

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

LAKE CHARLESTON PLAT NO. 1

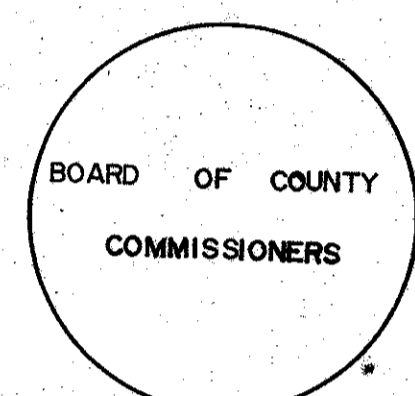
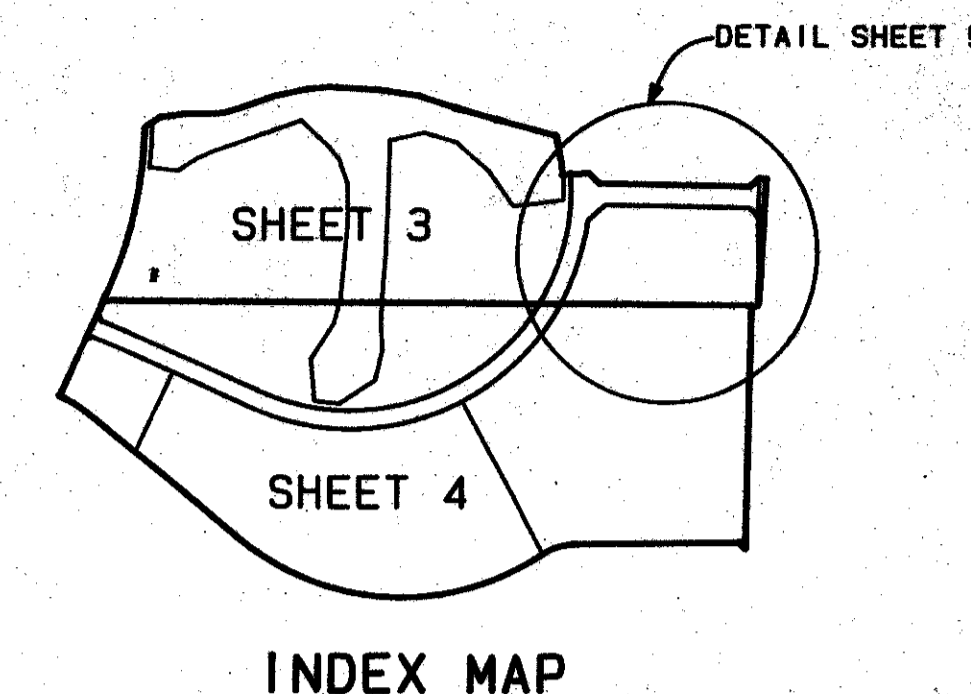
BEING A REPLAT OF ALL OF LOTS 30-33 AND 37-43 AND A PART OF LOTS 21-26, 28 & 29, 34-36, 44 & 45, 47-54, AND A PART OF THE ABANDONED 30 FOOT ROADWAY SOUTH OF LOTS 28-36, ALL IN BLOCK 40 AND A PART OF THE AREAS EAST OF LOTS 36, 37 AND 54 OF BLOCK 40, ALL IN PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45-54) AND IN

SECTIONS 9 AND 10, T. 45 S., R. 42 E., PALM BEACH COUNTY, FLORIDA

IN 5 SHEETS

SHEET NO. 2

MARCH 1988



MORTGAGEE'S CONSENT

STATE OF ILLINOIS SS
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 hereon by the owner thereof, and agrees that its mortgage recorded in Official Record Book 5530 at pages 1549 through 1550, inclusive, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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, A.D. 1988.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association
By: *Carol A. Roberts*
Vice President

Attest: *David M. Stutz*
Real Estate Officer

ACKNOWLEDGEMENT

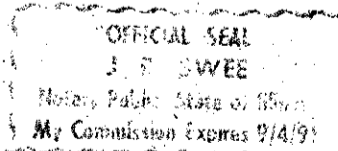
STATE OF ILLINOIS SS
COUNTY OF COOK

BEFORE ME personally appeared *David B. Blecker* and *Elaine Smith*, known 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 they 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 said instrument is the free act and deed of said banking association.

WITNESS my hand and official seal this 13th day of June, A.D. 1988.

J. H. Vance
Notary Public

My commission expires:



NOTES AND RESTRICTIONS

- Bearings cited hereon are in a meridian assuming South 03-20-59 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.
- D.E. denotes drainage easement.
U.E. denotes utility easement.
L.A.E. denotes limited access easement.
L.M.E. denotes lake maintenance easement.
B.E. denotes buffer easement.
- denotes permanent reference monument.
○ denotes permanent control point.
- There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or limited access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County.
- There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
- In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation and maintenance of drainage facilities.
- Building setback lines shall be as required by current Palm Beach County zoning regulations and/or any restrictive covenants pertaining to that portion of the planned unit development reflected by this plat.
- All platted roadways lying within BLOCKS 40 and 41 (PALM BEACH FARMS CO. PLAT No. 3, Plat Book 2, pages 45-54) were abandoned by Resolution No. R-78-771, ORB 2891, p. 323.

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CIKLON, LUBITZ, MARTENS, MCBANE AND O'CONNELL, a partnership including professional associations in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find title to the property is vested in B-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; that the current taxes have been paid; that we find the property is encumbered by the mortgages shown hereon; that we find all mortgages are shown and are true and correct and that all easements encumbering the property are shown hereon.

BOOSE, CASEY, CIKLON, LUBITZ, MARTENS, MCBANE AND O'CONNELL
By: *Robert L. Crane*
Robert L. Crane, Attorney at Law

Date: June 8, 1988

APPROVALS

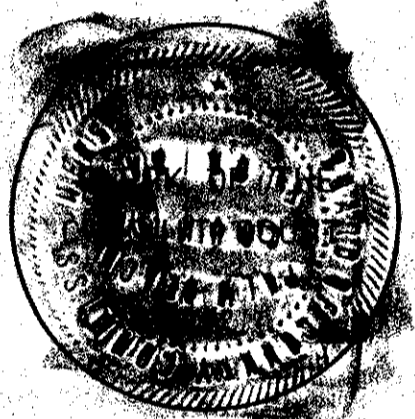
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 23rd day of AUGUST, 1988.

By: *Carol A. Roberts*
Carol A. Roberts, Chair

Attest: John B. Dunkle, Clerk of the Circuit Court

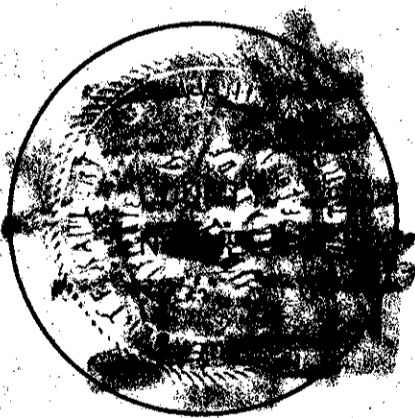
By: *Debra S. Pawant*
Deputy Clerk



COUNTY ENGINEER

This plat is hereby approved for record this 23rd day of AUGUST, A.D. 1988.

By: *Herbert F. Kahiert*
Herbert F. Kahiert, P.E.
County Engineer



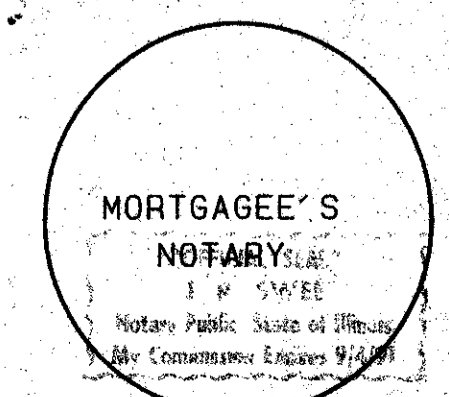
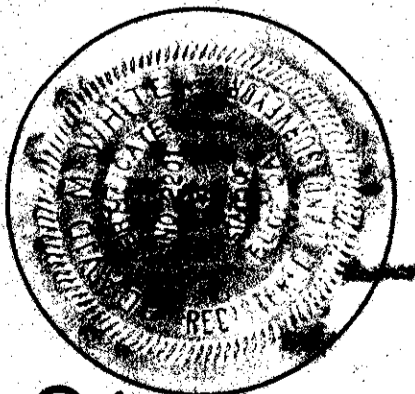
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision; that said survey made is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.'s) have been set; that permanent control points (P.C.P.'s) will be set under guarantees posted with the Board of County Commissioners for Palm Beach County, Florida, for the required improvements; and that the survey data complies with all the requirements of Chapter 177, of the Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

By: *David M. White*
David M. White, P.L.S.
Florida Certificate No. 2201

Date: May 20, 1988



60/148

Pet-86-96
0533-001

LAKE CHARLESTON PLAT NO. 1

This instrument was prepared by Timothy M. Smith in the offices of Mock, Boos & Assoc., 5720 Corporate Way, West Palm Beach, Florida 33407. (407) 683-3113

TAZ 439
 SURVEYED & RECORDED IN
 BOOK 66
 PAGE 115
 FILED IN
 OFFICE OF THE
 COUNTY CLERK
 PALM BEACH COUNTY
 FLORIDA
 MAY 20 1988