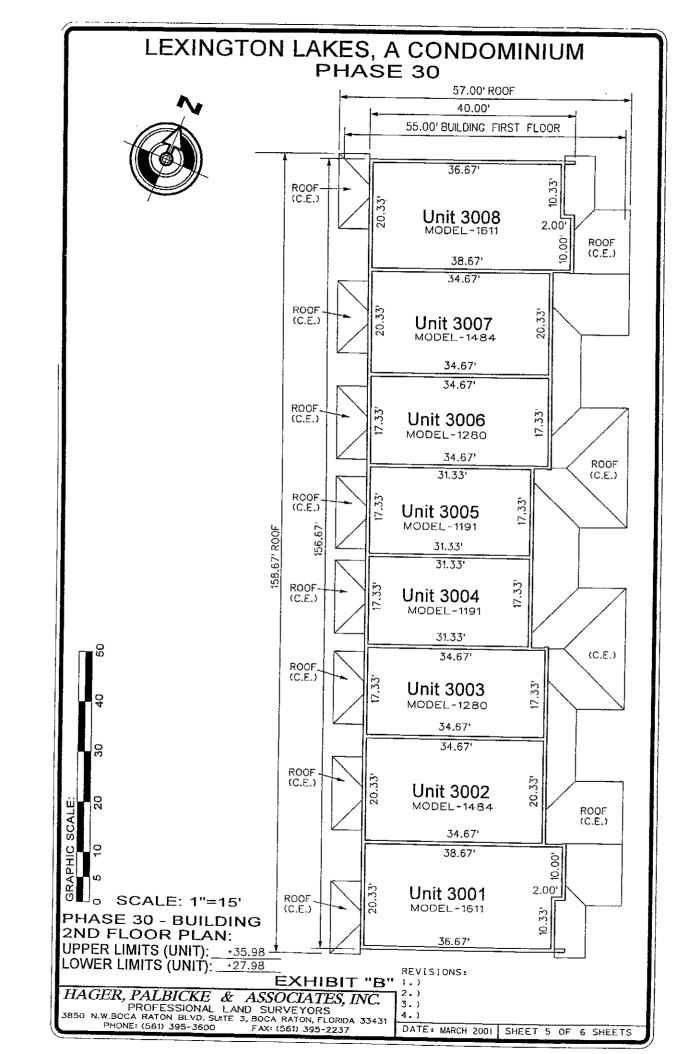


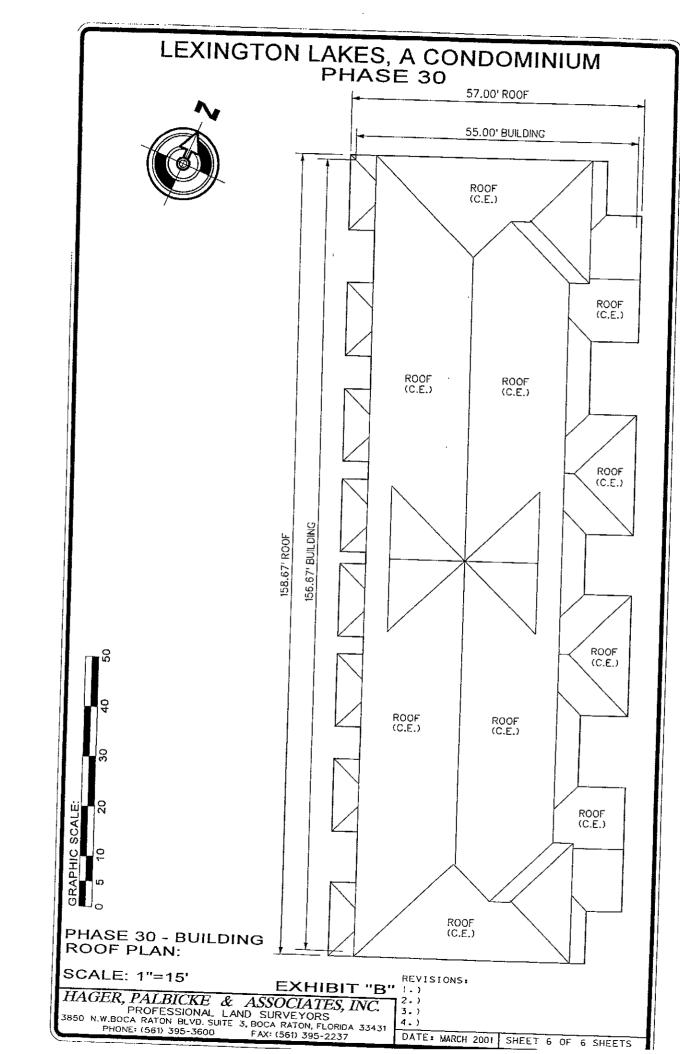


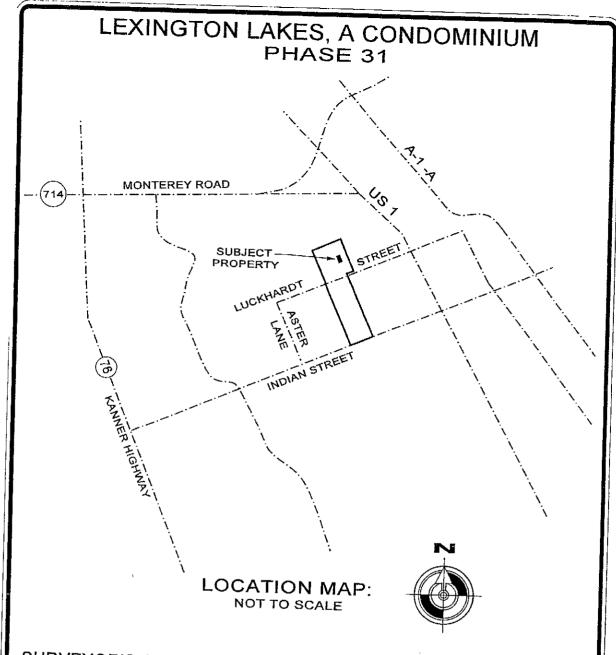
PHASE 30 - SITE PLAN (PROPOSED)











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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 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

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

3.)

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COMMENCING at the intersection of the North Right-of-Way Line of LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said West Line, a distance of 443.04 feet; thence N.66°47'03"E., a distance of 464.67 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 166.67 feet; thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 166.67 feet to the POINT of BEGINNING.

Said lands contain 0.306 acres, more or less.

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AND DISK NO. 4350; YOP OF CONC. CURB; S. SIDE OF

ELEVATION= +16.33 (N.G.V.D.)

INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.;

PHASE 31 - LEGAL DESCRIPTION

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B/L or 8 BASELINE
L1-11 ELEVATION, AS-BUILT ELEVATION, PROPOSED

FLOW ARROW

ELEVATION, PROPOSED

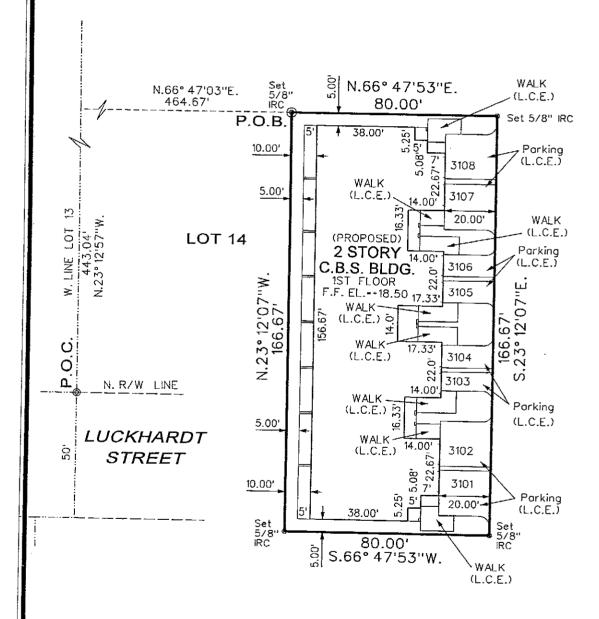
REVISIONS: EXHIBIT "B" 1.) HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 4.) PHONE: (561) 395-3600 DATE: APRIL 2004 FAX: (561) 395-2237 SHEET 2 OF 6 SHEETS

MANHOLE, STORM DRAINAGE

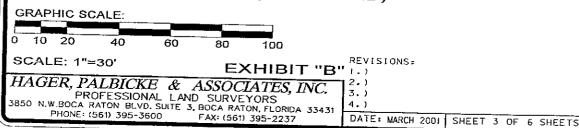
CATCH BASIN

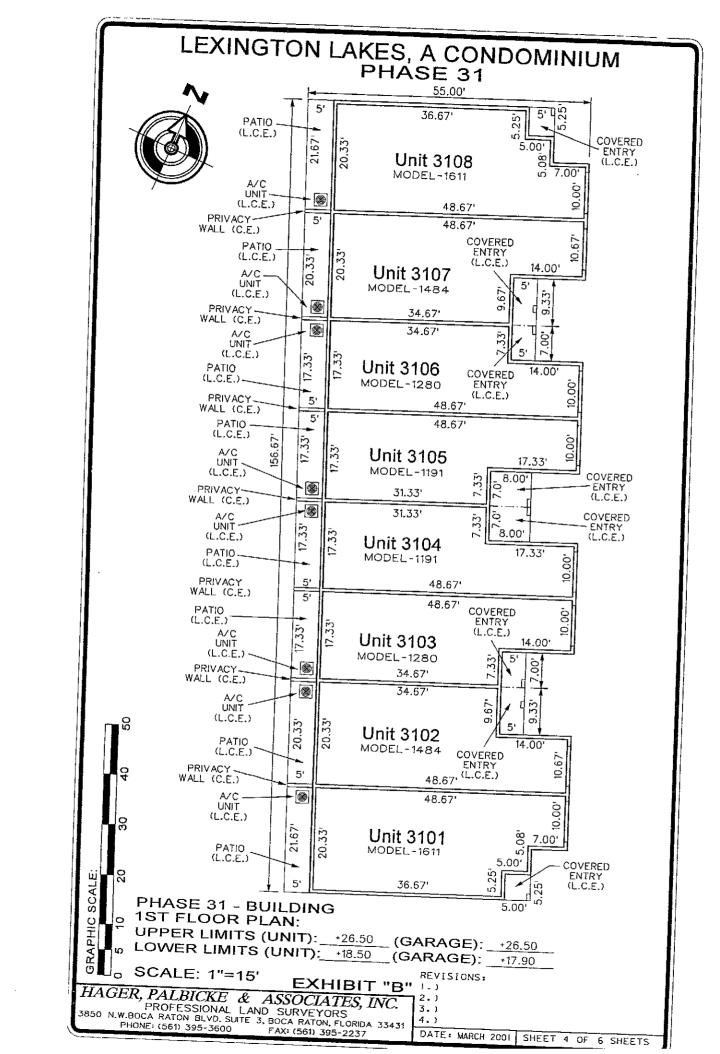
FIRE HYDRANT (BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E.).

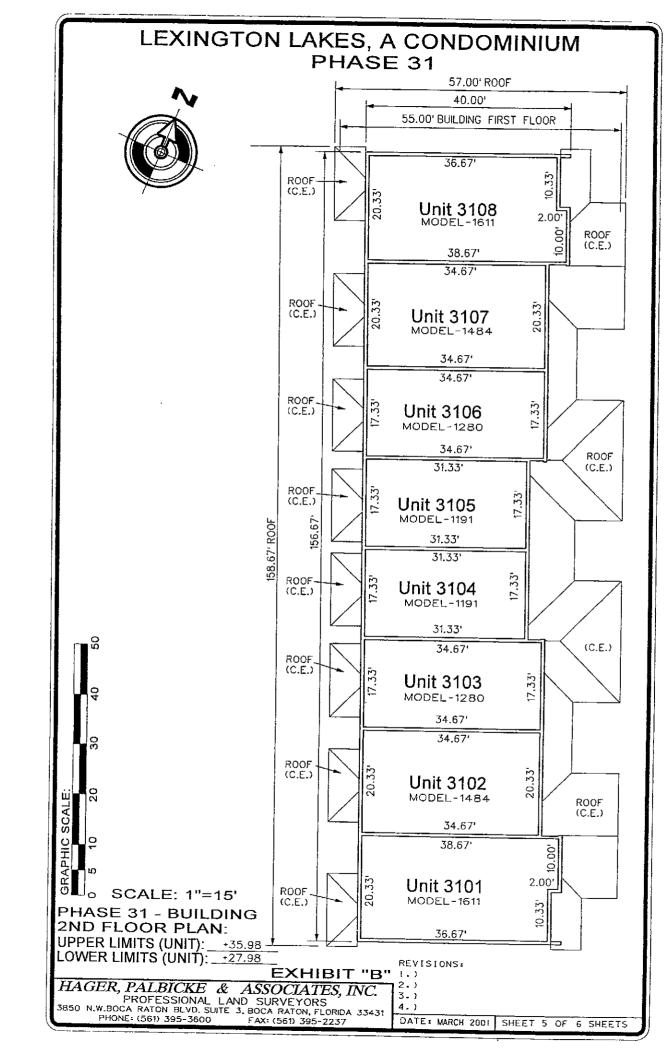


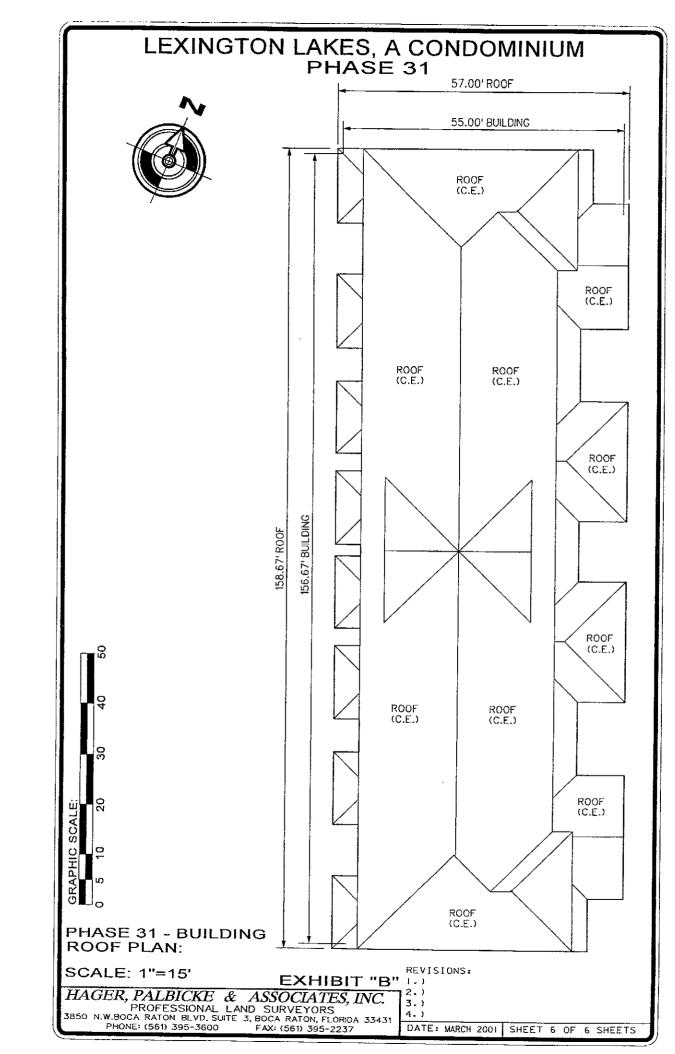


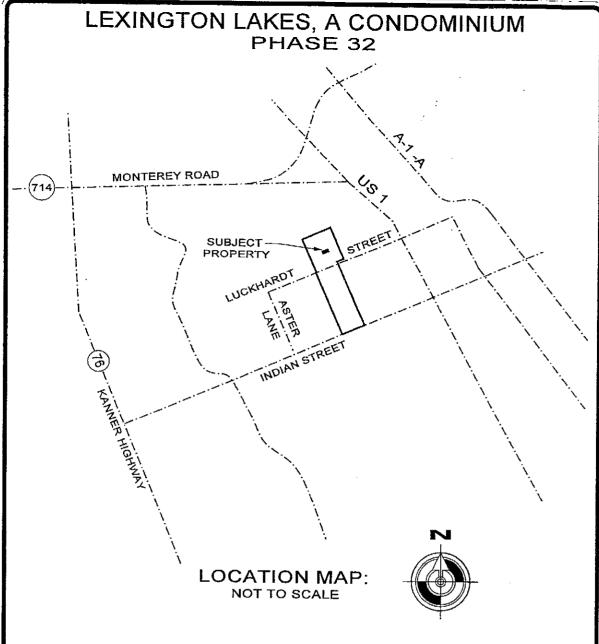
PHASE 31 - SITE PLAN (PROPOSED)











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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

DATE: APRIL 2004 SHEET I OF 6 SHEETS

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Said lands contain 0.240 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 C.R. BLDG. C.E. C.B.			- FINISHED FLOOR - FIRE HYDRANT - GRANGE - FOUND - IRON PIPE - IRON PIPE & CAP - IRON PIPE & CAP	PG PAGE PROP PROPOSED PAVE PAVEMENT P.C.P PERMANENT CONTROL POINT P.R.M PERMANENT REFERENCE MONUMENT P.G.B POINT OF BEGINNING
	- COUNTY RECORDS			
BLDG.	- BUILDING			PAVE PAYEMENT
C.E.	- COMMON ELEMENT.		- FOUND	P.C.P PERMANENT CONTROL POINT
C.B.				
C.B.5.			- IRON PIPE & CAP	P.C.B POINT OF BEGINNING
СН	- CHORD	I.R.C.	— IRON ROD & CAP	P.O.C POINT OF COMMENCEMENT
C.L.F.	- CHAIN LINK FENCE		- LIMITED COMMON ELEMENT	P.O.T POINT OF TERMINATION
CONC.	- CONCRETE	м.н.	- MANHOLE	R= - RADIUS
D=	- DELTA (CENTRAL) ANGLE	N.T.S.		R/W - RIGHT OF WAY
D.E.	- DRAINAGE EASEMENT	N&D	- NAIL & DISK	SEC SECTION
DRAIN.	- DRAINAGE	NAT	- NAIL & TAB	TYP TYPICAL
EASE.	- EASEMENT	0.R.B.	- DFFICIAL RECORDS BOOK	U-E UTILITY EASEMENT
EL.	- ELEVATION	P.B.	- PLAT BOOK	W.M WATER METER
NOT	F-0-			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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LEGEND:

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

EDGE OF WATER (S) MANHOLE, SANITARY SEWER **(** MANHOLE, STORM DRAINAGE CATCH BASIN

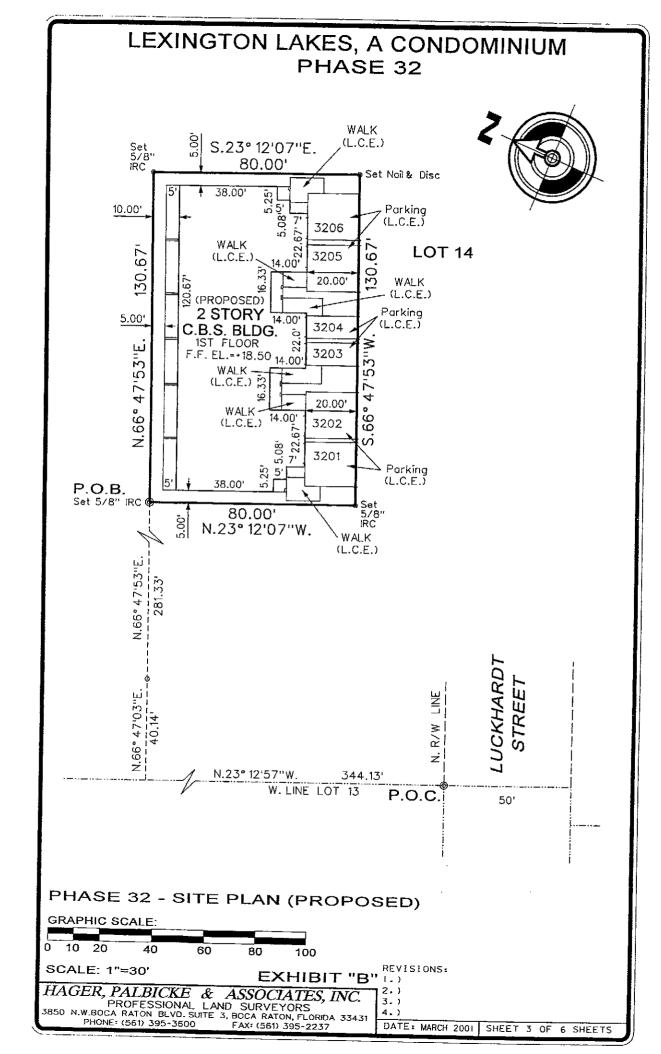
BENCHMARK: BENCHMARK "WILL-IND"; A "P.K." NAIL AND DISK NO. 4350; TOP OF CONC. CURB; S. SIDE OF INDIAN STREET & CENTERLINE OF WILLOUGHBY BLVD.: ELEVATION= +16.33 (N.G.V.D.)

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.).

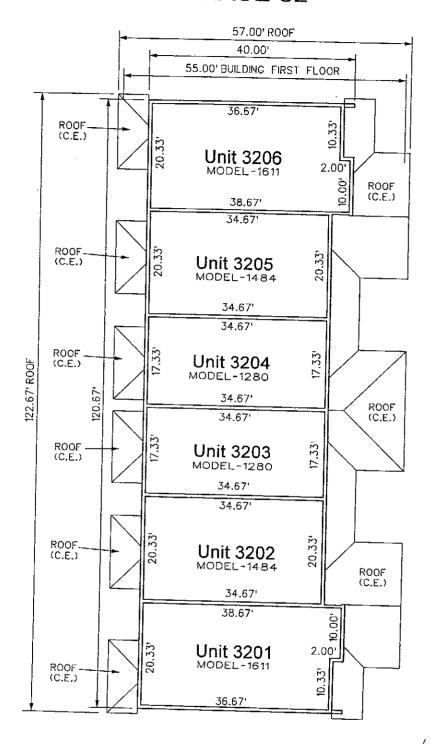
PHASE 32 - LEGAL DESCRIPTION

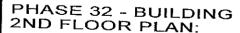
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EXHIBIT "B"	
PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3. BOCA RATON FLORIDA 33434	2.) 3.) 4.)
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

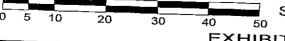


LEXINGTON LAKES, A CONDOMINIUM PHASE 32 55.00 5.00 5.25 36.67 PATIO COVERED (L.C.E.) 21.67 20.33 5.00 ENTRY (L.C.E.) Unit 3206 ري 7.00' MODEL-1611 10.00 A/C UNIT-(L.C.E.) PRIVACY-5' 48.67 WALL (C.E.) COVERED ENTRY 67 PATIO ₽. 20,331 (L.C.E.) (L.C.E.) Unit 3205 14.00 20, A/C MODEL-1484 5' UNIT 67. (L.C.E.) **3** ெ PRIVACY-တ် 34.67 WALL (C.E.) 34.67 00 UNIT-5' (L.C.E.) 17.33 Unit 3204 PATIO 14.00 COVERED MODEL-1280 (L.C.E.) ENTRY (L.C.E.) PRIVACY~ WALL (C.E.) ö 5 48.671 5 48.67 COVERED PATIO ENTRY (L.C.E.) 17,33 (L.C.E.) Unit 3203 A/C 14.00 ₽. UNIT MODEL-1280 (L.C.E.) PRIVACY 34.67 WALL (C.E.) 34.67 (3) A/C .67 UNIT တ (L.C.E.) 20,33 Unit 3202 20, PATIO MODEL-1484 20 (L.C.E.) COVERED 6 **ENTRY** PRIVACY-48.67, (L.C.E.) ₽ 5' WALL (C.E.) **®** A/C UNIT 48.67 (L.C.E.) ⊴ 21.67 Unit 3201 7.00 MODEL-1611 PATIO 20. κij (L.C.E.) 5.001 COVERED ENTRY (L.C.E.) 5' 36.67 SCALE: 5.00 O RAPHI o SCALE: 1"=15' PHASE 32 - BUILDING **1ST FLOOR PLAN:** UPPER LIMITS (UNIT): +26.50 (GARAGE): +26.50 LOWER LIMITS (UNIT): +18.50 _(GARAGE): +17.90 REVISIONS: EXHIBIT "B" 1.) HAGER, PALBICKE & ASSOCIATES, INC. 2.1 PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431 3.) PHONE: (561) 395-3600 FAX: (561) 395-2237 DATE: MARCH 2001 SHEET 4 OF 6 SHEETS





UPPER LIMITS (UNIT): +35.98 LOWER LIMITS (UNIT): +27.98



SCALE: 1"=15"

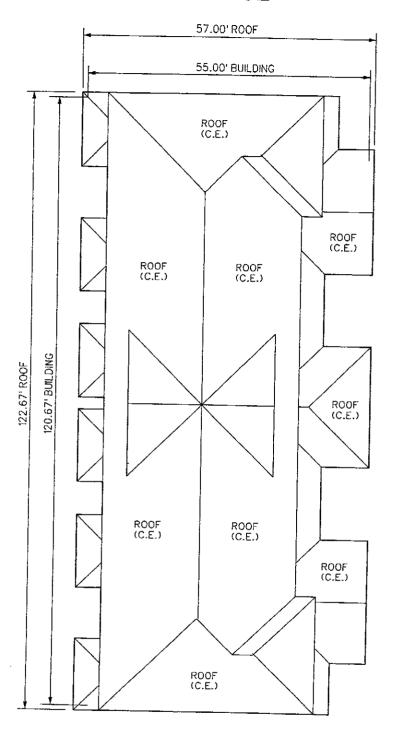
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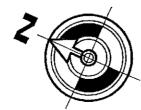
DATE: MARCH 2001 SHEET 5 OF 6 SHEETS

GRAPHIC SCALE:

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

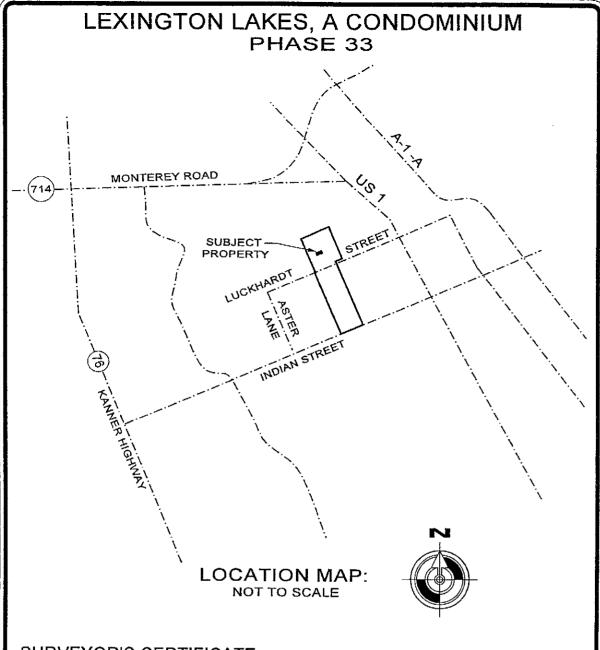




PHASE 32 - BUILDING ROOF PLAN:

GF	RAP	HIC S	CALE:			,		
o	5	10	20	30	40	50		E: 1"=15'
TEA		7 P. T.			EX	HIBI	T "B"	
		PRI	ALBICK OFESSION		こいりい ニン	40D0 1		2.) 3.)
3850	N.W	-DOCA R	ATON BLVD 561) 395-36	SUITE 3, E	BOCA RATO FAX: (561)	ON, FLORID	DA 33431	DATE: MARCH 20

DATE: MARCH 2001 SHEET 6 OF 6 SHEETS



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LEGAL DESCRIPTION:

A portion of Lots 13 and 14, "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 North Right-of-Way Line of LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said West Line, a distance of 344.13 feet; thence N.66°47'03"E., a distance of 40.14 feet; thence N.66°47'53"E.. a distance of 140.67 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'53"E., a distance of 130.67 feet; thence S.23°12'07"E., a distance of 80.00 feet; thence S.66°47'53"W., a distance of 130.67 feet; thence N.23°12'07"W., a distance of 80.00 feet to the POINT of BEGINNING.

Said lands contain 0.240 acres, more or less.

FLOOD INFORMATION: MAP NO: 12085C0161F DATE OF FIRM: OCT. 4, 2002 FIRM ZONE: X BASE FLOOD ELEVATION: N/A A= - ARC LENGTH A/C - AIR CONDITIONER C.R. - COUNTY RECORDS BLDG. - BUILDING C.E. - COMMON ELEMENT. C.B. - CATCH BASIN C.B.S. - CONCRETE BLOCK & STUCCO CH - CHORD C.L.F. - CHAIN LINK FENCE CONC. - CONCRETE D= - DELT 1 1 ABBREVIATIONS: 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.G.C. - POINT OF TERMINATION P.O.T. - POINT OF TERMINATION R/W - RICHT OF WAY SEC. - SECTION TYP. - TYPICAL - FINISHED FLOOR - FINISHED FLOOR - FIRE HYDRANT - GARAGE - FOUND - IRON PIPE - IRON PIPE & CAP - IRON ROO & CAP - LIMITED COMMON ELEMENT - MANHOLE I.P.C. - IRON ROD & CA. L.C.E. - LIMITED COMMON ELEMENI M.H. - MANHOLE N.T.S. - NOT TO SCALE NAD - NAIL & DISK NAT - NAIL & TAB O.R.B. - OFFICIAL RECORDS BOOK P.B. - PLAT BOOK CONCRETE DELTA (CENTRAL) ANGLE DRAINAGE EASEMENT DRAINAGE D= D-E-EASE. EASEMEN1 EASEMENT - ELEVATION - WATER METER - WATER VALVE w. v. 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 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

PHASE 33 - LEGAL DESCRIPTION

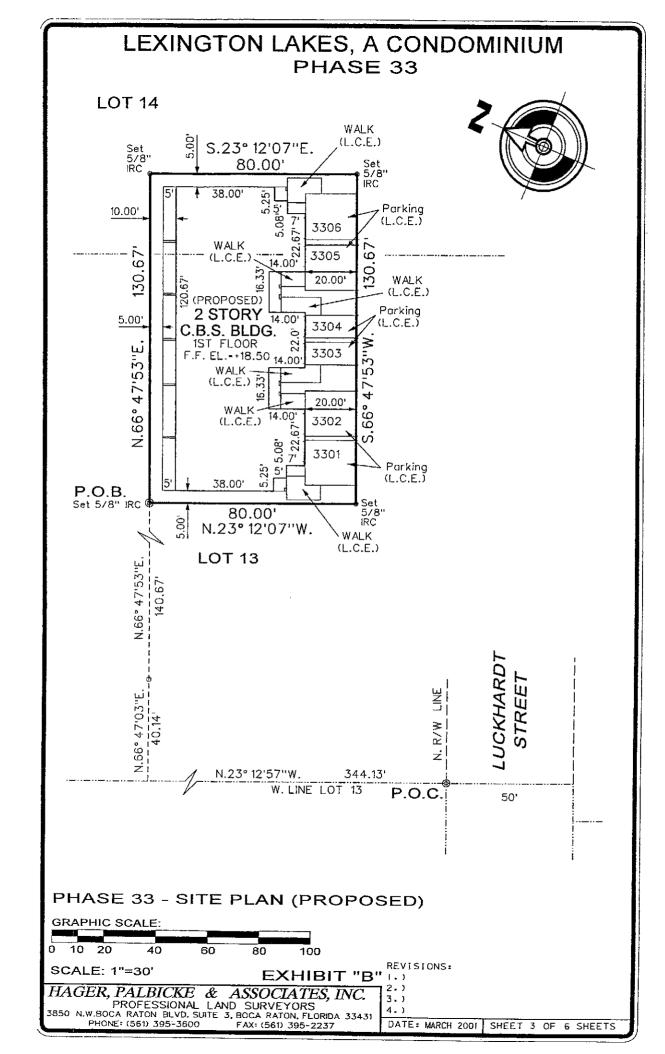
©

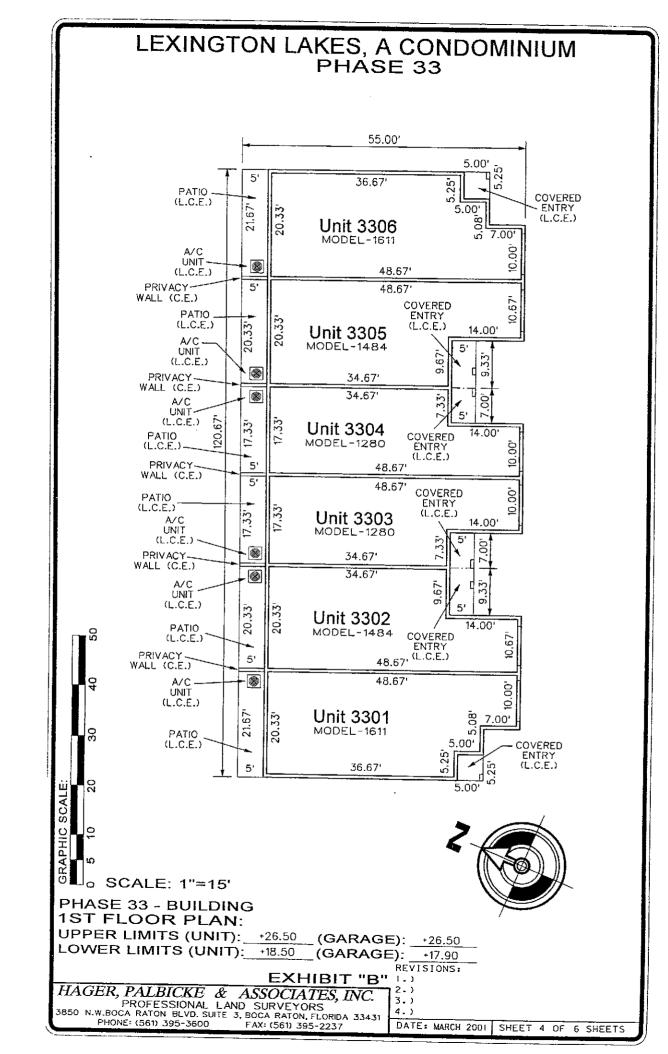
FLOW ARROW

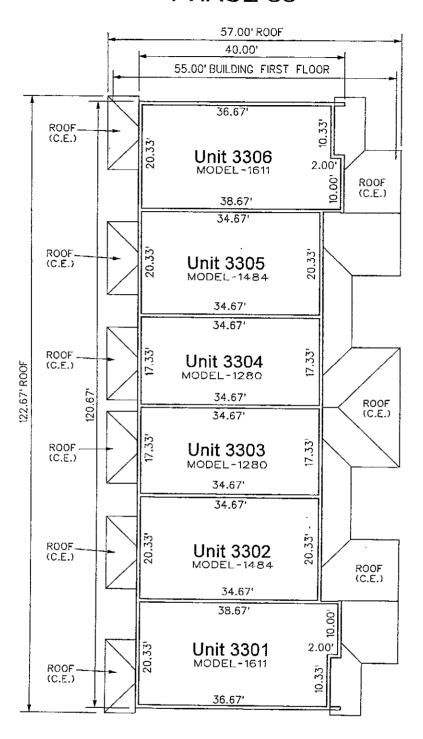
	DEVICE
EXHIBIT "B"	REVISIONS:
HAGER, PALBICKE & ASSOCIATES INC	12.)
PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431	10.7
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL 2004 SHEET 2 OF 6 SHEETS
	The state of the s

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.).

ELEVATION= +16.33 (N.G.V.D.)

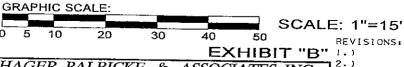








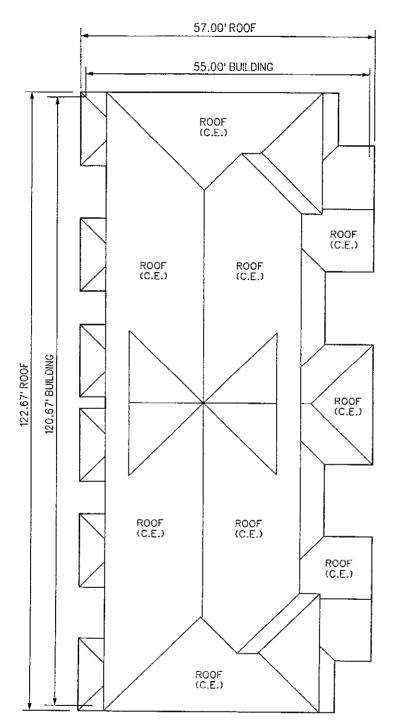
UPPER LIMITS (UNIT): +35.98 LOWER LIMITS (UNIT): +27.98

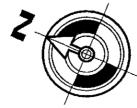


HAGER, PALBICKE & ASSOCIATES, INC.

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: MARCH 2001 SHEET 5 OF 6 SHEETS





PHASE 33 - BUILDING ROOF PLAN:

GRAPHIC SCALE: SCALE: 1"=15'

0 5 10 20 30 40 50 REVISIONS:

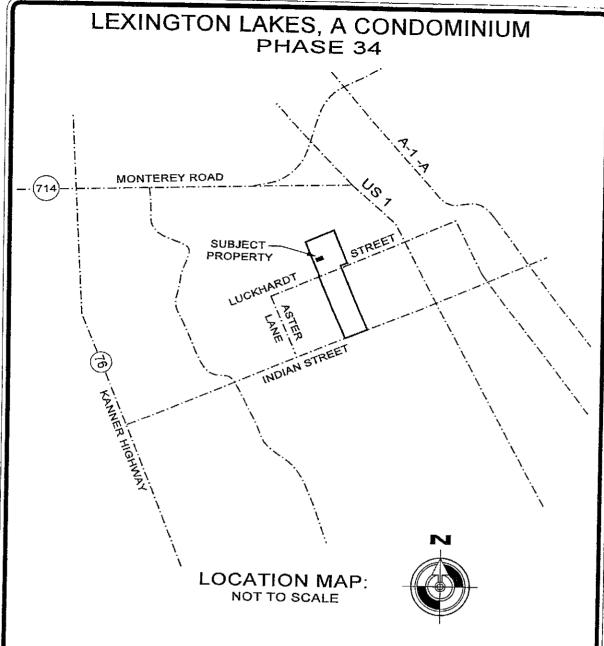
EXHIBIT "B" | . .)

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: MARCH 20

DATE: MARCH 2001 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.

PROFESSIONAL LAND SURVEYORS, 1140.
3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

1.) **]**2.)

DATE: APRIL 2004 SHEET I OF 6 SHEETS

LEGAL DESCRIPTION:

A portion of Lot 13, "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 North Right-of-Way Line of LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said West Line, a distance of 344.13 feet; thence N.66°47'03"E., a distance of 40.14 feet to the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'53"E., a distance of 130.67 feet; thence S.23°12'07"E., a distance of 80.00 feet; thence S.66°47'53"W., a distance of 130.67 feet; thence N.23°12'07"W., a distance of 80.00 feet to the POINT of BEGINNING.

Said lands contain 0.240 acres, more or less.

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

	- ECEANTION		. EAT BOOK	W.V WATER MEIER
C.R. BLDG. C.E. C.B.S. CH C.L.F. CONC. D= DRAIN. EASE.	- COUNTY RECORDS - BUILDING - COMMON ELEMENT CATCH BASIN - CATCH BASIN - CONCRETE BLOCK & STUCCO - CHORD - CHAIN LINK FENCE - CONCRETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT - DRAINAGE - EASEMENT - ELEVATION	F.H. CAR. FND. I.P.C. I.R.C. L.C.E. M.H. N.T.S. NAD NAT O.R.B. P.B.	- FIRE MYDRANT - GARAGE - GOUND - IRON PIPE - IRON PIPE & CAP - IRON ROD & CAP - IRON ROD & CAP - IMITED COMMON ELEMENT - MANHOLE - NOT TO SCALE - NAIL & DISK - NAIL & TAB - OFFICIAL RECORDS BOOK - PLAT BOOK	PROP PROPOSED PAVE PAVEMENT P.C.P 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 TYP TYPICAL U.E UTILITY EASEMENT W.M WATER METER
A-C	- ARC LENGTH - AIR CONDITIONER	F.F.	- FINISHED FLOOR	PG PAGE

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:

FLOW ARROW

EDGE OF WATER C/L or & CENTERLINE (3) MANHOLE, SANITARY SEWER B/L or B BASELINE 0 MANHOLE, STORM DRAINAGE ELEVATION, AS-BUILT ELEVATION, PROPOSED CATCH BASIN

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.)

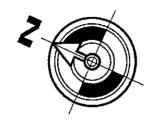
FIRE HYDRANT (BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF INDIAN STREET, HAVING A BEARING OF N.66°46'22"E.).

PHASE 34 - LEGAL DESCRIPTION

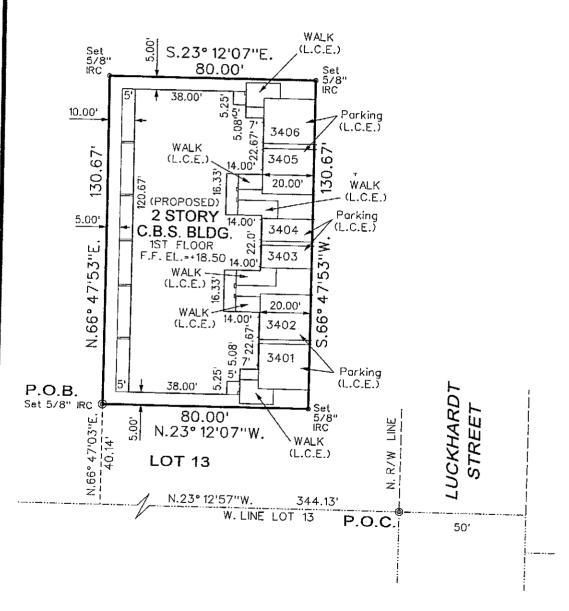
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EXHIBIT "B"	
PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3. BOCA RATON BL ORIDA 33471	2.) 3.) 4.)
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE: APRIL

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS



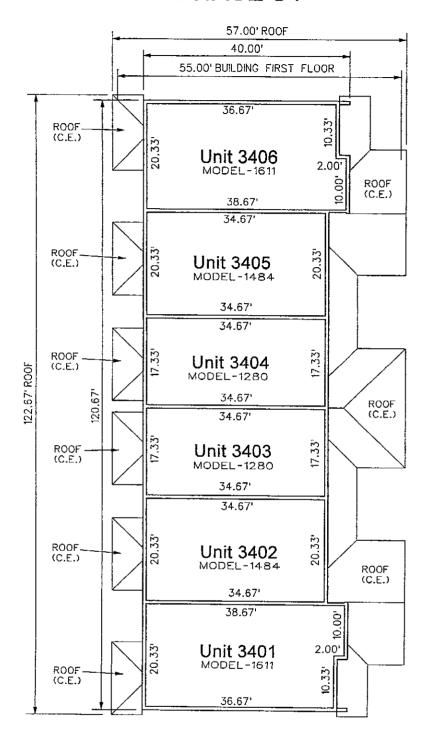
SHEET 3 OF 6 SHEETS



PHASE 34 - SITE PLAN (PROPOSED)



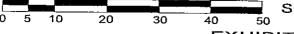
LEXINGTON LAKES, A CONDOMINIUM PHASE 34 55,001 5.001 25 36.67 PATIO COVERED (L.C.E.) 21,67" 5.00' ENTRY (L.C.E.) Unit 3406 ம் 7.00¹ MODEL-1611 A/C 10.00 UNIT-(L.C.E.) 48.67 PRIVACY-5' 48.67 WALL (C.E.) COVERED PATIO ENTRY (L.C.E.) ္က 20.33" (L.C.E.) 14.00' Unit 3405 20. MODEL-1484 UNIT (L.C.E.) တ် PRIVACY~ WALL (C.E.) တ 34.67' (3) 34.67 A/C UNIT (L.C.E.) 67 17.33 Unit 3404 PATIO 14.00 COVERED \leq MODEL-1280 (L.C.E.) ENTRY (L.C.E.) PRIVACY—WALL (C.E.) ⊆ 5' 48.67 5' 48.67 COVERED PATIO (L.C.E.) ENTRY (L.C.E.) 17,33' Unit 3403 A/C 14.00 ₽. UNIT MODEL-1280 (L.C.E.) 00 (9) PRIVACY 34.67 WALL (C.E.) (8) 34.67 9,33 A/C UNIT .67 (L.C.E.) 20,33 5' 33.3 Unit 3402 20, PATIO 14,001 MODEL-1484 COVERED (L.C.E.) 67 ENTRY PRIVACY ~ WALL (C.E.) ö 5 48.67 8 A/C 48.67 UNIT (L.C.E.) 21.67 Unit 3401 98 7.00 MODEL-1611 **PATIO** 20. ഗ (L.C.E.) 5.00' COVERED 5.25 ENTRY 5' (L.C.E.) 36.67 SCALE 5.00' O SCALE: 1"=15" PHASE 34 - BUILDING **1ST FLOOR PLAN:** UPPER LIMITS (UNIT): +26.50 (GARAGE): +26.50 LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90 REVISIONS: EXHIBIT "B" HAGER, PALBICKE & ASSOCIATES, INC. 3.) 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: MARCH 2001 SHEET 4 OF 6 SHEETS



PHASE 34 - BUILDING 2ND FLOOR PLAN:

UPPER LIMITS (UNIT): +35.98 LOWER LIMITS (UNIT): +27.98

GRAPHIC SCALE:



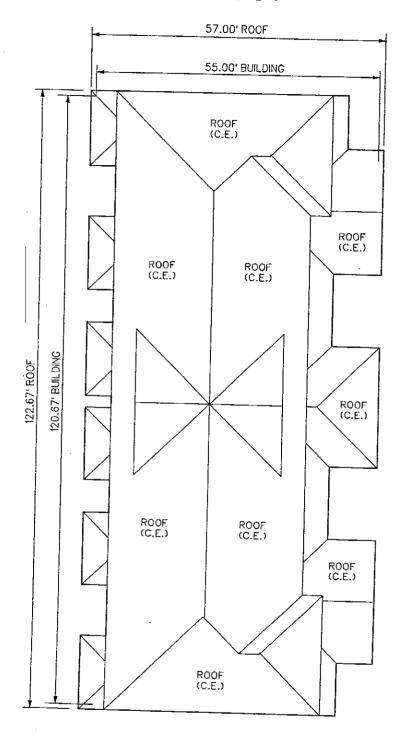
SCALE: 1"=15'

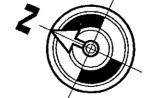
EXHIBIT "B"

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:

DATE: MARCH 2001 | SHEET 5 OF 6 SHEETS

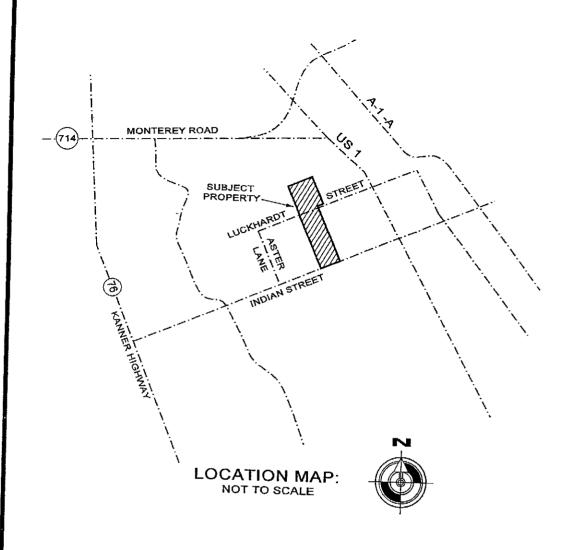




PHASE 34 - BUILDING ROOF PLAN:

GRAPHIC SCALE:	,
0 5 10 20 30 40 SCAL	E: 1"=15'
	REVISIONS:
HAGER, PALBICKE & ASSOCIATES INC.	2.)
3850 N.W.BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431	3.) 4.)
T AA. (301) 393-2237	DATE: MARCH 2001 SHEET 6 OF 6 SHEETS

(Common Area Property)



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 12 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
STATE OF FLORIDA

DATE: APRIL 2004

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

EXHIBIT "B"

" |.) -- 2 \

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 | OF 12 SHEETS

(Common Area Property)

LEGAL DESCRIPTION:

A portion of the West one-half of Lot 13, Lot 14, the west one-half of Lot 15 and Lots 30, 31, 54 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:

Lot 14 and the West one-half of Lot 15 and Lots 30, 31, 54 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,

Together with:

The West one-half of Lot 13, "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.

The East Half (E 1/2), measuring approximately one hundred forty (140) feet in width and seven hundred eighty-four (784) feet in length of Farm Tract Thirteen (13) in "SEWALL'S POINT LAND COMPANY'S SUBDIVISION," of lots two (2), three (3) and four (4) of the miles, or Hanson Grant, as partitioned by commissioners, approved and confirmed December 17, 1901 by the U.S. Circuit Court, Fifth Judicial approved and confirmed December 17, 1901 by the U.S. Circuit Court, Fifth Judicial Circuit, Southern District of Florida, according to the revised Plats thereof, Filed and recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Martin (formerly Palm Beach) County, Florida, and being in Township thirty-eight (38) South,

and together with: And togetner with:
The adjacent Right-of-Way of Luckhardt Street (a fifty foot Right-of-Way); bounded on the East by the Northerly extension of the East line of said Lot 30 and on the West by the Southerly extension West line of said Lot 13.

ess therefrom:

The Southerly 15 feet (adjacent to Indian Street) for Right-of-Way purposes.

LESS the following described lands: (Phase 1) COMMENCING (from point "1") 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 375.34 feet; thence N.66°47'06"E., a distance of 198.76 feet to (point "A" being) 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 33.00 feet; thence S.23°12'53"E., a distance of 16.00 feet; thence N.66°47'07"E., a distance of 13.00 feet; thence N.66°47'07"E., a distance of 13.00 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 (said point "A" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 2) COMMENCING (from point "1") 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 340.38 feet; thence N.66°47'06"E., a distance of 32.3.25 feet to (point "B" being) 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"E., s 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 (said point "B" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 3) COMMENCING (from point "2") 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 423.68 feet; thence S.66°47'13"W., a distance of 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 N.23°12'53"W., a distance of 10.00 feet; thence N.66°47'07"E., a distance of 77.00 feet; thence N.23°12'53"W., a distance of 113.00 feet to (said point "C" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 4) LESS the following described lands: (Phase 4) COMMENCING (from point "2") 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 628.21 feet; thence S.66°47'13"W., a distance of 113.65 feet to (point "D" being) the POINT of BEGINNING of the hereinafter described lands; 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 N.23°12'53"W., 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 77.00 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 to (said point "D" being) the POINT of BEGINNING.

(Legal Description Continued on Page 3)

PHASE 35 - 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 PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 | SHEET 2 OF 12 SHEETS

(Common Area Property)

(Continuation of Legal from Page 2)

LESS the following described lands: (Phase 5)
COMMENCING (from point "1") 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 595.41 feet; thence N.66°47'06"E., a distance of 198.77 feet to (point "E" being) 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 (said point "E" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 6)
COMMENCING (from point "1") 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 524.15 feet; thence N.66°47'06"E., a distance of 79.56 feet to (point "F" being) 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 (said point "F" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 7) COMMENCING (from point "1") 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 665.02 feet; thence N.66°47'06"E., a distance of 83.12 feet to (point "G" being) 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 (said point "G" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 8) COMMENCING (from point "1") 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 788.02 feet; thence N.66°47'06"E., a distance of 80.35 feet to (point "H" being) 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 (said point "H" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 9)
COMMENCING (from point "1") 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 816.03 feet; thence N.66°47'06"E., a distance of 199.36 feet to (point "I" being) 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.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"E., a distance of 113.00 feet to (said point "!" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 10) COMMENCING (from point "2") 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 (point "J" being) 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 (said point "J" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 11)
COMMENCING (from point "2") 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 (point "K" being) 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 (said point "K" being) the POINT of BEGINNING.

(Legal Description Continued on Page 4)

PHASE 35 - LEGAL DESCRIPTION EXHIBIT "B"	REVISIONS: 1.) MAY 2004 - REVISE COMMON AREA LEGAL
HAGER, PALBICKE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3850 N.W.BOCA RATON BLVD. SUITE 3. BOCA RATON FLORIDA 33431	2.) 3.)
PHONE: (561) 395-3600 FAX: (561) 395-2237	DATE APPLY 2004 SHEET 7 OF 12 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 35 (Common Area Property)

(Continuation of Legal from Page 3)

LESS the following described lands: (Phase 12) COMMENCING (from point "2") 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 (point "L" being) 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 (said point "L" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 13) COMMENCING (from point "2") 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 (point "M" being) 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 (said point "M" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 14) COMMENCING (from point "1") 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 (point "N" being) 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 (said point "N" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 15)
COMMENCING (from point "1") 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 (point "O" being) 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 (said point "O" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 16)
COMMENCING (from point "1") 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 (point "P" being) 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 N.23°12'09"W., 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 (said point "P" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 17) COMMENCING (from point "1") 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 (point "Q" being) 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"E., 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 77.00 feet; thence S.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 (said point "Q" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 18)
COMMENCING (from point "2") 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 (point "R" being) 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 (said point "R" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 19)
COMMENCING (from point "2") 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 (point "S" being) 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 N.66°47'07"E., 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 77.00 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 (said point "S" being) the POINT of BEGINNING.

(Legal Description Continued on Page 5)

PHASE 35 - LEGAL DESCRIPTION	REVISIONS:
EXHIBIT "B"	l.)
HAGER, PALBICKE & ASSOCIATES, INC.	2.) 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 4 OF 12 SHEETS

(Common Area Property)

(Continuation of Legal from Page 4)

LESS the following described lands: (Phase 20) LESS the following described lands: (Phase 20)
COMMENCING (from point "2") 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 1621.46 feet; thence S.66°47'13"W., a distance of 114.12 feet to (point "T" being) the POINT of BEGINNING of the hereinafter described lands; thence S.23°12'53"E., a distance of 77.00 feet; thence S.66°47'07"W., a distance of 93.00 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 to (said point "T" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 21)
COMMENCING (from point "1") 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 1495.51 feet; thence N.66°47'06"E., a distance of 209.82 feet to (point "U" being) the POINT of BEGINNING of the hereinafter described lands; 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; 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 to (said point "U" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 22) LESS the following described lands: (Phase 22) COMMENCING (from point "1") 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 1521.17 feet; thence N.66°47'06"E., a distance of 77.46 feet to (point "V" being) 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 (said point "V" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 23)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said
West Line, a distance of 35.26 feet; thence N.66°47'03"E., a distance of 75.66 feet to (point "W"
being) the POINT of BEGINNING of the hereinafter described lands; thence N.23°13'35"W.,
a distance of 130.67 feet; thence N.66°46'25"E., a distance of 80.00 feet; thence S.23°13'35"E.,
a distance of 130.67 feet; thence S.66°46'25"W., a distance of 80.00 feet to
(said point "W" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 24) COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said West Line, a distance of 229.93 feet; thence N.66°47'03"E., a distance of 170.67 feet to (point "X" being) the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'53"E., a distance of 166.67 feet; thence S.23°12'07"E., a distance of 80.00 feet; thence S.66°47'53"W., a distance of 166.67 feet; thence N.23°12'07"W., a distance of 80.00 feet to (said point "X" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 25)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said
West Line, a distance of 229.93 feet; thence N.66°47'03"E., a distance of 170.67 feet;
thence N.66°47'53"E.. a distance of 176.67 feet to (point "Y" being) the POINT of BEGINNING
of the hereinafter described lands; thence N.66°47'53"E., a distance of 166.67 feet; thence
S.23°12'07"E., a distance of 80.00 feet; thence S.66°47'53"W., a distance of 166.67 feet;
thence N.23°12'07"W., a distance of 80.00 feet to (said point "Y" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 26)
COMMENCING (from point "4") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the East Line of the West 1/2 of Lot 15; thence N.23°12'54"W.,
along said East Line of West 1/2, a distance of 66.53 feet; thence S.66°47'06"W., a distance
of 35.16 feet to (point "H1" being) the POINT of BEGINNING of the hereinafter described lands;
thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 208.67 feet;
thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 208.67 feet
to (said point "H1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 27) COMMENCING (from point "4") at the intersection of the North Right-of-Way Line of LUCKHARDT STREET, with the East Line of the West 1/2 of Lot 15; thence N.23°12'54"W., along said East Line of West 1/2, a distance of 290.20 feet; thence S.66°47'06"W., a distance of 35.11 feet to (point "G1" being) the POINT of BEGINNING of the hereinafter described lands; thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 166.67 feet; thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 166.67 feet to (said point "G1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 28)
COMMENCING (from point "4") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the East Line of the West 1/2 of Lot 15; thence N.23°12'54"W.,
along said East Line of West 1/2, a distance of 471.87 feet; thence S.66°47'06"W., a distance
of 48.04 feet to (point "F1" being) the POINT of BEGINNING of the hereinafter described lands;
thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 166.67 feet;
thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 166.67 feet
to (said point "F1" being) the POINT of BEGINNING.

(Legal Description Continued on Page 6)

PHASE 35 - LEGAL DESCRIPTION EXHIBIT "B" 1.3

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

DATE: APRIL 2004 SHEET 5 OF 12 SHEETS

(Common Area Property)

(Continuation of Legal from Page 5)

LESS the following described lands: (Phase 29)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said
to (point "E1" being) the POINT of BEGINNING of the hereinafter described lands;
thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 130.67 feet;
thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 130.67 feet
to (said point "E1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 30)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said
to (point "D1" being) the POINT of BEGINNING of the hereinafter described lands;
thence N.66°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 166.67 feet;
thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 166.67 feet
to (said point "D1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 31)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said
to (point "C1" being) the POINT of BEGINNING of the hereinafter described lands;
thence N.65°47'53"E., a distance of 80.00 feet; thence S.23°12'07"E., a distance of 166.67 feet;
thence S.66°47'53"W., a distance of 80.00 feet; thence N.23°12'07"W., a distance of 166.67 feet;
to (said point "C1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 32)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12′57″W., along said
West Line, a distance of 344.13 feet; thence N.66°47′03″E., a distance of 40.14 feet;
thence N.66°47′53″E.. a distance of 281.33 feet to (point "B1" being) the POINT of BEGINNING
of the hereinafter described lands; thence N.66°47′53″E., a distance of 130.67 feet; thence
S.23°12′07″E., a distance of 80.00 feet; thence S.66°47′53″W., a distance of 130.67 feet;
thence N.23°12′07″W., a distance of 80.00 feet to (said point "B1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 33)
COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of
LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said
thence N.66°47'53"E., a distance of 344.13 feet; thence N.66°47'03"E., a distance of 40.14 feet;
thence N.66°47'53"E., a distance of 140.67 feet to (point "A1" being) the POINT of BEGINNING
S.23°12'07"E., a distance of 80.00 feet; thence S.66°47'53"W., a distance of 130.67 feet;
thence N.23°12'07"W., a distance of 80.00 feet to (said point "A1" being) the POINT of BEGINNING.

LESS the following described lands: (Phase 34) LESS the following described lands: (Phase 34) COMMENCING (from point "3") at the intersection of the North Right-of-Way Line of LUCKHARDT STREET, with the West Line of Lot 13; thence N.23°12'57"W., along said to (point "Z" being) the POINT of BEGINNING of the hereinafter described lands; thence N.66°47'53"E., a distance of 130.67 feet; thence S.23°12'07"E., a distance of 130.67 feet; thence S.23°12'07"E., a distance of 30.00 feet; thence S.66°47'53"W., a distance of 130.67 feet; thence N.23°12'07"W., a distance of 80.00 feet to (said point "Z" being) the POINT of BEGINNING.

Said Lands, containing 24.556 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 - FINISHED FLOOR - FIRE HYDRANT - IRON PIPE - IRON PIPE & CAP I.P. - IRON PIPE
I.P.C. - IRON PIPE & CAP
I.R.C. - IRON ROD & CAP
L.C.E. - LIMITED COMMON ELEMENT
M.H. - MANHOLE
N.T.S. - NOIT TO SCALE
N&O - NAIL & DISK
O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK 1.2. - COUNTY RECORDS
- BUILDING
- COMMON ELEMENT.
- CATCH BASIN
- CONCRETE BLOCK & STUCCO BLDG. C.B. C.B.S. - CHORD - CHURD - CONCRETE - DELTA (CENTRAL) ANGLE - DRAINAGE EASEMENT CONC. Ď.E.

PG. - PAGE
PROP. - PROPOSED
P.R.M. - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.D.C. - POINT OF COMMENCEMENT - RADIUS - RIGHT OF WAY - SECTION

R/W SEC. TYP. - UTILITY EASEMENT - WATER METER - WATER VALVE U.F.

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).
- 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 B/L or B BASELINE ELEVATION ELEVATION, ELEVATION, AS-BUILT ELEVATION, PROPOSED FLOW ARROW

(3) (a) CATCH BASIN

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

4⊚# 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 35 - LEGAL DESCRIPTION REVISIONS.

EXHIBIT "B" 1.) MAY 2004 - REVISE COMMON AREA LEGAL. 12.)

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.)

3.1

DATE: APRIL 2004 | SHEET 6 OF 12 SHEETS

