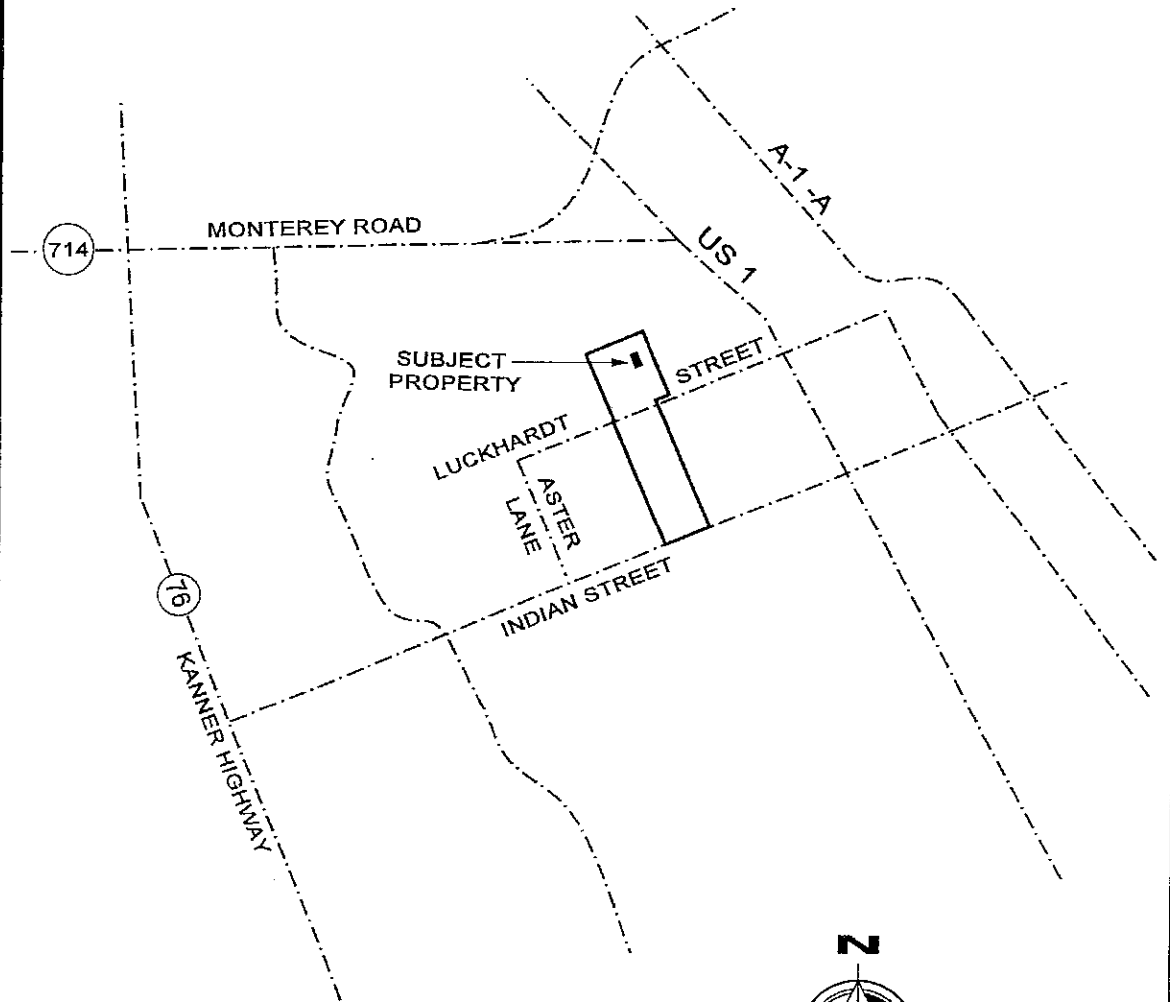
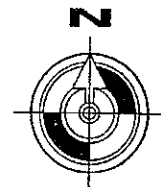


LEXINGTON LAKES, A CONDOMINIUM PHASE 30



LOCATION MAP:
NOT TO SCALE



SURVEYOR'S CERTIFICATE:

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

HAGER, PALBICKE & ASSOCIATES, INC.

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

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

EXHIBIT "B"

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

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

DATE: APRIL 2004 SHEET 1 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 30

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:

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

NOTES:

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

LEGEND:

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

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

PHASE 30 - LEGAL DESCRIPTION

EXHIBIT "B"

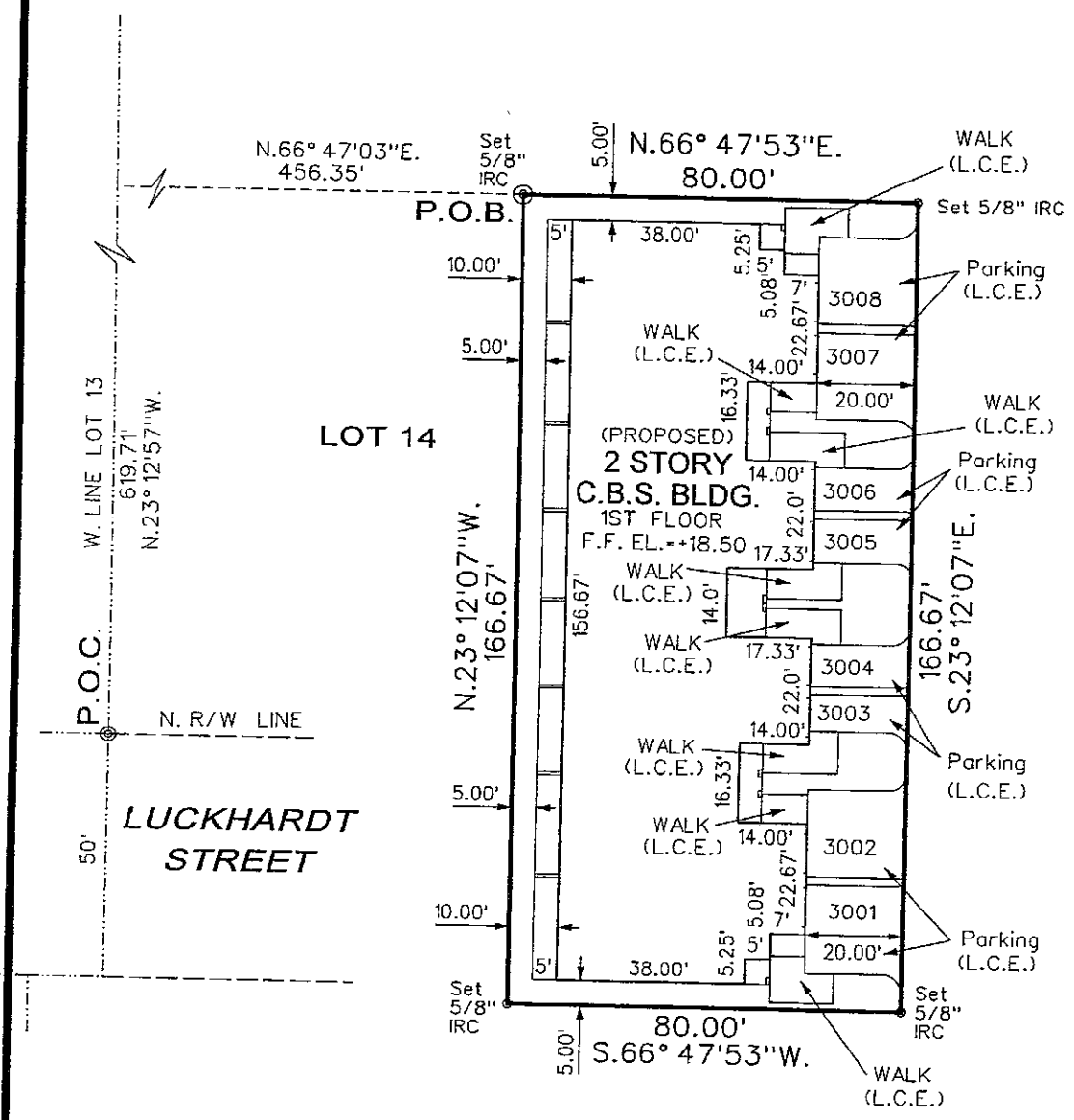
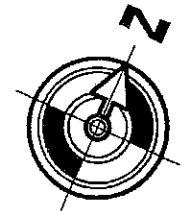
HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

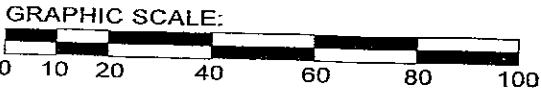
- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 30



PHASE 30 - SITE PLAN (PROPOSED)



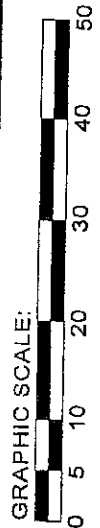
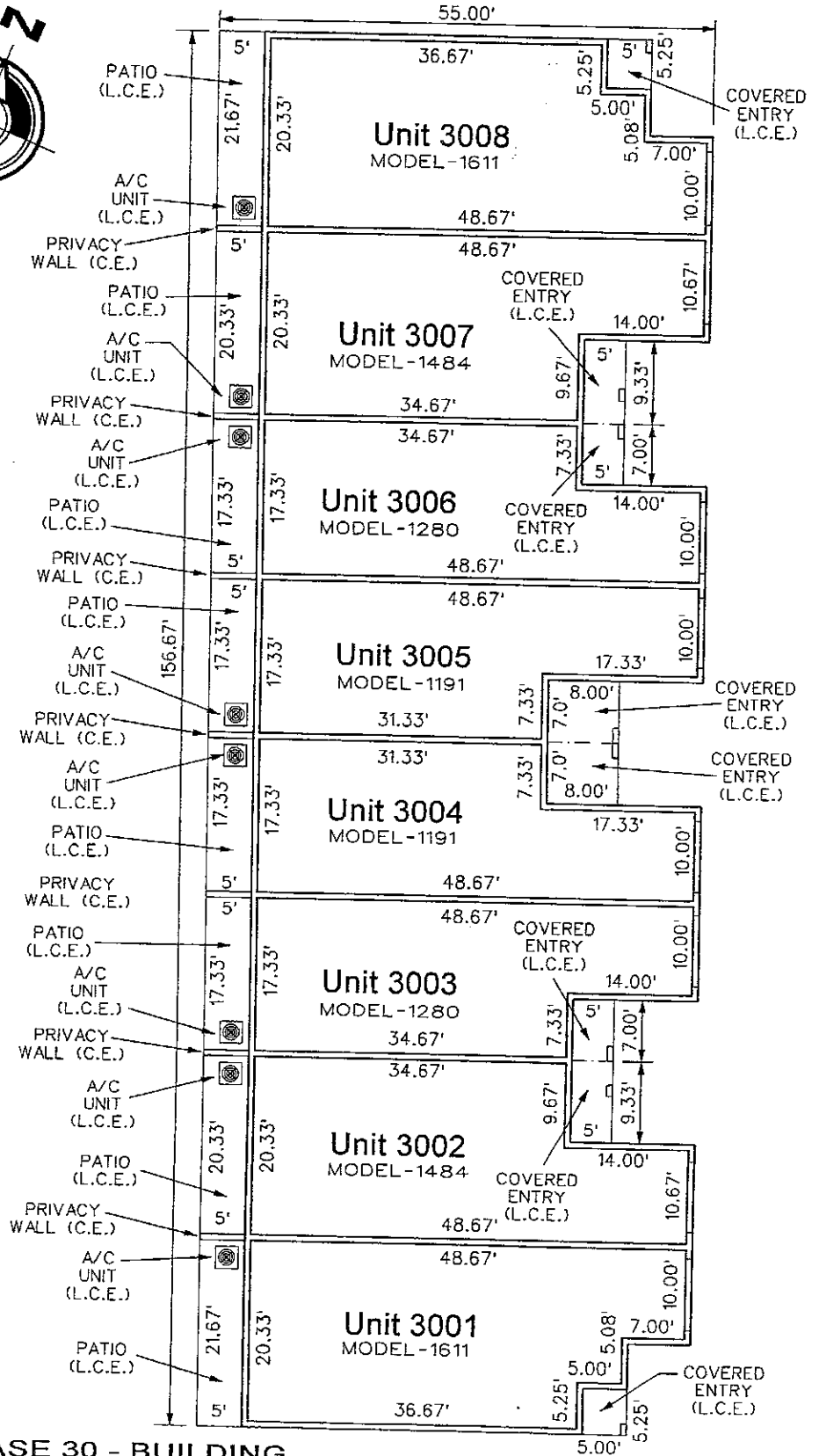
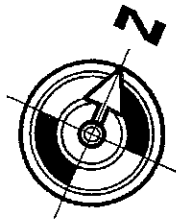
SCALE: 1"=30'

EXHIBIT "B"

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

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

LEXINGTON LAKES, A CONDOMINIUM PHASE 30



**PHASE 30 - BUILDING
1ST FLOOR PLAN:**

UPPER LIMITS (UNIT): +26.50 (GARAGE): +26.50
 LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

SCALE: 1"=15'

EXHIBIT "B"

REVISIONS:

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

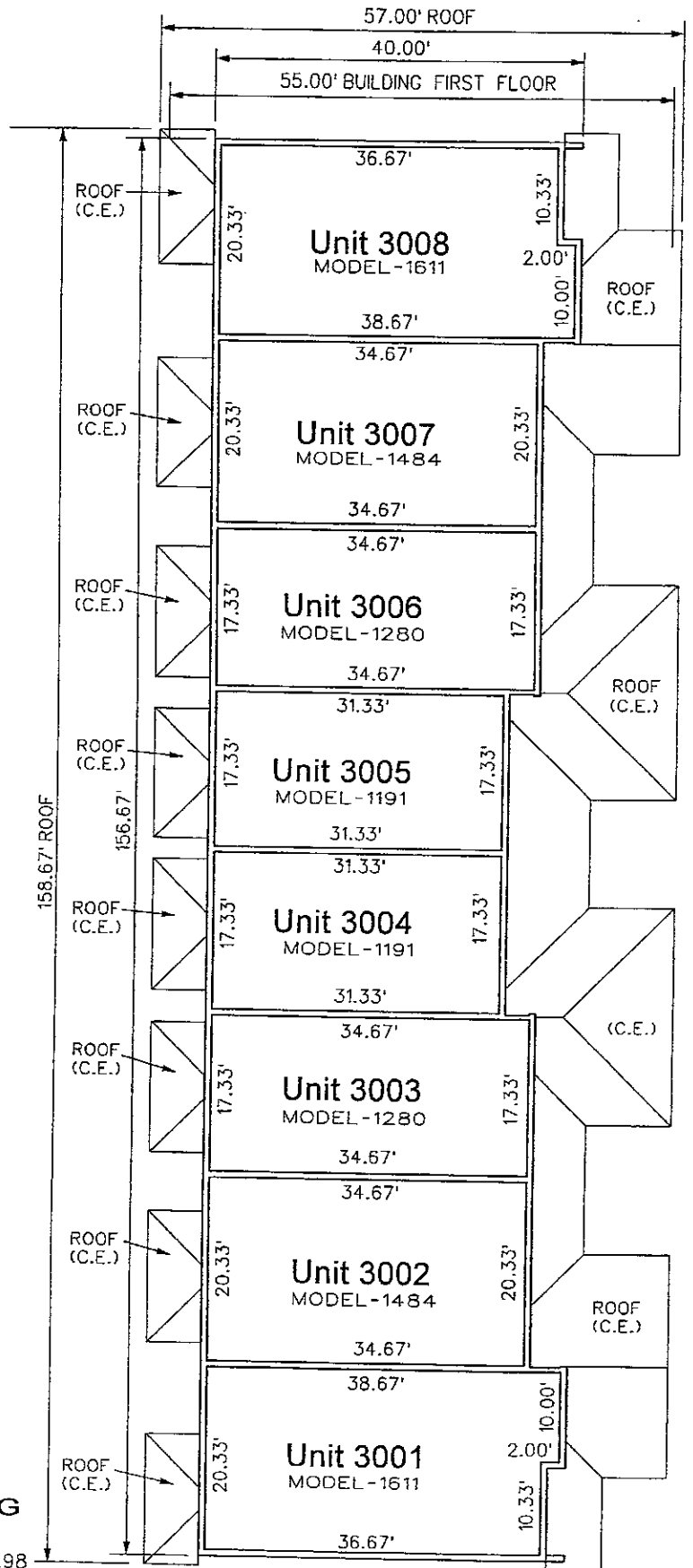
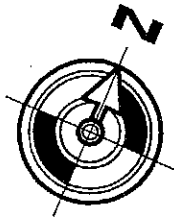
HAGER, PALBICKE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

DATE: MARCH 2001 SHEET 4 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 30



SCALE: 1"=15'
 PHASE 30 - BUILDING
 2ND FLOOR PLAN:
 UPPER LIMITS (UNIT): +35.98
 LOWER LIMITS (UNIT): +27.98

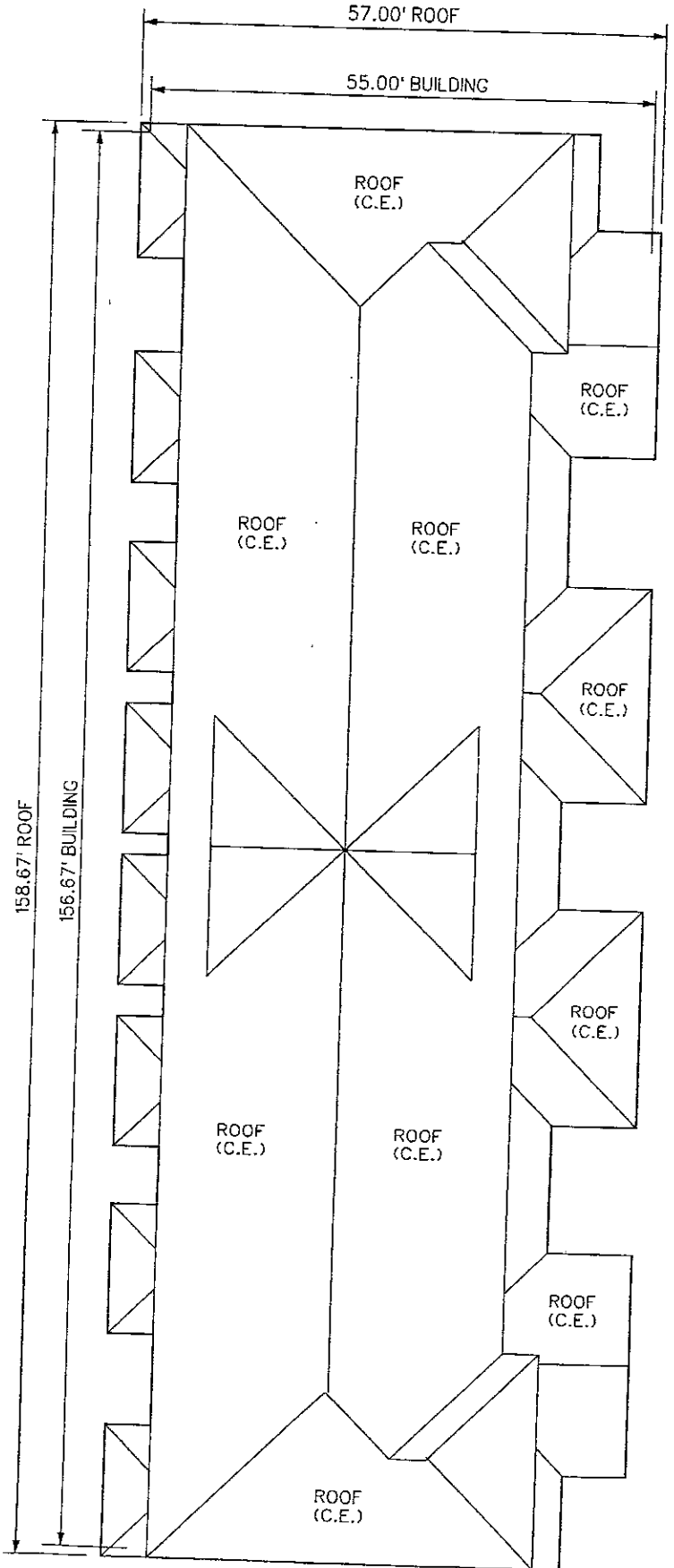
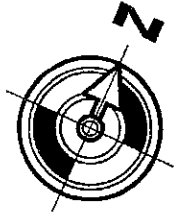
EXHIBIT "B"

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

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

DATE: MARCH 2001 SHEET 5 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 30



PHASE 30 - BUILDING
ROOF PLAN:

SCALE: 1"=15'

EXHIBIT "B"

REVISIONS:

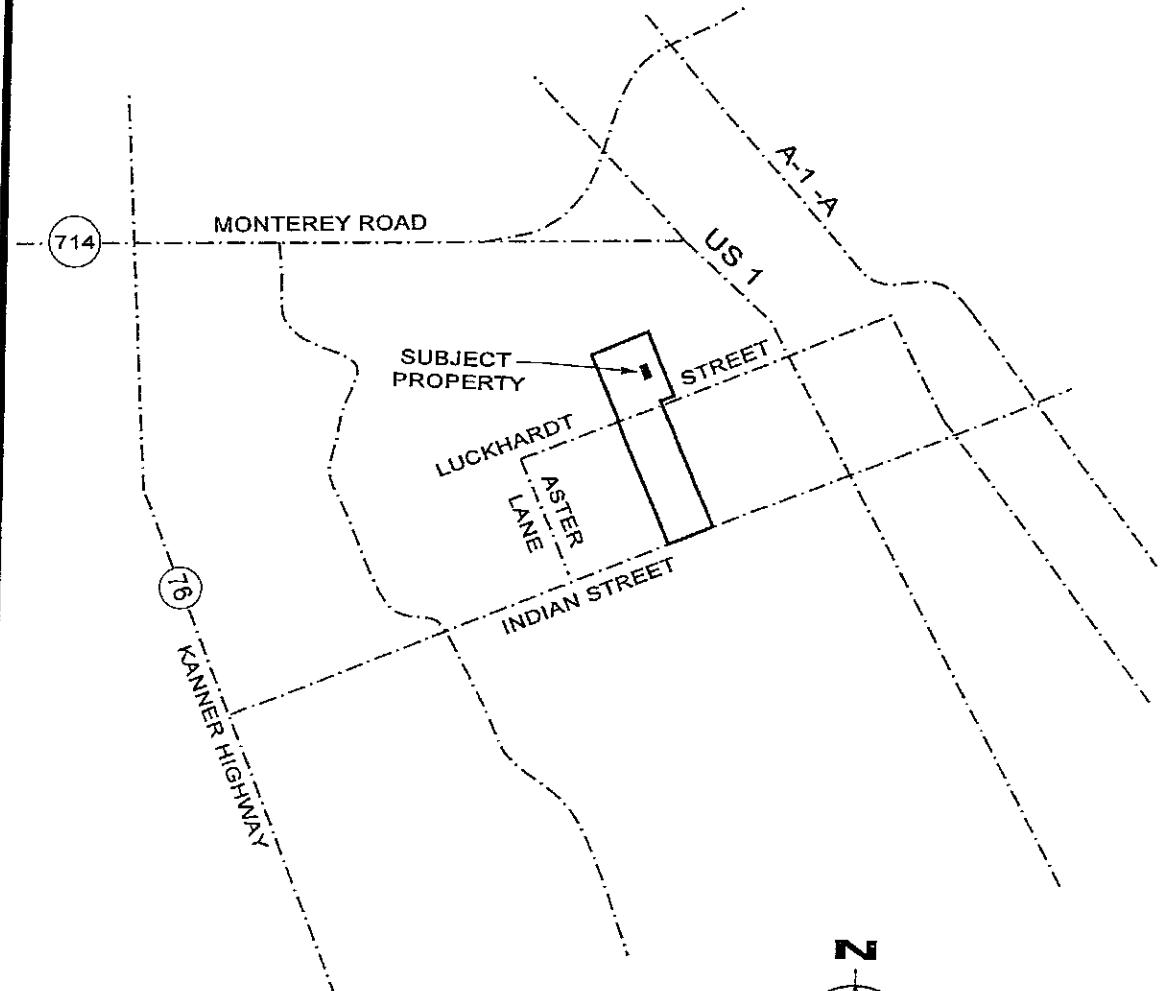
- 1.)
- 2.)
- 3.)
- 4.)

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

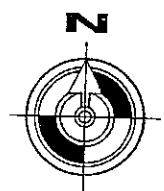
DATE: MARCH 2001

SHEET 6 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 31



LOCATION MAP:
NOT TO SCALE



SURVEYOR'S CERTIFICATE:

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

HAGER, PALBICKE & ASSOCIATES, INC.

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

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

EXHIBIT "B"

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

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

LEXINGTON LAKES, A CONDOMINIUM PHASE 31

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 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.

FLOOD INFORMATION:

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






ABBREVIATIONS:






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

NOTES:

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

LEGEND:

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

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

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

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

PHASE 31 - LEGAL DESCRIPTION

EXHIBIT "B"

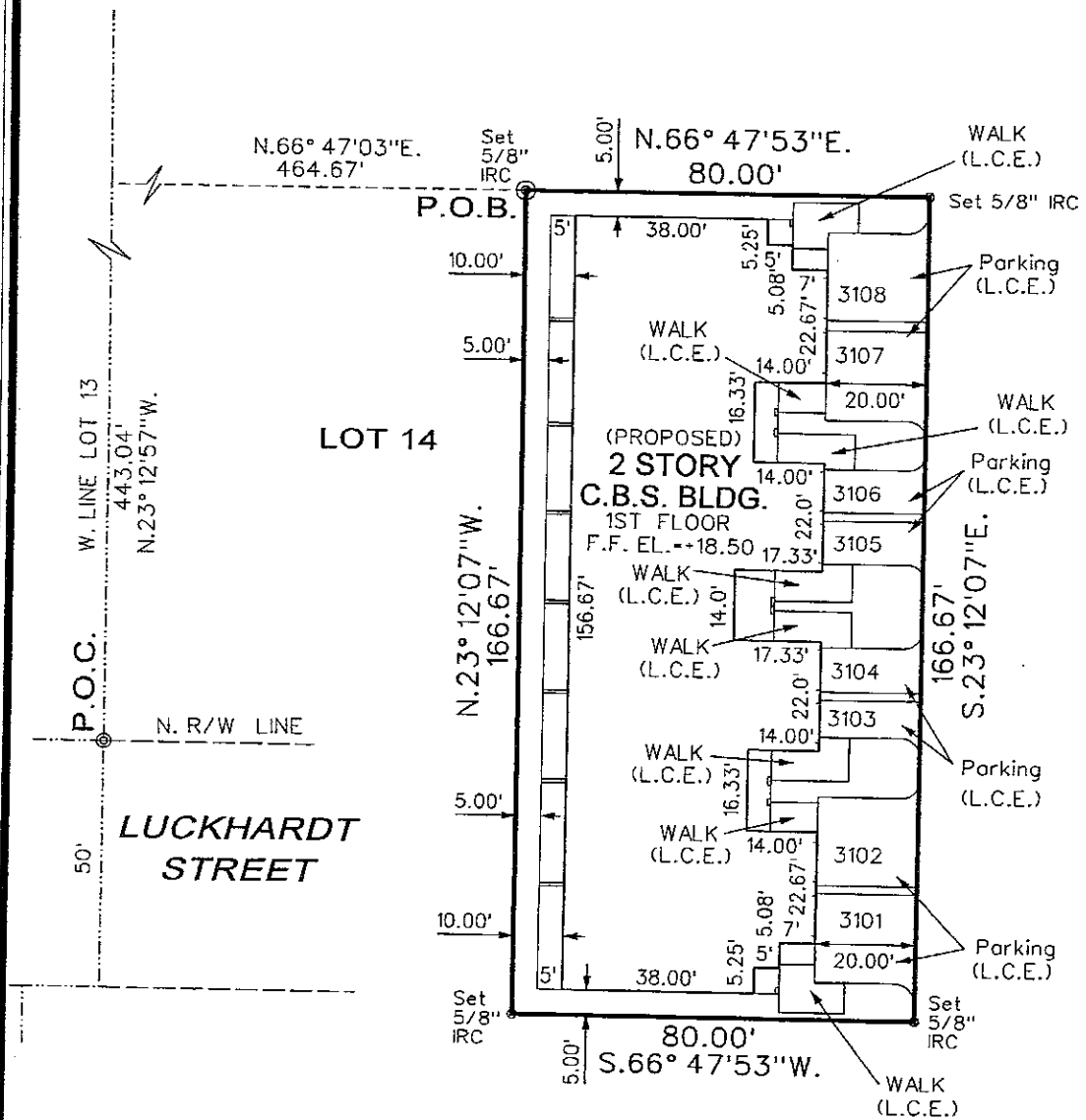
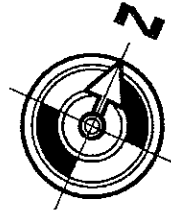
REVISIONS:

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

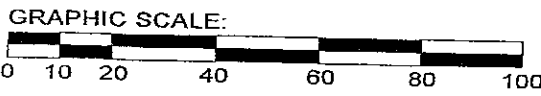
HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 31



PHASE 31 - SITE PLAN (PROPOSED)



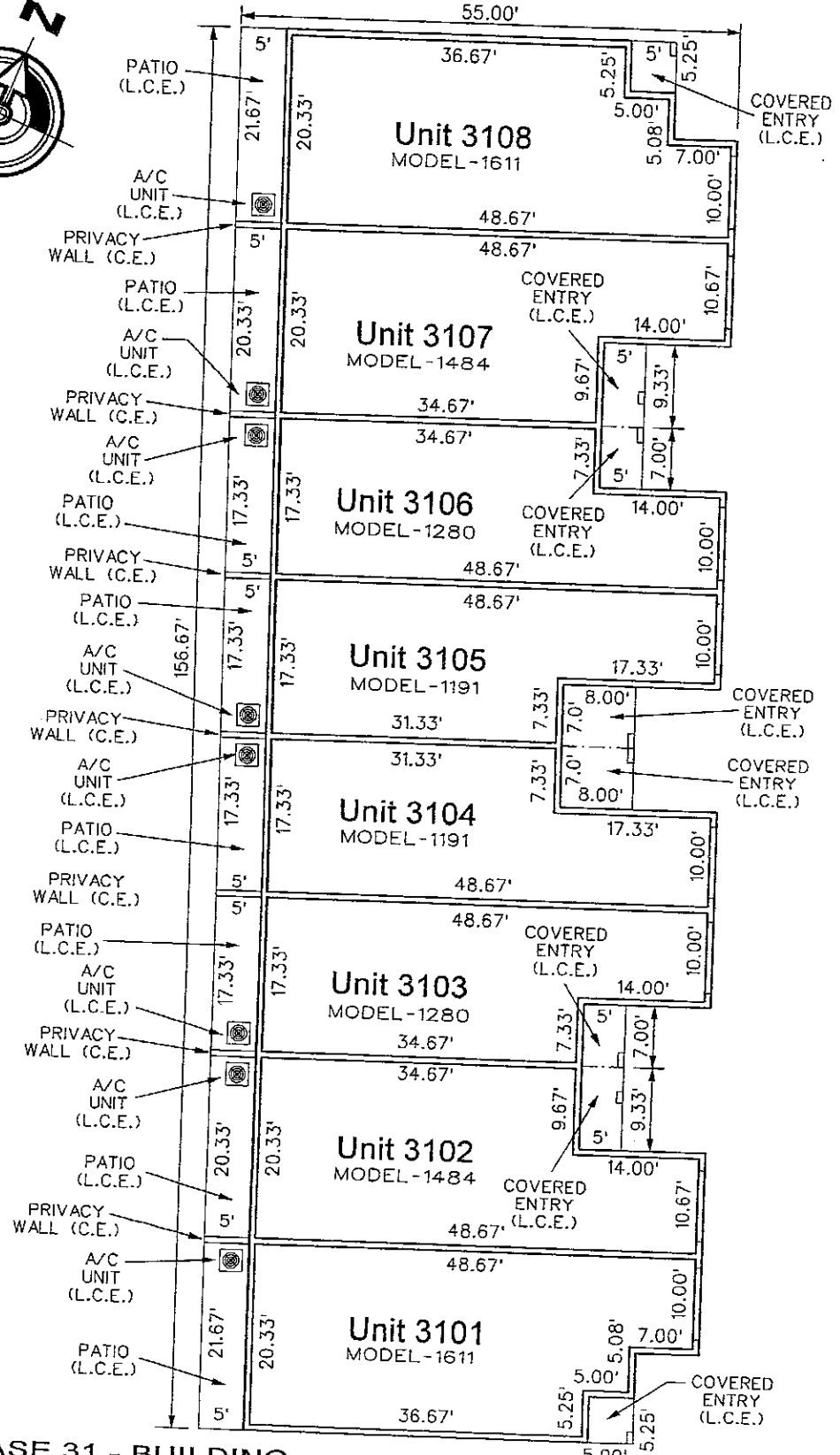
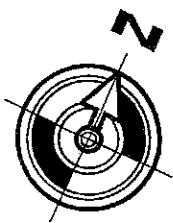
SCALE: 1"=30'

EXHIBIT "B"

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

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

LEXINGTON LAKES, A CONDOMINIUM PHASE 31



**PHASE 31 - BUILDING
1ST FLOOR PLAN:**

UPPER LIMITS (UNIT): +26.50 (GARAGE): +26.50
 LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

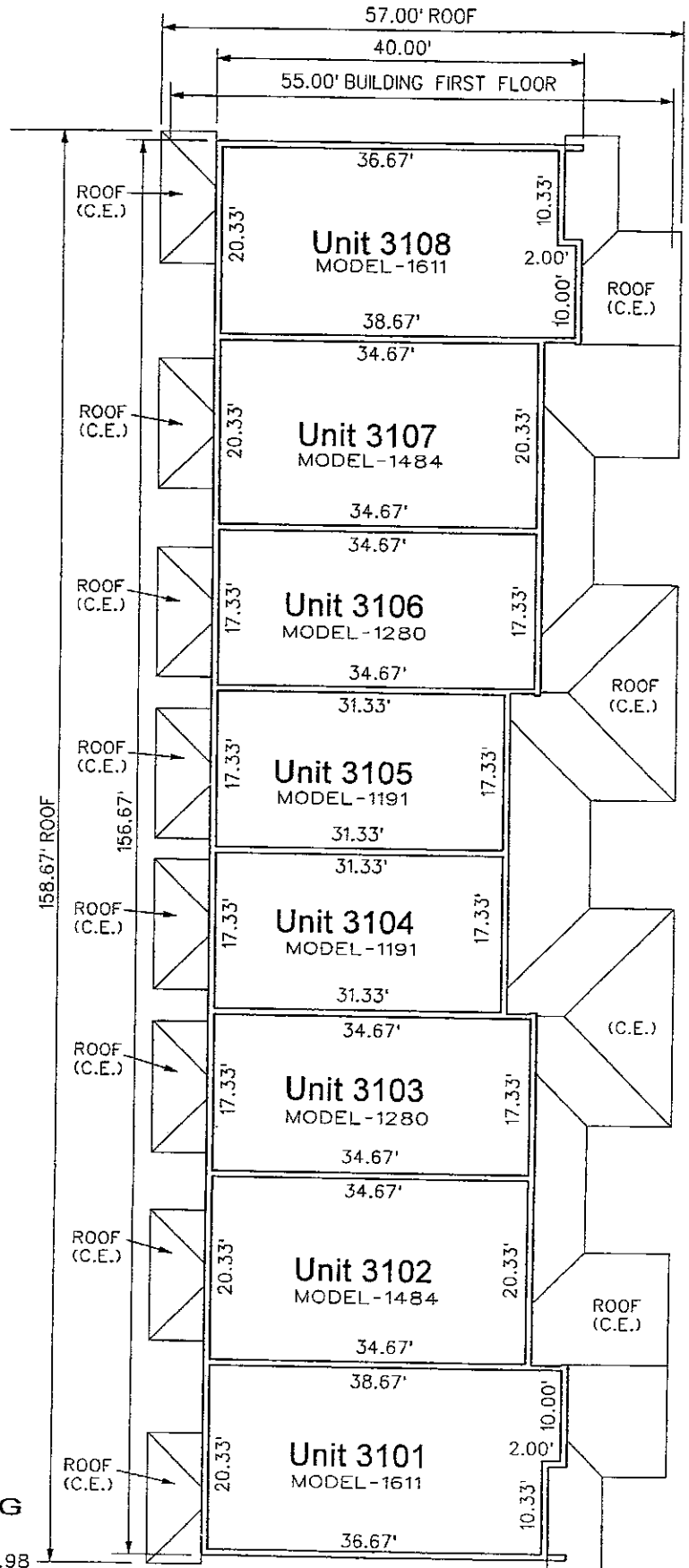
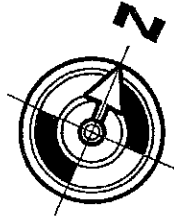
SCALE: 1"=15'

EXHIBIT "B"

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

HAGER, PALBICKE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
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LEXINGTON LAKES, A CONDOMINIUM PHASE 31



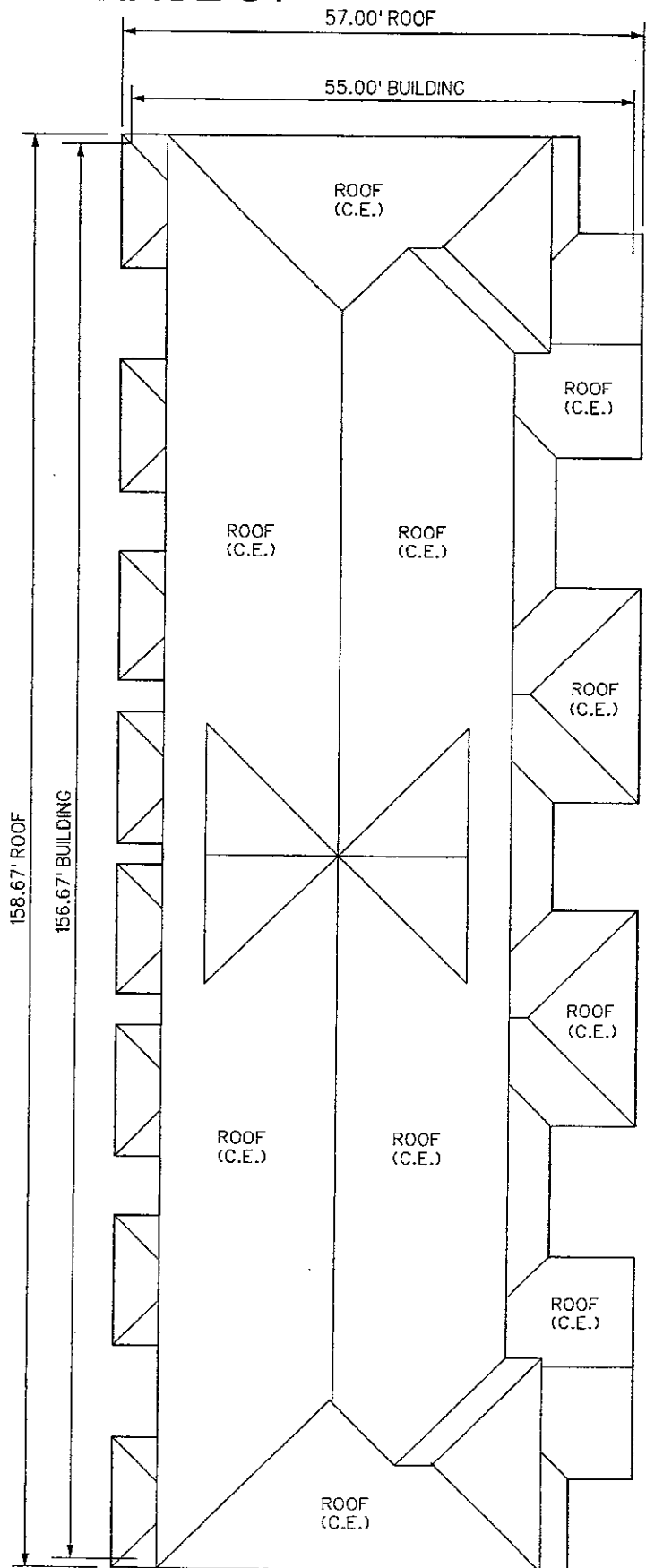
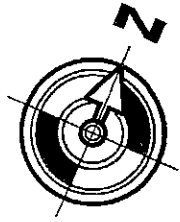
SCALE: 1"=15'
 PHASE 31 - BUILDING
 2ND FLOOR PLAN:
 UPPER LIMITS (UNIT): +35.98
 LOWER LIMITS (UNIT): +27.98

EXHIBIT "B"

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

HAGER, PALBICKE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
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LEXINGTON LAKES, A CONDOMINIUM PHASE 31



**PHASE 31 - BUILDING
ROOF PLAN:**

SCALE: 1"=15'

EXHIBIT "B"

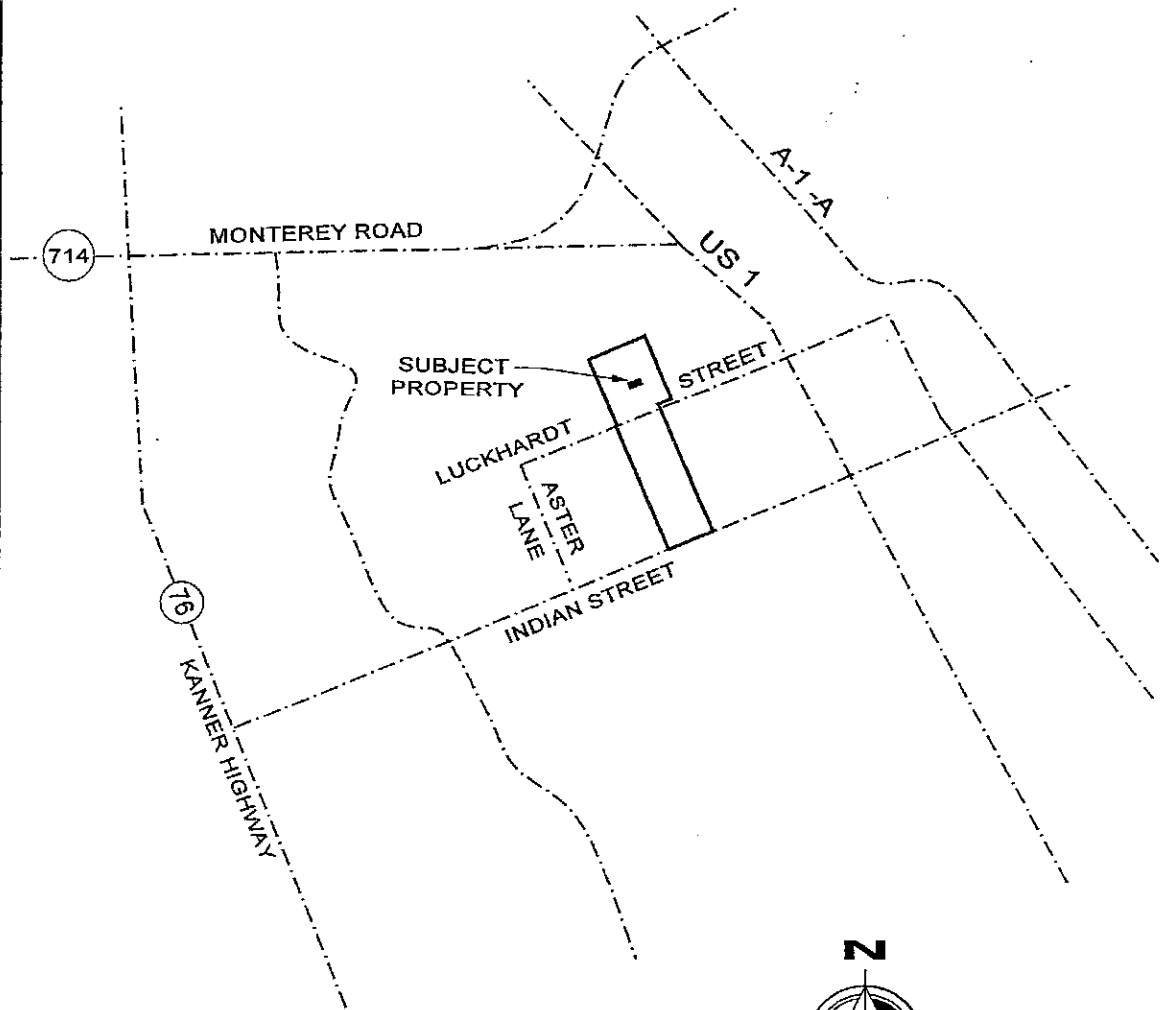
HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

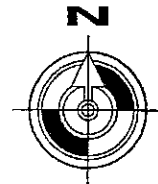
- 1.)
- 2.)
- 3.)
- 4.)

DATE: MARCH 2001 SHEET 6 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 32



LOCATION MAP:
NOT TO SCALE



SURVEYOR'S CERTIFICATE:

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

HAGER, PALBICKE & ASSOCIATES, INC.

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

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

EXHIBIT "B"

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

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

LEXINGTON LAKES, A CONDOMINIUM PHASE 32

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 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 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:

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

NOTES:

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

LEGEND:

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

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

PHASE 32 - LEGAL DESCRIPTION

EXHIBIT "B"

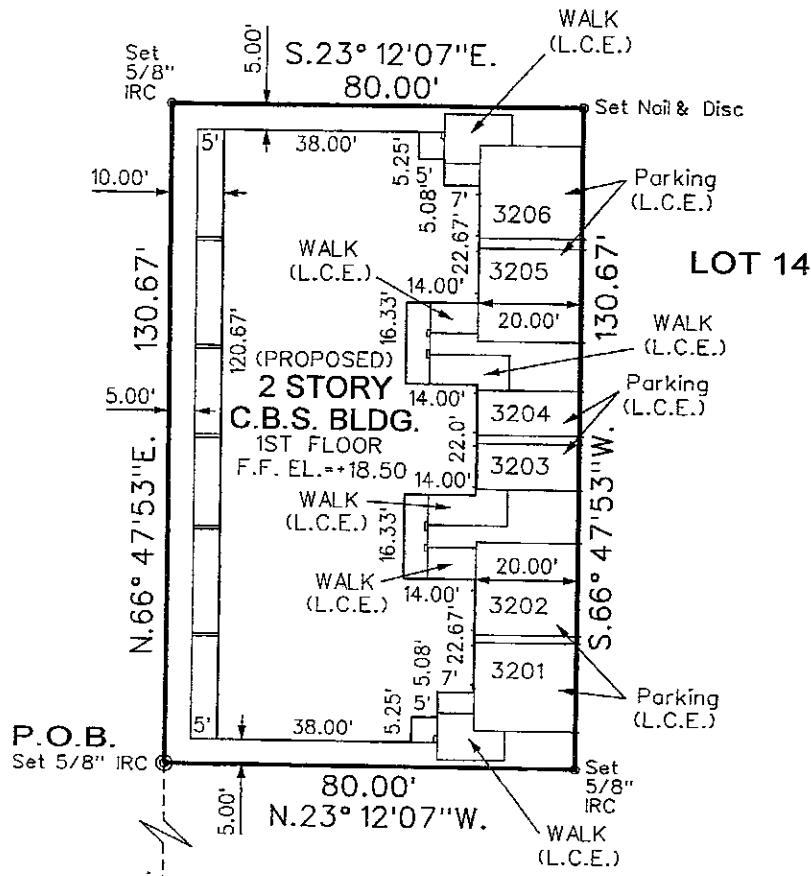
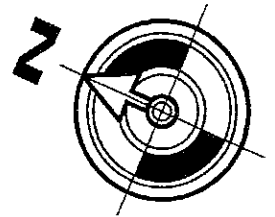
HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

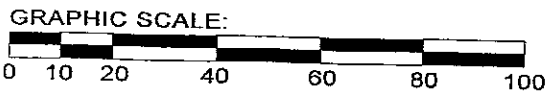
- 1.)
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 32



PHASE 32 - SITE PLAN (PROPOSED)



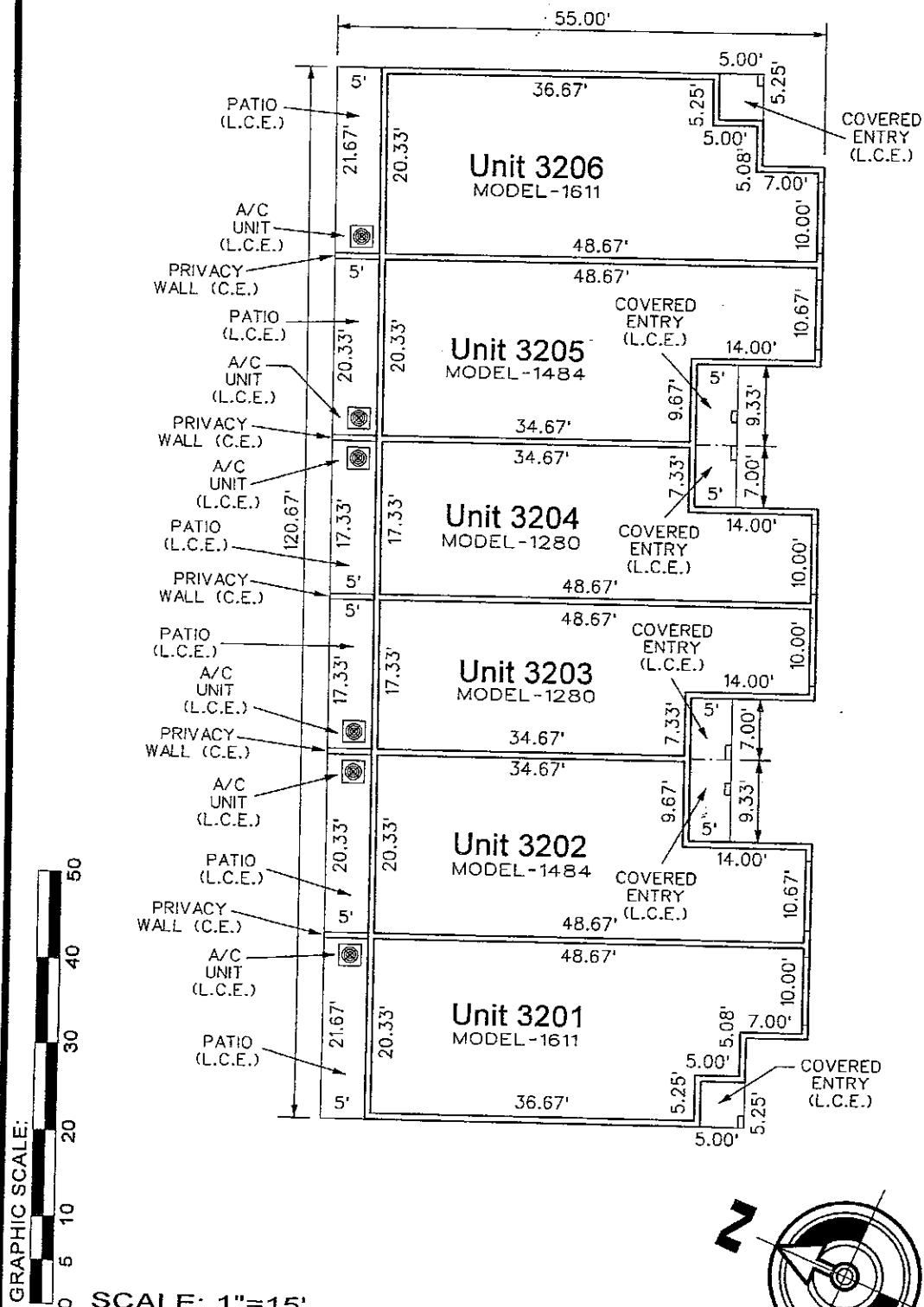
SCALE: 1"=30'

EXHIBIT "B"

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

HAGER, PALBICKE & ASSOCIATES, INC.
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LEXINGTON LAKES, A CONDOMINIUM PHASE 32



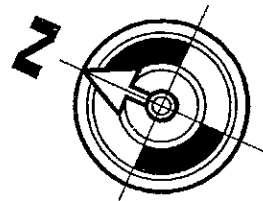
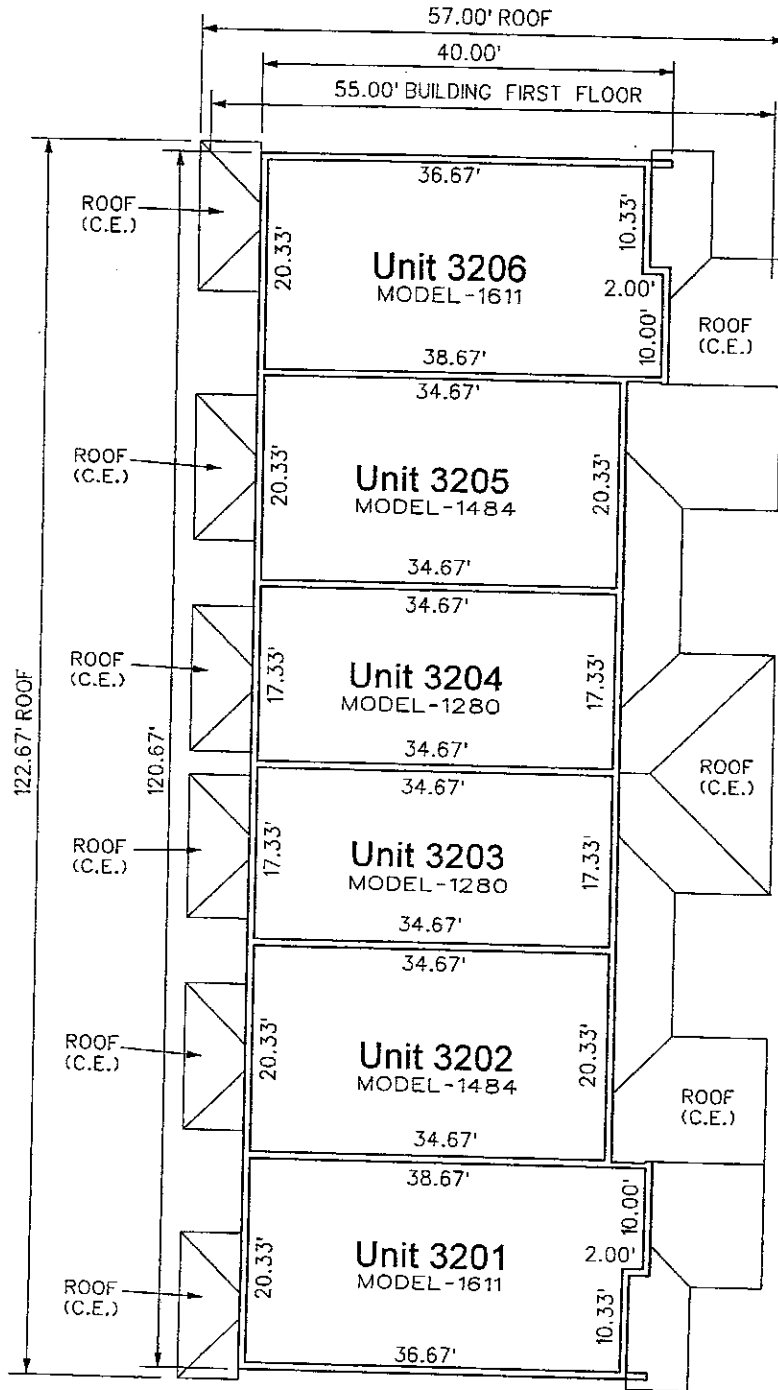
PHASE 32 - BUILDING
1ST FLOOR PLAN:
UPPER LIMITS (UNIT): +26.50 (GARAGE): +26.50
LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

EXHIBIT "B"

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

REVISIONS:
1.)
2.)
3.)
4.)
DATE: MARCH 2001 SHEET 4 OF 6 SHEETS

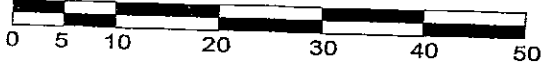
LEXINGTON LAKES, A CONDOMINIUM PHASE 32



**PHASE 32 - BUILDING
2ND FLOOR PLAN:**

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

GRAPHIC SCALE:



SCALE: 1"=15'

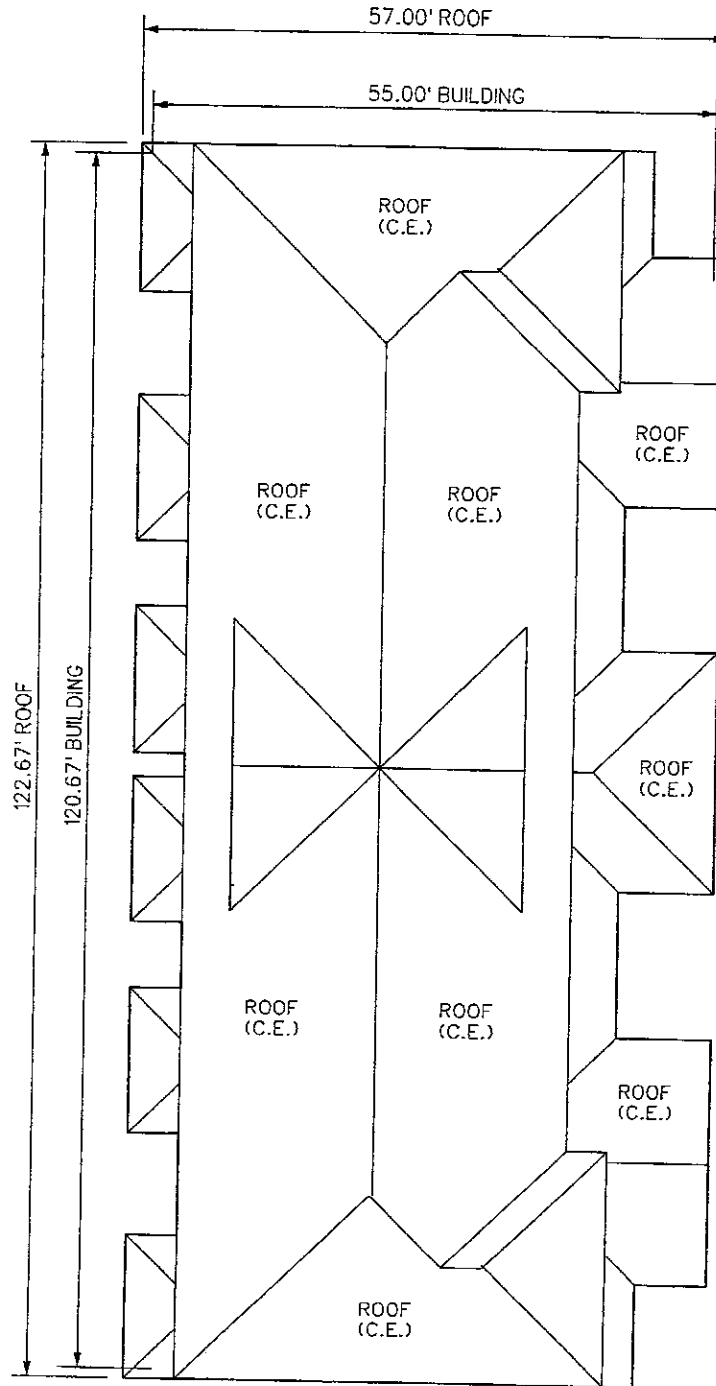
- REVISIONS:
- 1.)
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EXHIBIT "B"

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

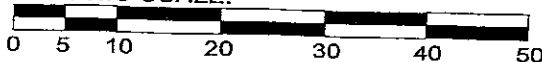
DATE: MARCH 2001 SHEET 5 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 32



**PHASE 32 - BUILDING
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

EXHIBIT "B"

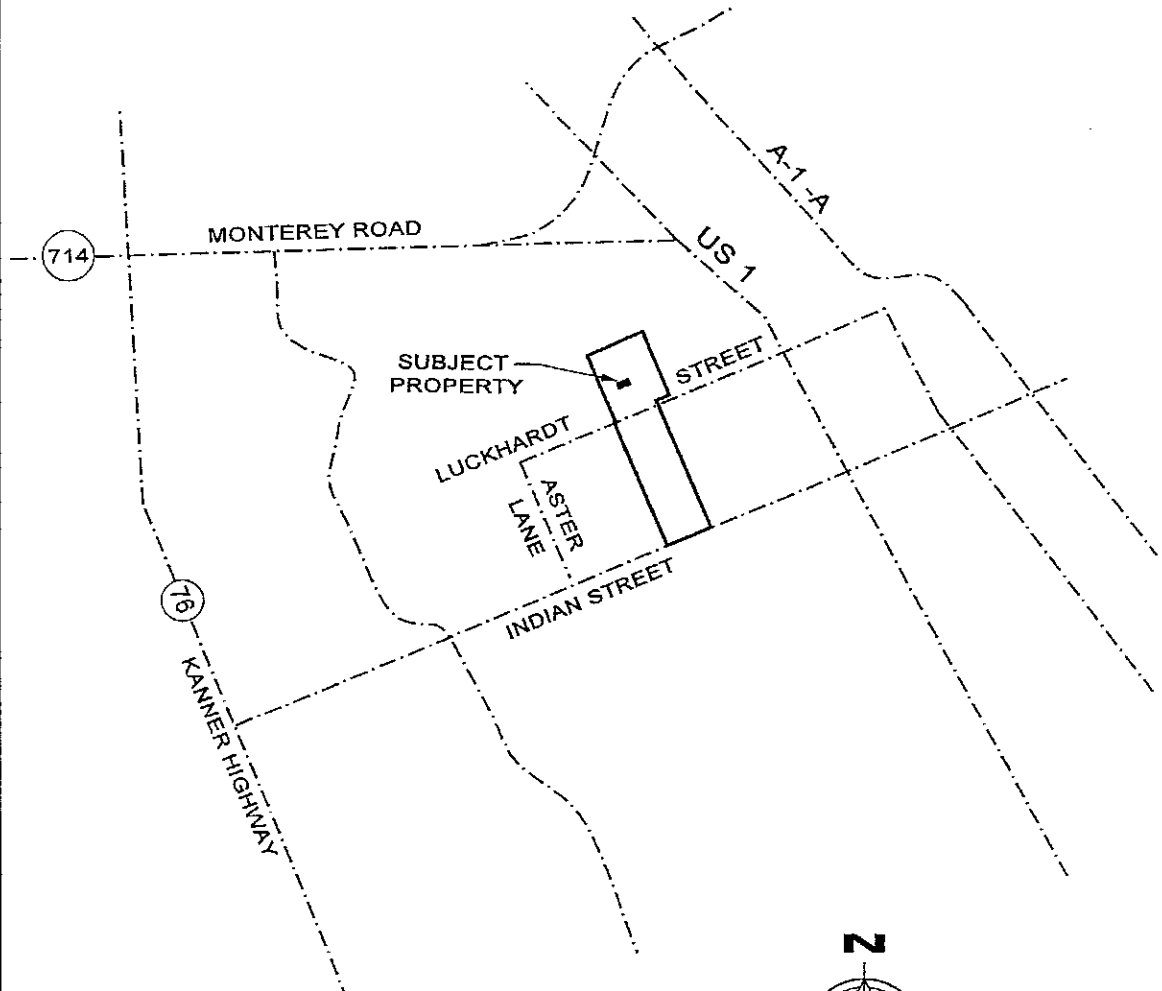
REVISIONS:

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

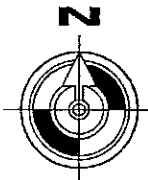
HAGER, PALBICKE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
 PHONE: (561) 395-3600 FAX: (561) 395-2237

DATE: MARCH 2001 | SHEET 6 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 33



LOCATION MAP:
NOT TO SCALE



SURVEYOR'S CERTIFICATE:

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

HAGER, PALBICKE & ASSOCIATES, INC.

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

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

EXHIBIT "B"

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

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

LEXINGTON LAKES, A CONDOMINIUM PHASE 33

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















ABBREVIATIONS:

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

NOTES:

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

LEGEND:

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

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

PHASE 33 - LEGAL DESCRIPTION

EXHIBIT "B"

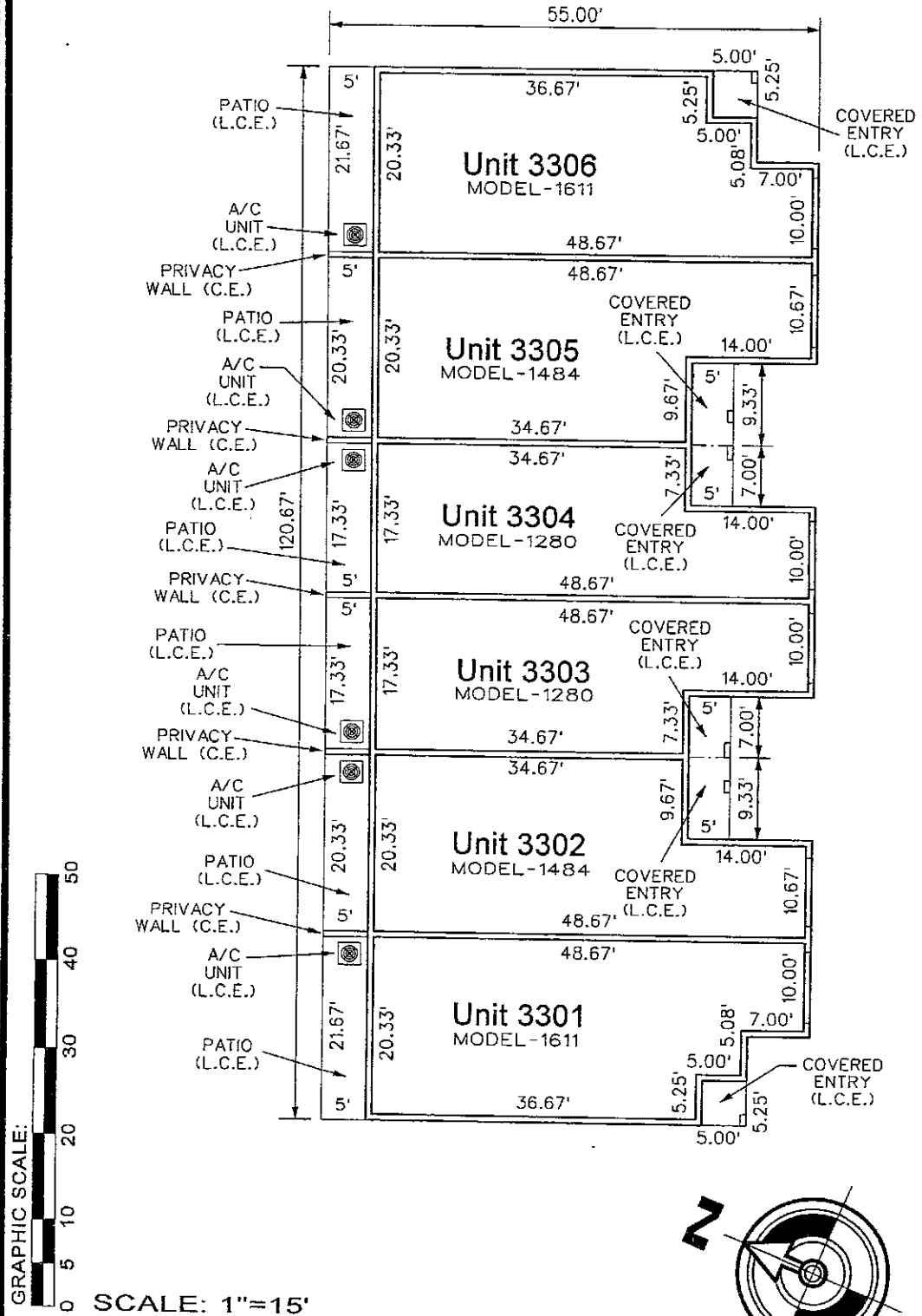
REVISIONS:

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

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

DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 33



**PHASE 33 - BUILDING
1ST FLOOR PLAN:**

UPPER LIMITS (UNIT): +26.50 (GARAGE): +26.50
LOWER LIMITS (UNIT): +18.50 (GARAGE): +17.90

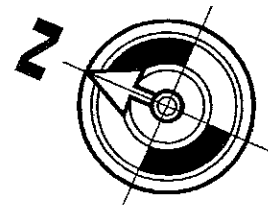
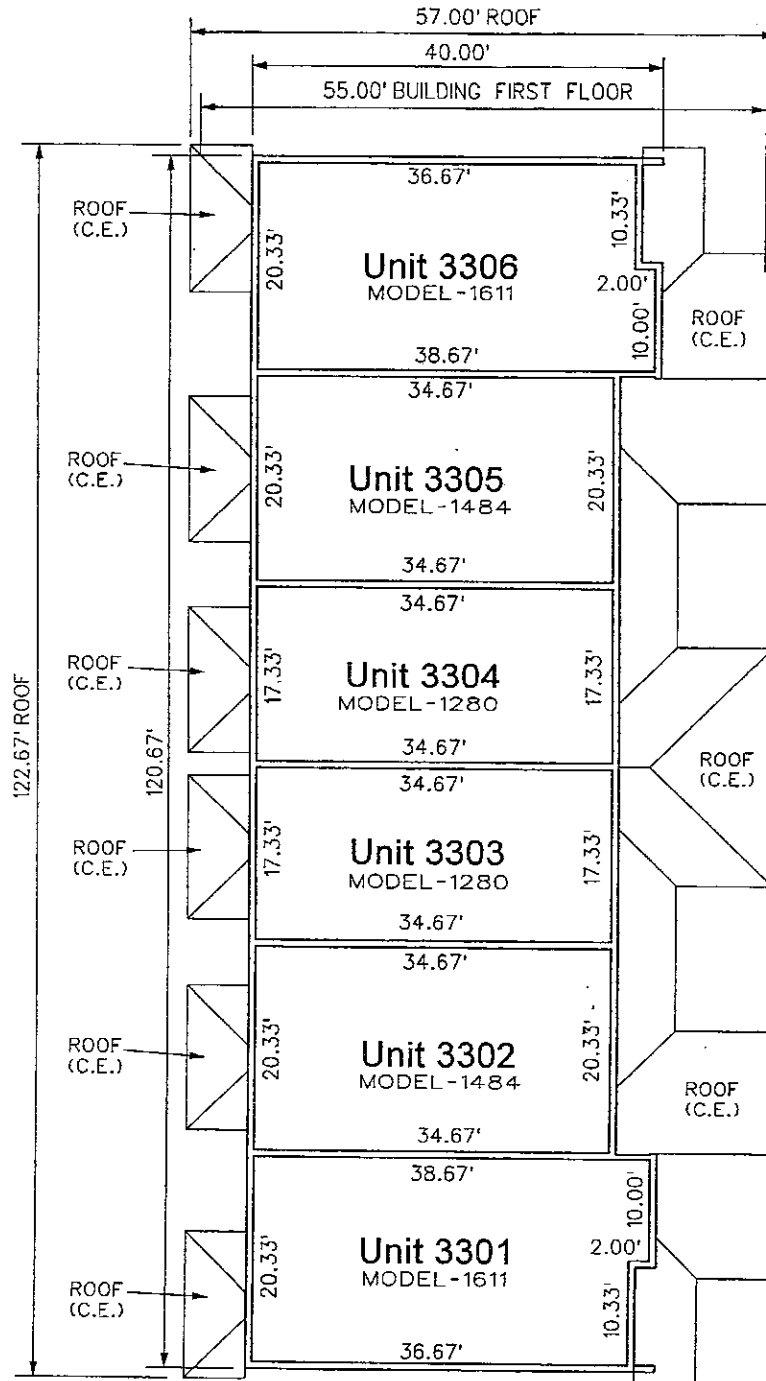
EXHIBIT "B"

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

DATE: MARCH 2001 SHEET 4 OF 6 SHEETS

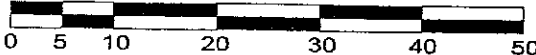
LEXINGTON LAKES, A CONDOMINIUM PHASE 33



**PHASE 33 - BUILDING
2ND FLOOR PLAN:**

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

GRAPHIC SCALE:



SCALE: 1"=15'

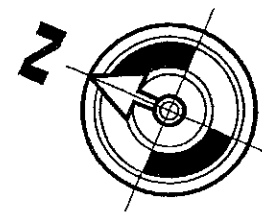
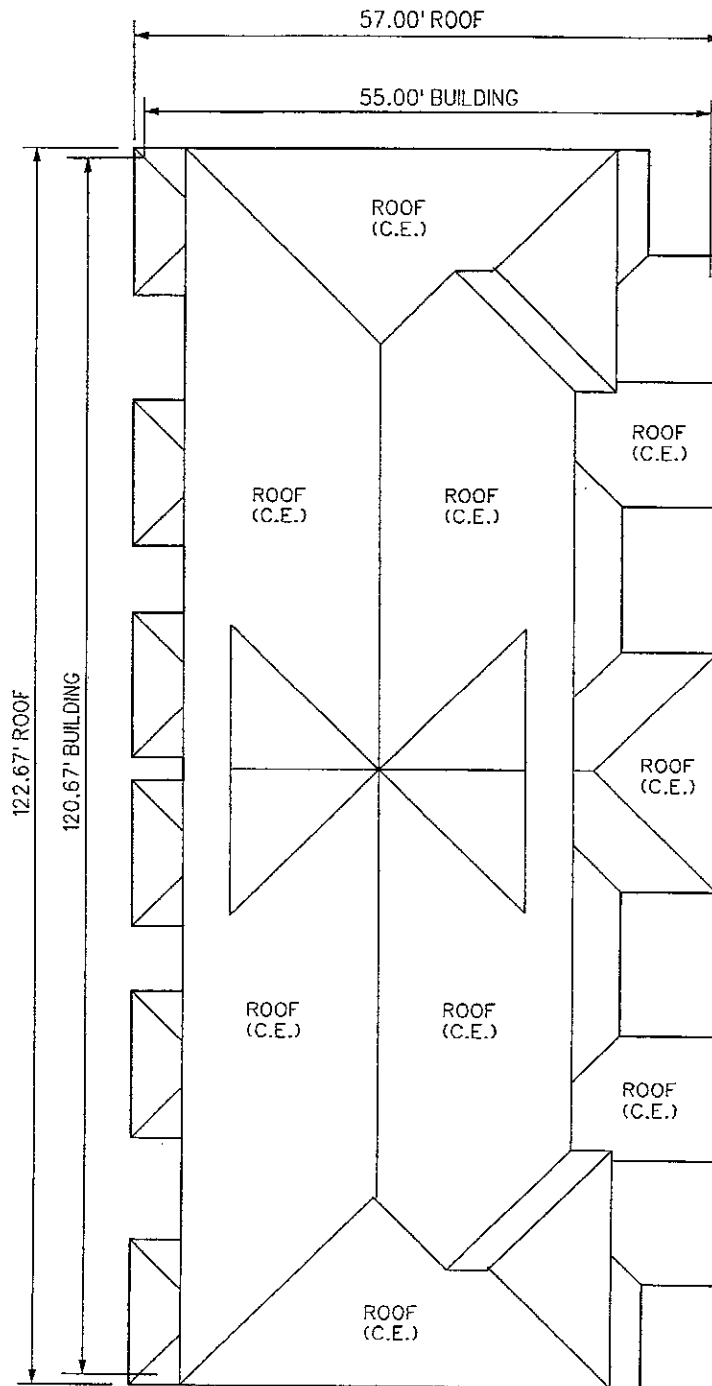
REVISIONS:

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

EXHIBIT "B"

HAGER, PALBICKE & ASSOCIATES, INC.
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LEXINGTON LAKES, A CONDOMINIUM PHASE 33



PHASE 33 - BUILDING ROOF PLAN:

GRAPHIC SCALE:



SCALE: 1"=15'

REVISIONS:

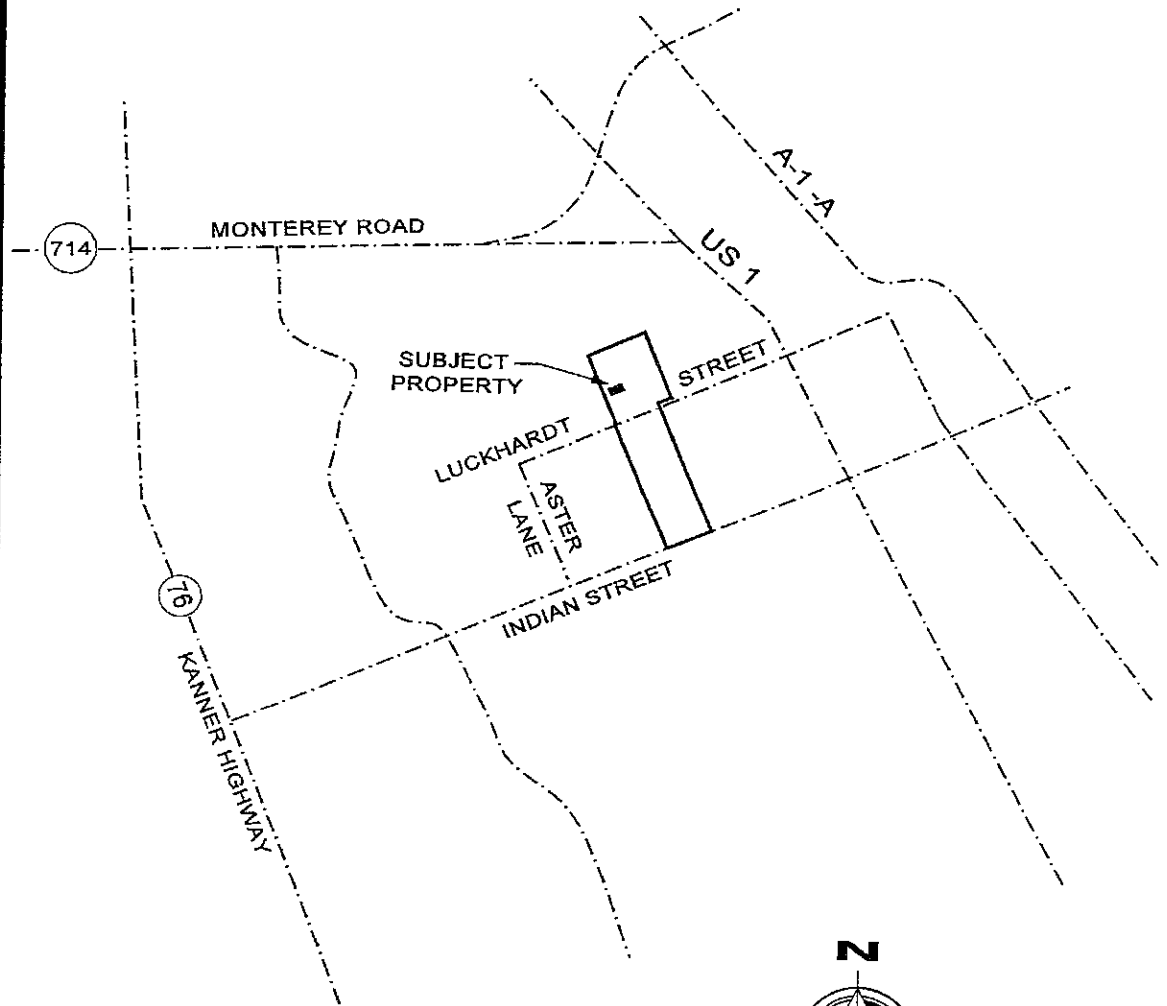
- 1.)
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- 4.)

EXHIBIT "B"

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

DATE: MARCH 2001 SHEET 6 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 34



LOCATION MAP:
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

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

HAGER, PALBICKE & ASSOCIATES, INC.

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

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

EXHIBIT "B"

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

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

LEXINGTON LAKES, A CONDOMINIUM PHASE 34

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:

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

NOTES:

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

LEGEND:

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

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

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

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

PHASE 34 - LEGAL DESCRIPTION

EXHIBIT "B"

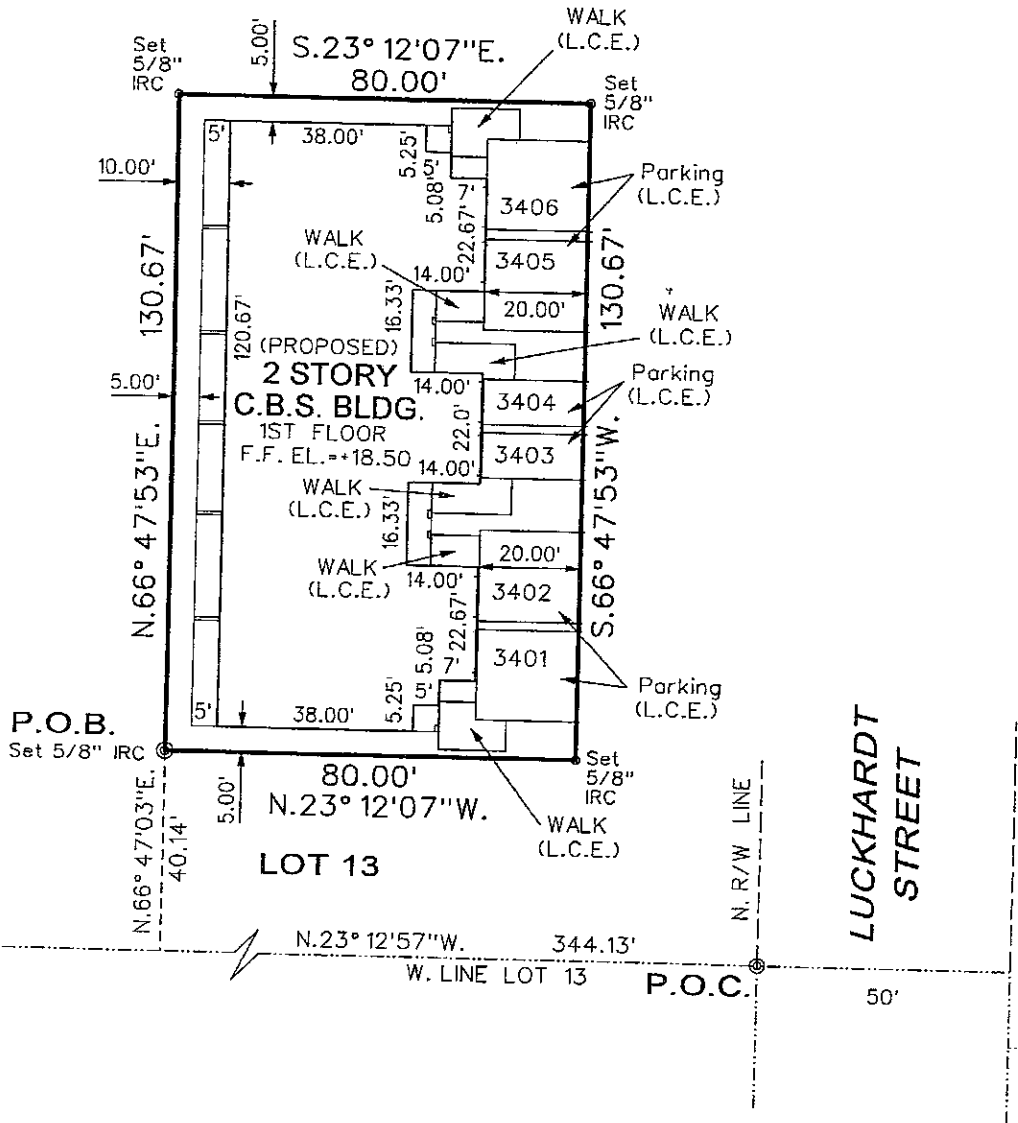
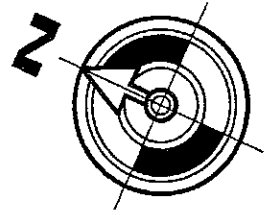
REVISIONS:

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

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

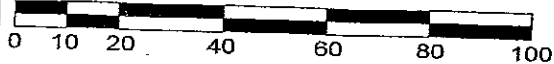
DATE: APRIL 2004 SHEET 2 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 34



PHASE 34 - SITE PLAN (PROPOSED)

GRAPHIC SCALE:



SCALE: 1"=30'

EXHIBIT "B"

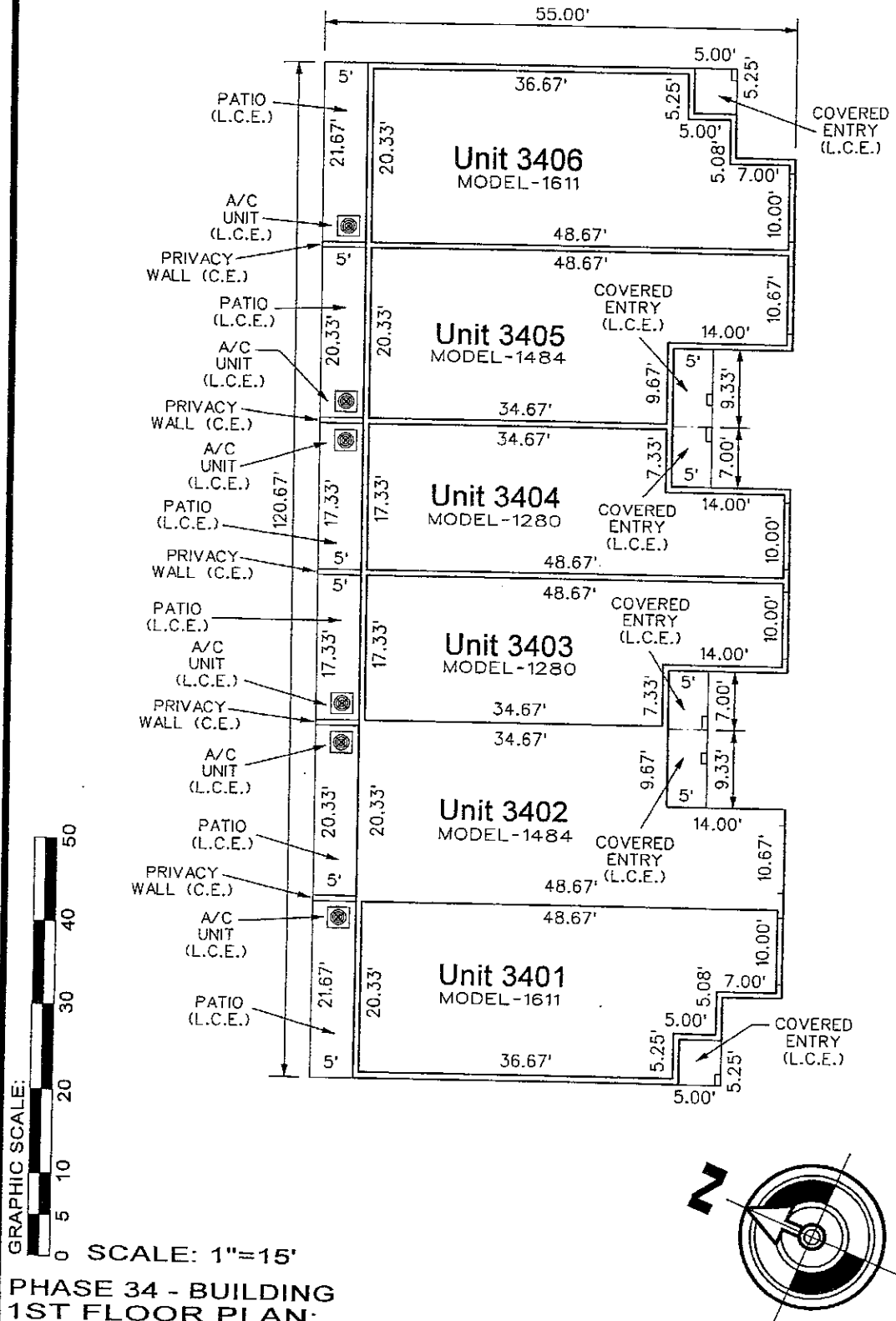
HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

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

DATE: MARCH 2001 | SHEET 3 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 34



GRAPHIC SCALE: 0 5 10 20 30 40 50
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

EXHIBIT "B"

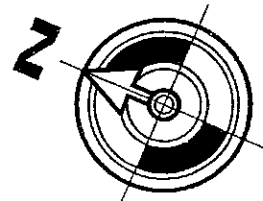
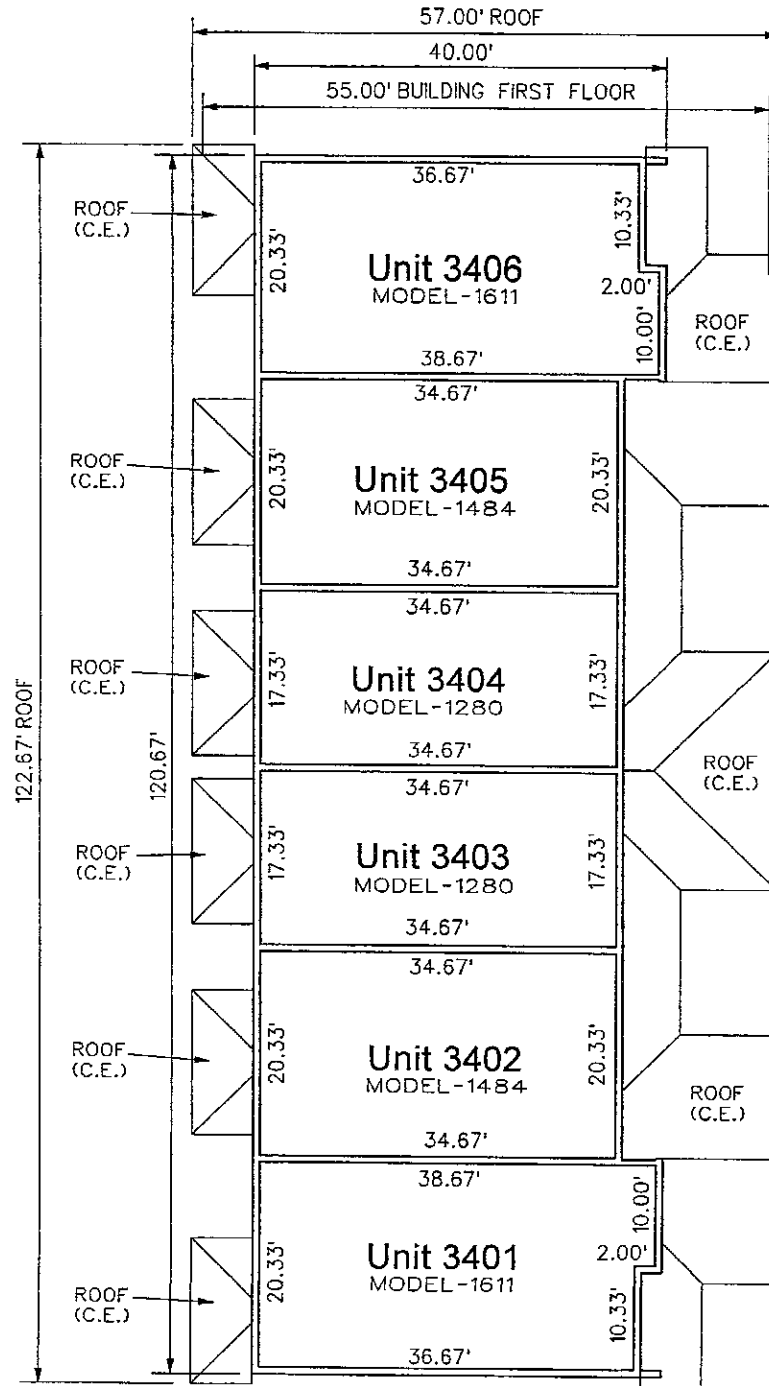
HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
PHONE: (561) 395-3600 FAX: (561) 395-2237

REVISIONS:

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

DATE: MARCH 2001 SHEET 4 OF 6 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 34



**PHASE 34 - BUILDING
2ND FLOOR PLAN:**

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

GRAPHIC SCALE:



SCALE: 1"=15'

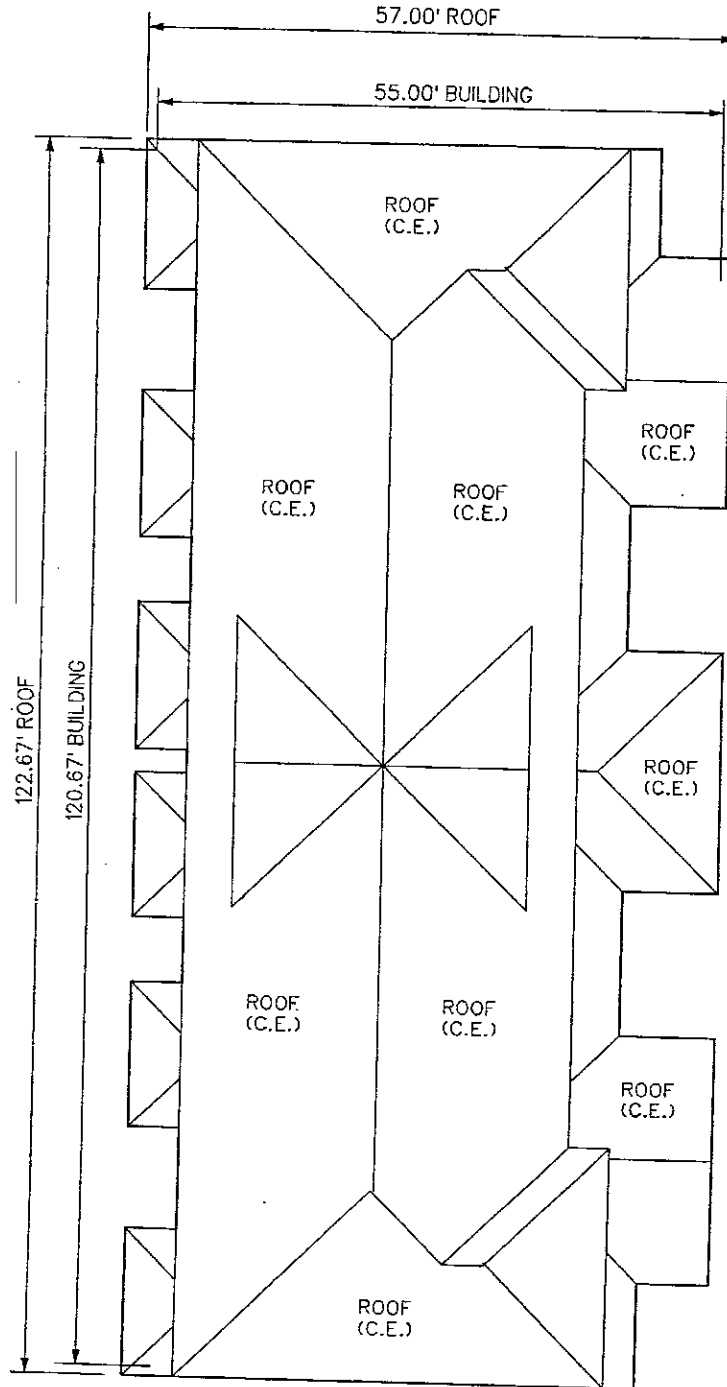
REVISIONS:

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

EXHIBIT "B"

HAGER, PALBICKE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3850 N.W. BOCA RATON BLVD. SUITE 3, BOCA RATON, FLORIDA 33431
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LEXINGTON LAKES, A CONDOMINIUM PHASE 34



**PHASE 34 - BUILDING
ROOF PLAN:**

GRAPHIC SCALE:



SCALE: 1"=15'

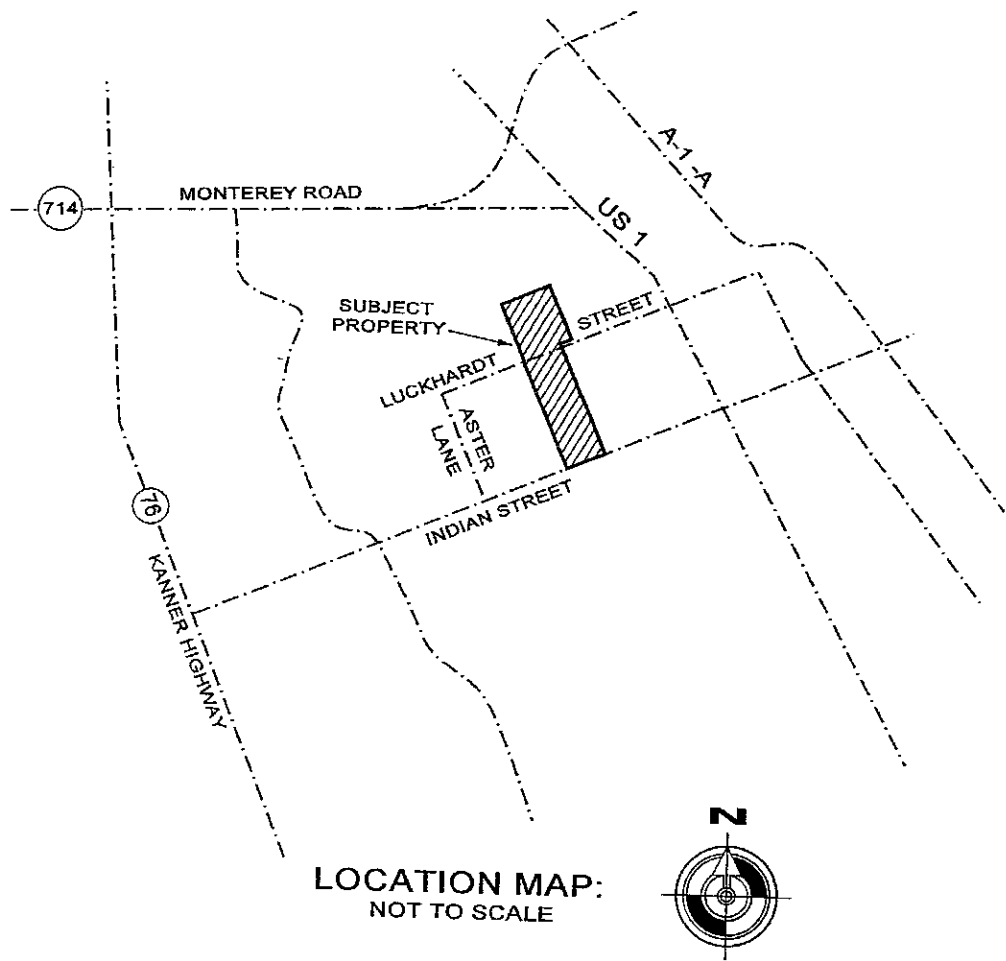
EXHIBIT "B"

REVISIONS:

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

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

**LEXINGTON LAKES, A CONDOMINIUM
PHASE 35
(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
 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:
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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 1 OF 12 SHEETS

**LEXINGTON LAKES, A CONDOMINIUM
PHASE 35
(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, Florida.

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.

And:

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 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 County, Florida, and being in Township thirty-eight (38) South, range forty-one (41) East.

And together 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.

Less 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 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 (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 323.25 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"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 32.24 feet to (point "C" 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 "C" being) the POINT of BEGINNING.

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 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 "D" being) the POINT of BEGINNING.

(Legal Description Continued on Page 3)

**PHASE 35 - LEGAL DESCRIPTION
EXHIBIT "B"**

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

REVISIONS:

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

DATE: APRIL 2004 SHEET 2 OF 12 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 35

(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.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 (said point "I" 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"

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 COMMON AREA LEGAL.
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004 SHEET 3 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 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 "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"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 (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 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 "S" being) the POINT of BEGINNING.

(Legal Description Continued on Page 5)

**PHASE 35 - LEGAL DESCRIPTION
EXHIBIT "B"**

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

REVISIONS:

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

DATE: APRIL 2004 SHEET 4 OF 12 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 35

(Common Area Property)

(Continuation of Legal from Page 4)

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 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 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)

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"

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

REVISIONS:

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

DATE: APRIL 2004 SHEET 5 OF 12 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 35 (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 West Line, a distance of 760.37 feet; thence N.66°47'03"E., a distance of 456.38 feet 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 West Line, a distance of 619.71 feet; thence N.66°47'03"E., a distance of 456.35 feet 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 West Line, a distance of 443.04 feet; thence N.66°47'03"E., a distance of 464.67 feet to (point "C1" 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 "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 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 (point "A1" 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 "A1" being) the POINT of BEGINNING.

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 West Line, a distance of 344.13 feet; thence N.66°47'03"E., a distance of 40.14 feet 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 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 "Z" being) the POINT of BEGINNING.

Said Lands, containing 24.558 acres, more or less.

FLOOD INFORMATION:

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












ABBREVIATIONS:

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

NOTES:

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

LEGEND:

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

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

PHASE 35 - LEGAL DESCRIPTION EXHIBIT "B"

REVISIONS:

- 1.) MAY 2004 - REVISE COMMON AREA LEGAL.
- 2.)
- 3.)
- 4.)

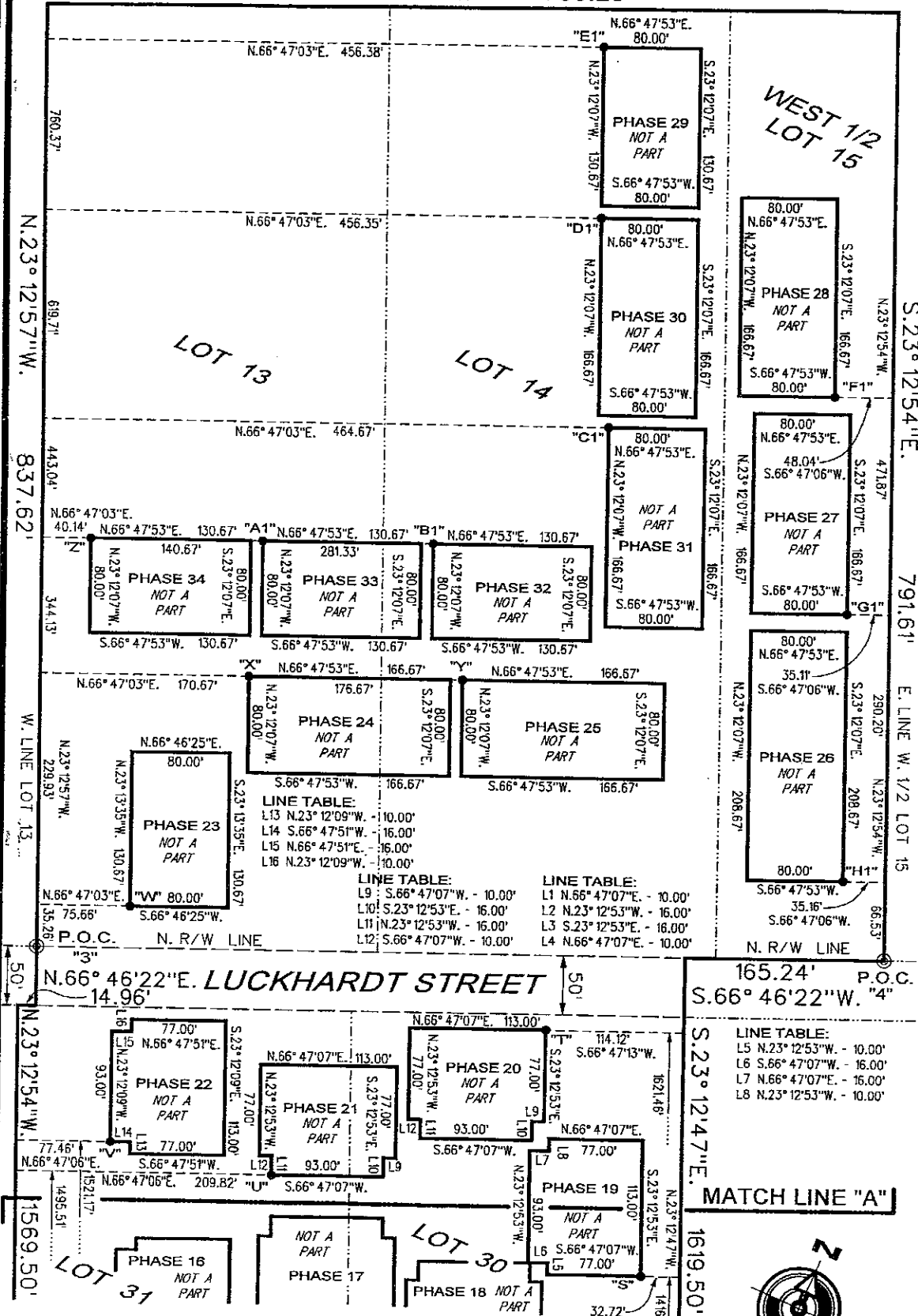
HAGER, PALBICKE & ASSOCIATES, INC.
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DATE: APRIL 2004 SHEET 6 OF 12 SHEETS

LEXINGTON LAKES, A CONDOMINIUM PHASE 35

(Common Area Property)

N.66° 26'48"E. 700.26'



LINE TABLE:

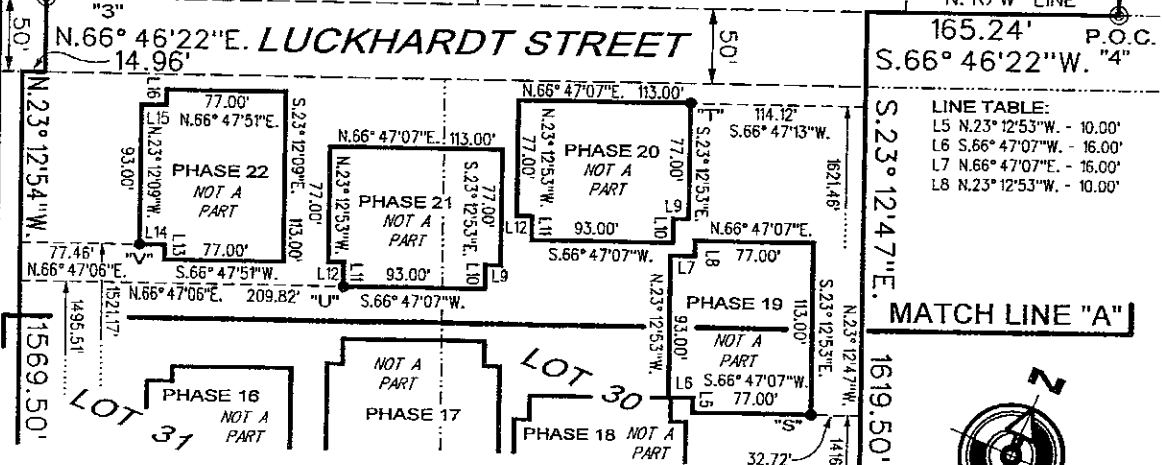
L13 N.23° 12'09" W. - 10.00'
 L14 S.66° 47'51" W. - 16.00'
 L15 N.66° 47'51" E. - 16.00'
 L16 N.23° 12'09" W. - 10.00'

LINE TABLE:

L9 S.66° 47'07" W. - 10.00'
 L10 S.23° 12'53" W. - 16.00'
 L11 N.23° 12'53" W. - 16.00'
 L12 S.66° 47'07" W. - 10.00'

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 35 - COMMON AREA SKETCH
 SCALE: 1"=100' **EXHIBIT "B"**

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 PROFESSIONAL LAND SURVEYORS
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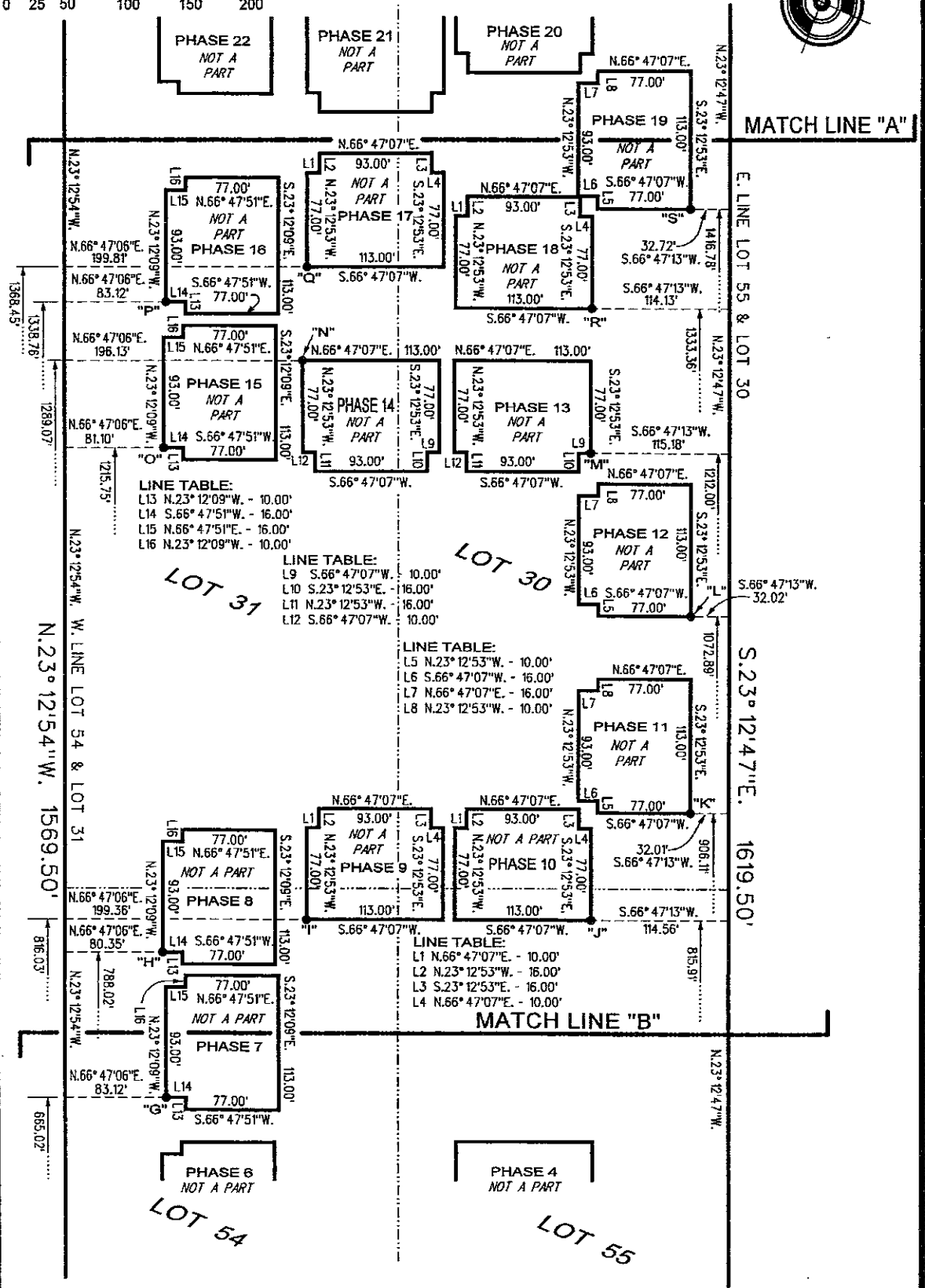
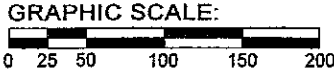
REVISIONS:

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

GRAPHIC SCALE:

DATE: APRIL 2004 SHEET 7 OF 12 SHEETS

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



LINE TABLE:

L13	N.23°12'09\"W. -	10.00'
L14	S.66°47'51\"W. -	16.00'
L15	N.66°47'51\"E. -	16.00'
L16	N.23°12'09\"W. -	10.00'

LINE TABLE:

L9	S.66°47'07\"W. -	10.00'
L10	S.23°12'53\"E. -	16.00'
L11	N.23°12'53\"W. -	16.00'
L12	S.66°47'07\"W. -	10.00'

LINE TABLE:

L5	N.23°12'53\"W. -	10.00'
L6	S.66°47'07\"W. -	16.00'
L7	N.66°47'07\"E. -	16.00'
L8	N.23°12'53\"W. -	10.00'

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 35 - COMMON AREA SKETCH

SCALE: 1"=100'

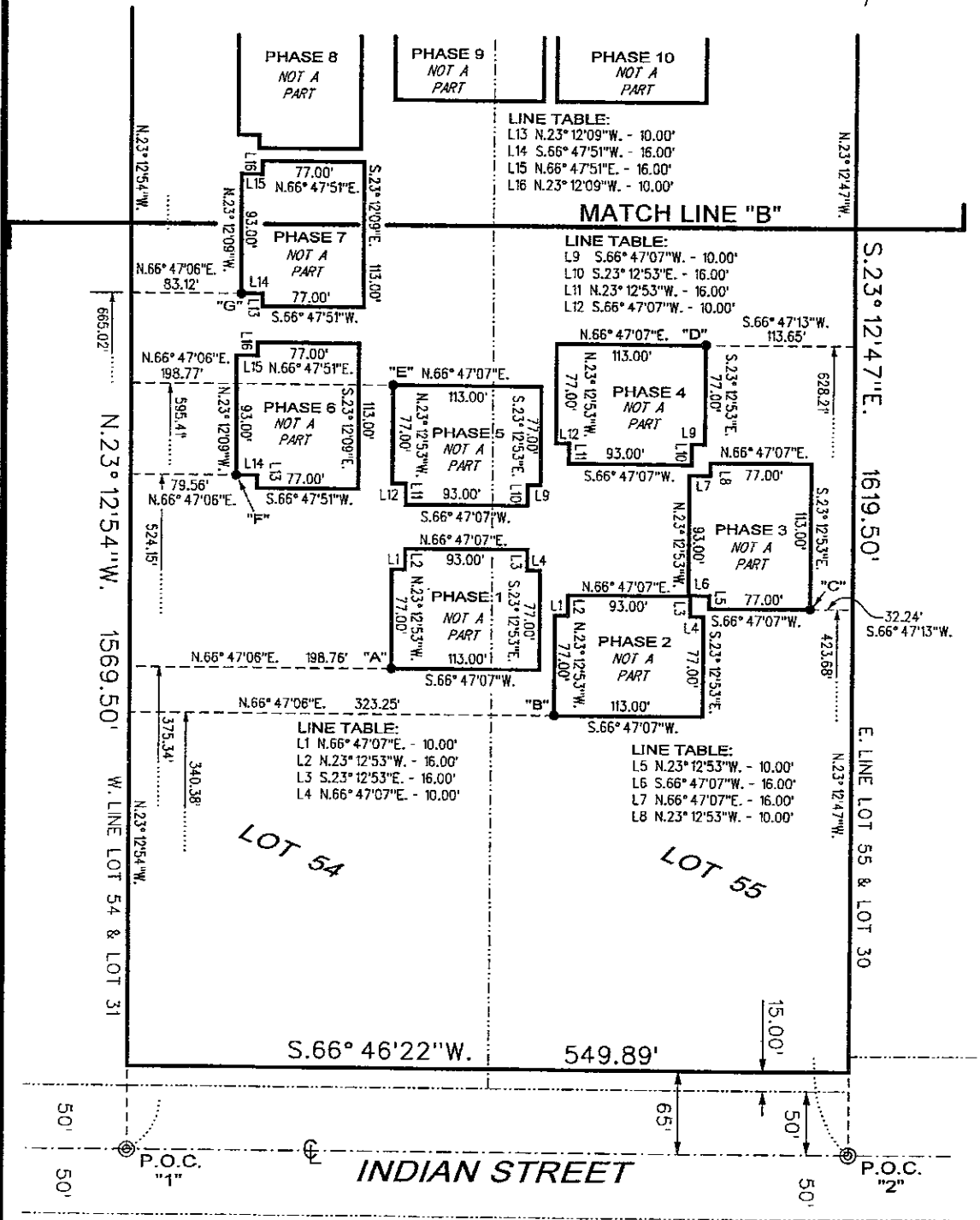
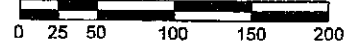
EXHIBIT "B"

- REVISIONS:
1.) MAY 2004 - REVISE COMMON AREA LEGAL.
 2.)
 3.)
 4.)

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

GRAPHIC SCALE:



LINE TABLE:
 L13 N.23°12'09"W. - 10.00'
 L14 S.66°47'51"W. - 16.00'
 L15 N.66°47'51"E. - 16.00'
 L16 N.23°12'09"W. - 10.00'

MATCH LINE "B"

LINE TABLE:
 L9 S.66°47'07"W. - 10.00'
 L10 S.23°12'53"E. - 16.00'
 L11 N.23°12'53"W. - 16.00'
 L12 S.66°47'07"W. - 10.00'

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'

LINE TABLE:
 L5 N.23°12'53"W. - 10.00'
 L6 S.66°47'07"W. - 16.00'
 L7 N.66°47'07"E. - 16.00'
 L8 N.23°12'53"W. - 10.00'

PHASE 35 - COMMON AREA SKETCH

SCALE: 1"=100'

EXHIBIT "B"

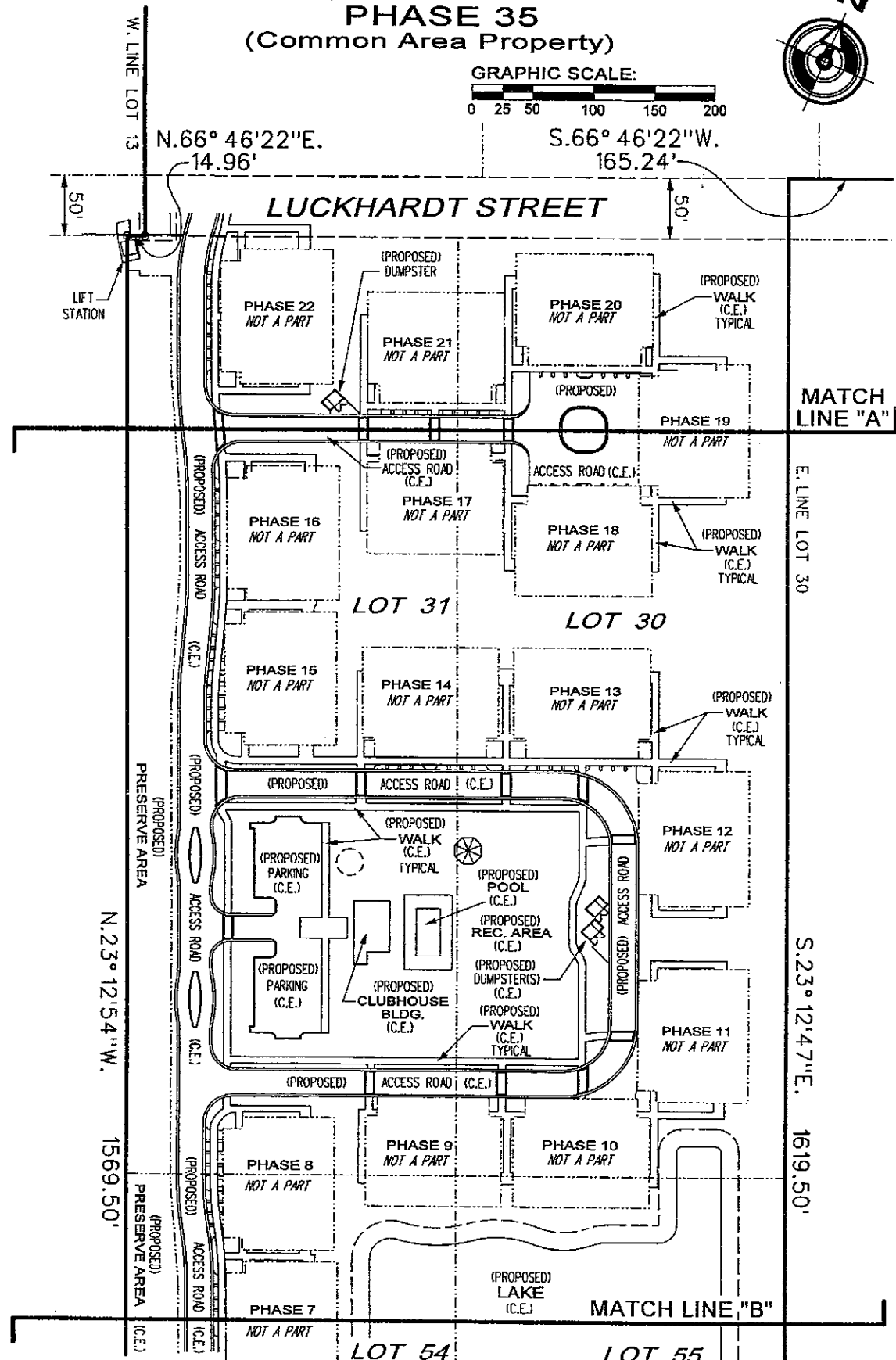
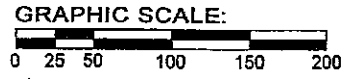
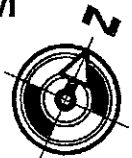
REVISIONS:

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

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DATE: APRIL 2004 SHEET 9 OF 12 SHEETS

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



**PHASE 35 - COMMON AREA
SITE PLAN (PROPOSED)**

SCALE: 1"=100'

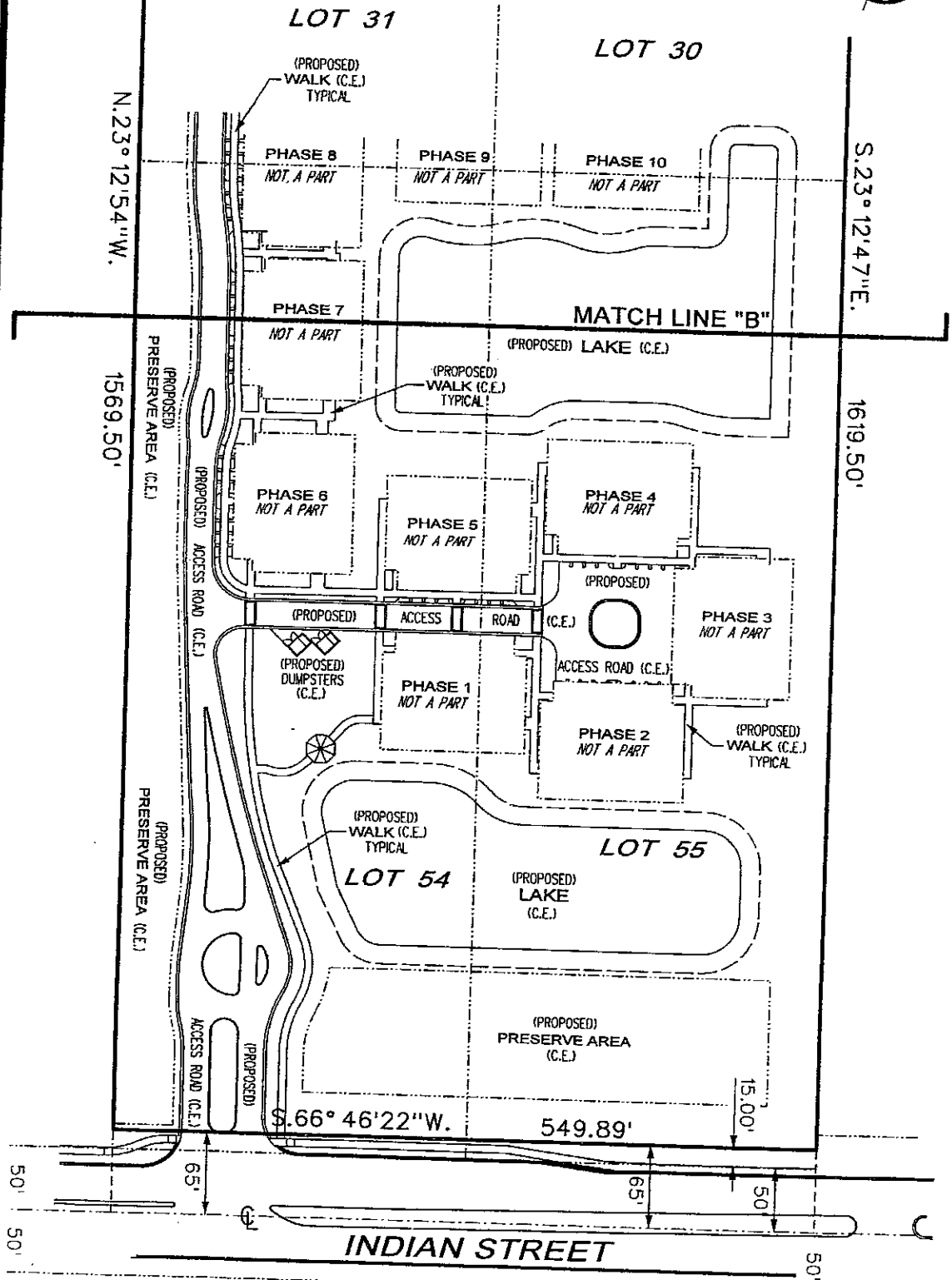
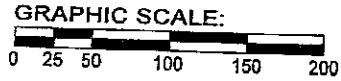
EXHIBIT "B"

- REVISIONS:
- 1.) MAY 2004 - REVISE COMMON AREA LEGAL.
 - 2.)
 - 3.)
 - 4.)

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DATE: APRIL 2004 SHEET 11 OF 12 SHEETS

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



**PHASE 35 - COMMON AREA
SITE PLAN (PROPOSED)**

SCALE: 1"=100'

EXHIBIT "B"

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REVISIONS:

- 1.) MAY 2004 - REVISE COMMON AREA LEGAL.
- 2.)
- 3.)
- 4.)

DATE: APRIL 2004

SHEET 12 OF 12 SHEETS