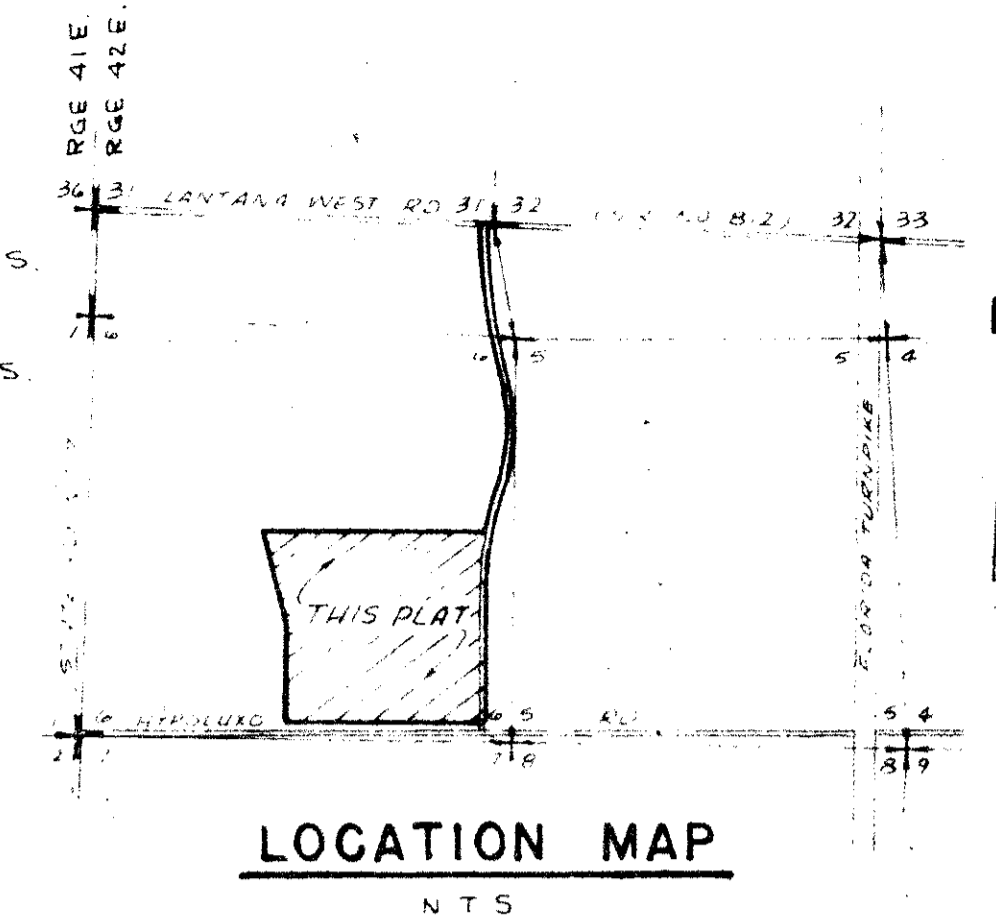


LEXINGTON I OF SHERBROOKE P.U.D.

IN PART OF TRACT 42, TWP. 44 1/2 S., RGE. 42 E. & SEC'S 5 & 6, TWP. 45 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1977

Being a Replat of part of PALM BEACH FARMS COMPANY PLATS NO. 3 and 13,
recorded in Plat Book 2, Page 48 and Plat Book 6, Page 99, respectively,
Public Records of Palm Beach County, Florida



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 8:51 AM
this 6th day of May 1977,
and duly recorded in Plat Book No. 32
on page 195, 196, 197, and 198
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature]

DESCRIPTION

Being a Replat of part of Lot 1, Tract 42, Hiatus of Township 44 1/2 South, Range 42 East, THE PALM BEACH FARMS COMPANY PLAT NO. 13 as recorded in Plat Book 6, Page 99 and a Replat of part of Blocks 36 and 37, of Sections 5 and 6, Township 45 South, Range 42 East, THE PALM BEACH FARMS COMPANY PLAT NO. 3 as recorded in Plat Book 2, Page 48, Public Records of Palm Beach County, Florida, and described as follows:

Commencing at the Northeast Corner of said Lot 1 of Tract 42, being the Southeast Corner of Section 31, Township 44 South, Range 42 East, Palm Beach County, Florida; thence S.13°02'25"E along the East Line of said Lot 1, a distance of 41.43 feet to the South Right-of-Way Line of Lantana Road as now laid out and in use and the POINT OF BEGINNING of LEXINGTON I OF SHERBROOKE; thence continue S.13°02'25"E along said East Line of Lot 1, a distance of 1510.11 feet to the Northeast Corner of said Section 6, Township 45 South, Range 42 East; thence S.89°37'41"W along the North Line of said Section 6, a distance of 11.73 feet; thence S.09°55'20"E, a distance of 1405.34 feet to the beginning of a curve concave to the northwest having a radius of 1939.06 feet and a central angle of 32°39'51"; thence southeasterly, southerly and southwesterly along the arc of said curve, a distance of 1105.45 feet to a point of compound curvature; thence southwesterly along the arc of a curve concave to the northwest having a radius of 1963.86 feet and a central angle of 11°33'29", a distance of 396.16 feet to a point of reverse curvature; thence southwesterly along the arc of a curve concave to the southeast having a radius of 1855.86 feet and a central angle of 05°47'06", a distance of 1873.8 feet to a point of compound curvature; thence southwesterly and southerly along the arc of a curve concave to the southeast having a radius of 1657.43 feet and a central angle of 29°04'47", a distance of 841.20 feet; thence S.00°33'53"E along the tangent to said curve, a distance of 1285.57 feet; thence S.45°33'53"E, a distance of 35.36 feet; thence S.00°33'53"E, a distance of 108.00 feet; thence S.89°26'07"W, a distance of 2744.00 feet; thence N.00°33'53"W, a distance of 1280.00 feet; thence N.13°08'08"W, a distance of 1506.11 feet; thence N.89°26'07"E, a distance of 3438.61 feet to a point on a concentric curve concave to the northwest having a radius of 1855.86 feet and a central angle of 00°43'12" and whose tangent at this point bears S.23°27'43"W; thence northeasterly along the arc of said curve, a distance of 23.32 feet to a point of compound curvature; thence northeasterly, northerly and northwesterly along the arc of a concentric curve concave to the west having a radius of 1831.06 feet and a central angle of 32°39'51", a distance of 1043.88 feet; thence N.09°55'20"W along the tangent to said curve, a distance of 1414.52 feet; thence N.13°00'42"W, a distance of 140.49 feet to the beginning of a curve concave to the southwest having a radius of 2953.80 feet and a central angle of 14°28'34"; thence northwesterly along the arc of said curve, a distance of 746.30 feet to a point of reverse curvature; thence northwesterly and northerly along the arc of a curve concave to the northeast having a radius of 1190.79 feet and a central angle of 29°34'00", a distance of 614.49 feet; thence N.02°04'44"E, a distance of 59.97 feet to a point on the South Right-of-Way Line of Lantana Road as now laid out and in use; thence S.87°57'15"E along said South Right-of-Way Line, a distance of 199.81 feet to the POINT OF BEGINNING.

Subject existing Rights of Way, Easements, Restrictions and Reservations of Record

Containing 195.515 Acres, more or less
44 Single Family Residences
2 Parcels
0.22 Units/Acre Density
44.668 Acres Open Space

NOTES

- All bearings shown hereon are relative to an assumed meridian with the South Line of Sec 31-44-42 bearing S.87°57'15"E
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations
- There shall be no buildings or any kind of construction or trees or shrubs placed on Utility Easements and/or Drainage Easements
- denotes Permanent Reference Monument
- o denotes Permanent Control Point

INTER-OFFICE COMMUNICATION PALM BEACH COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT

TO: PZ & B
FROM: Roxanne Manning, Zoning Director
DATE: September 25, 1992
RE: Sherbrook PUD, Petition 76-139

An inconsistency has been identified between the last BCC Approval and the existing site plans for the Sherbrook Planned Unit Development (Petition 76-176 A). No development order will be issued for the project until The Zoning Director and Land Development Director determine how to proceed to bring the development into compliance with the last Board Approval and the certified Master Plan.

FM/fm

cc: Land Development Division
Zoning Division
Building Division

DEDICATION

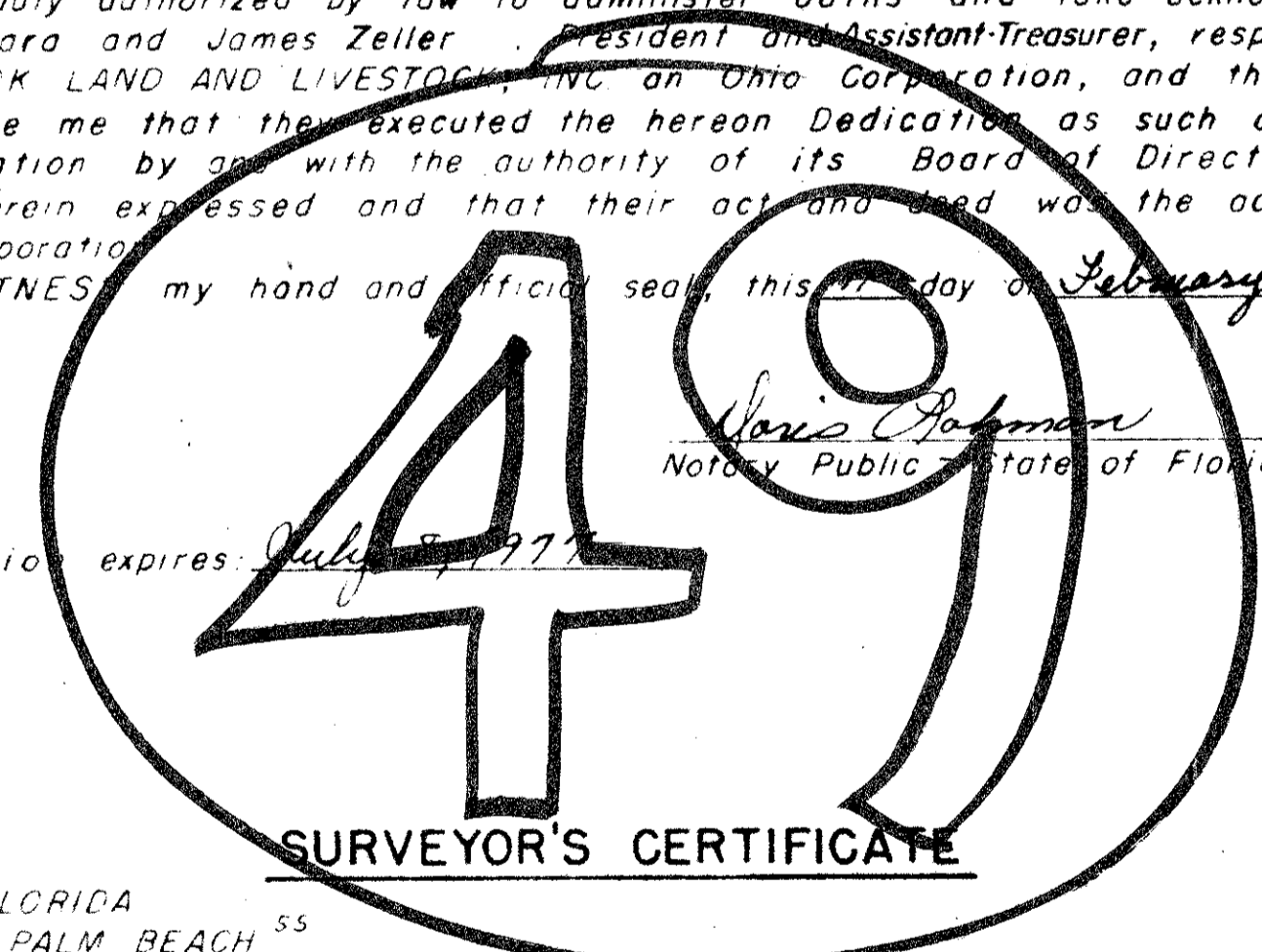
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that SCHEARBROOK LAND AND LIVESTOCK, INC., an Ohio Corporation, the owner of the land shown hereon as LEXINGTON I OF SHERBROOKE, PUD being part of Tract 42, Township 44 1/2 South, Range 42 East and part of Section 5 & 6, Township 45 South, Range 42 East, Palm Beach County, Florida and being more particularly described to the left under Description, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
The Street Right of Ways are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
All Lakes and Drainage Right of Ways as shown are hereby dedicated to SHERBROOKE HOME OWNERS ASSOCIATION, INC.
The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of February, 1977.

Attest: James M. Zeller, Assistant-Treasurer
By: Charles F. Hara, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, Charles F. Hara and James Zeller, President and Assistant-Treasurer, respectively of SCHEARBROOK LAND AND LIVESTOCK, INC. an Ohio Corporation, and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporation by and with the authority of its Board of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporation.
WITNES my hand and official seal, this 11th day of February, 1977.

Notary Public, State of Florida at large
My Commission expires July 5, 1977



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on February 17, 1977, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; permanent control points will be set within one year from the recording of this plat; and that said land is located in Palm Beach County.

Thomas D. Bickham, Professional Land Surveyor
Florida Registration No. 1560, 4-22-77

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned do hereby certify that on February 17, 1977, the hereon plat was prepared and delivered under my supervision and is a correct representation of the lands hereon described as surveyed by Thomas D. Bickham, Professional Land Surveyor, GEE & JENSON - Engineers, Architects, Planners, Inc.

William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283, 4-22-77

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 3rd day of May, 1977.
By: Lane Lytal, Chairman

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County Laws and Ordinances.
By: H.F. Koptert, County Engineer

Attest: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Marjorie Bluminger, Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, J. Richard Harris, a duly license in the State of Florida, do hereby certify that I have examined the title to the hereon property, that find the title to be vested in SCHEARBROOK LAND AND LIVESTOCK, INC. an Ohio Corporation, that the current taxes have been paid, and that the property is not encumbered by the mortgage shown hereon. I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

J. Richard Harris, Attorney at Law
Licensed in the State of Florida

LEXINGTON I OF SHERBROOKE
My Commission expires June 19, 1978

536/45/42
0309-002