

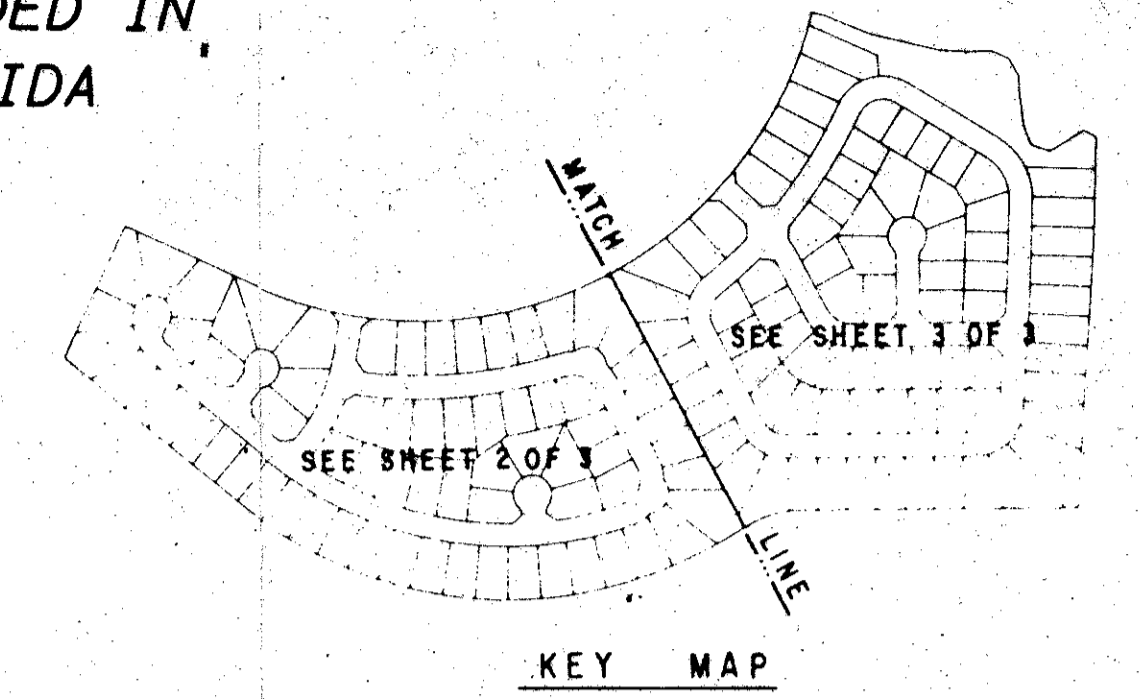
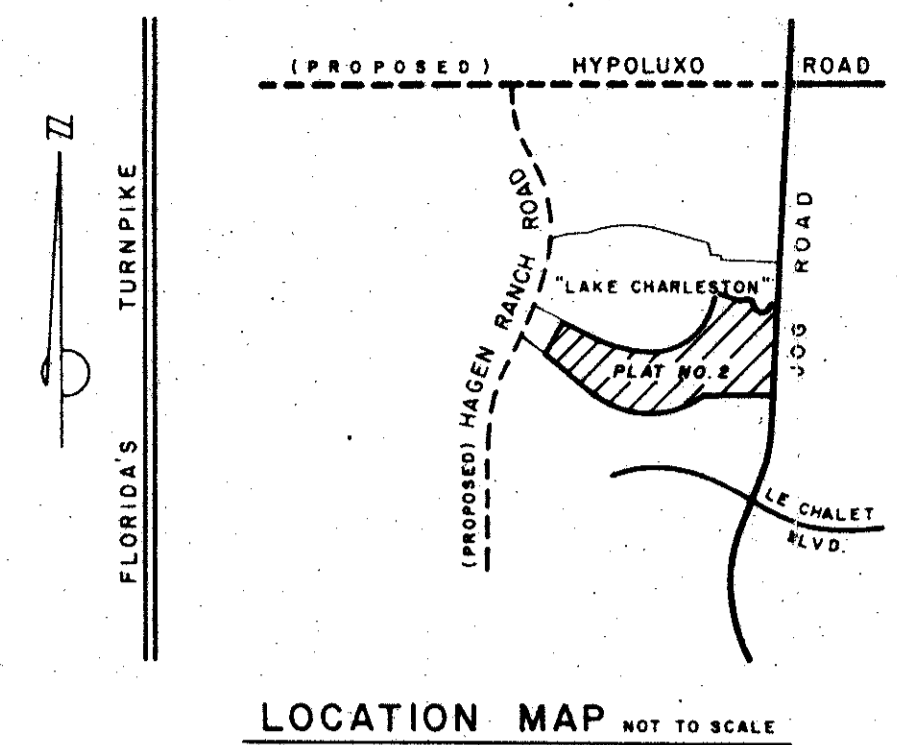
A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

LAKE CHARLESTON PLAT NO. 2

BEING A REPLAT OF TRACTS E AND F OF LAKE CHARLESTON PLAT NO. 1, AS RECORDED IN PLAT BOOK 60, PAGES 147 - 151, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

APRIL 1988 SHEET 1 OF 3

MOCK, ROOS AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS WEST PALM BEACH, FLORIDA



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 11:52 AM on 26 day of August 1988 and duly recorded in Plat Book 60 on page 140, 141, 142 JOHN B. DUNKLE, Clerk County Clerk



KNOW ALL MEN BY THESE PRESENTS THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON PLAT NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "E" AND "F", LAKE CHARLESTON PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGES 147 THROUGH 151, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR ACCESS TO AND MAINTENANCE OF THE LAKE TRACTS, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION FACILITIES.

THE LIMITED ACCESS EASEMENTS, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR LANDSCAPING AND DECORATIVE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. STREETS THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

3. TRACT TRACT 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 9th DAY OF JUNE 1988.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP BY THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER

ATTEST: TWIGHT W. JUNDT, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED DWIGHT W. JUNDT and TWIGHT W. JUNDT to ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF THE WILLIAM LYON COMPANY, AS MANAGING GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF June 1988

MY COMMISSION EXPIRES: Aug 27, 1991

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

MORTGAGEE'S CONSENT STATE OF ILLINOIS COUNTY OF COOK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5530 AT PAGE 579 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS REAL ESTATE OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF June 1988

ATTEST: CONTINENTAL ILLINOIS BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGEMENT STATE OF ILLINOIS COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED David B. Blaker and Dwight W. Jundt to ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND REAL ESTATE OFFICER OF CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF June 1988

MY COMMISSION EXPIRES: OFFICIAL SEAL J. R. SWICE Notary Public, State of Illinois My Commission Expires 9/8/91

NOTES

- 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
3. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: PERMANENT CONTROL POINTS ARE SHOWN THIS:
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
6. BEARINGS CITED HEREON ARE IN A MERIDIAN ASSUMING SOUTH 3°-20'-59" WEST ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
7. D.E. DENOTES DRAINAGE EASEMENT U.E. DENOTES UTILITY EASEMENT L.A.E. DENOTES LIMITED ACCESS EASEMENT
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. TABULATION table with columns for TOTAL AREA, TRACT 1, ROADWAYS, TOTAL NUMBER OF UNITS (SINGLE FAMILY), DENSITY.

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST 1988

ATTEST: JOHN B. DUNKLE, CLERK DEPUTY CLERK

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF AUGUST 1988

HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

TITLE CERTIFICATION

I, ROBERT L. CRANE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO R-L PARTNERS, FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON.

DATE: June 8, 1988 ROBERT L. CRANE, ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 7, 1988 DAVID M. WHITE REGISTERED SURVEYOR NO. 2201 STATE OF FLORIDA

LAKE CHARLESTON #2 60/140

SIDEWALK REQUIRED TURNOUT REQUIRED COUNTY CLERK

TAZ 439 SUBDIVISION: Lake Charleston #2 BOOK 60 PAGE 140 PLAT NO. 2

