

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

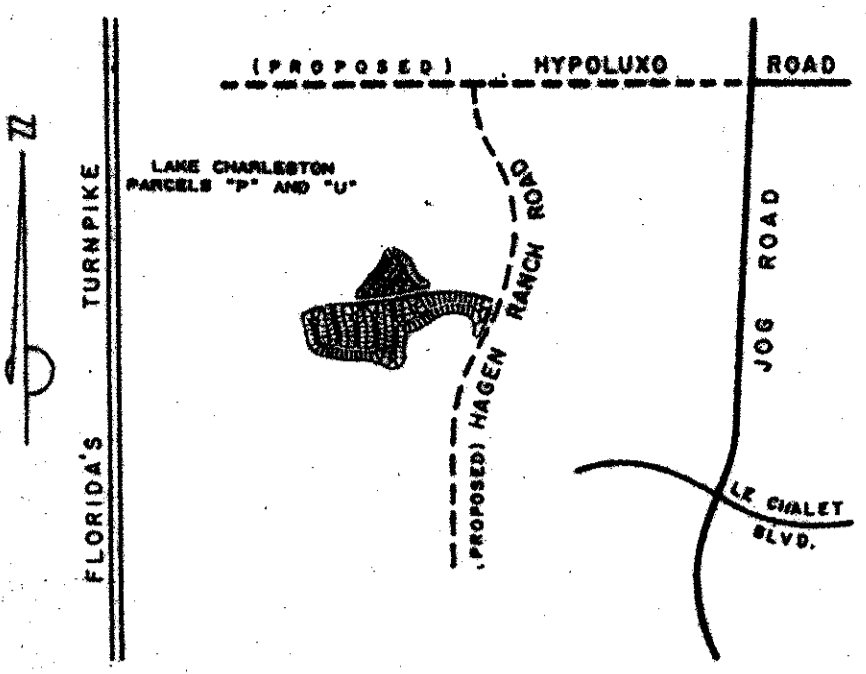
LAKE CHARLESTON PARCELS "P" AND "U"

BEING A REPLAT OF TRACTS P AND U OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGES 55 - 68, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

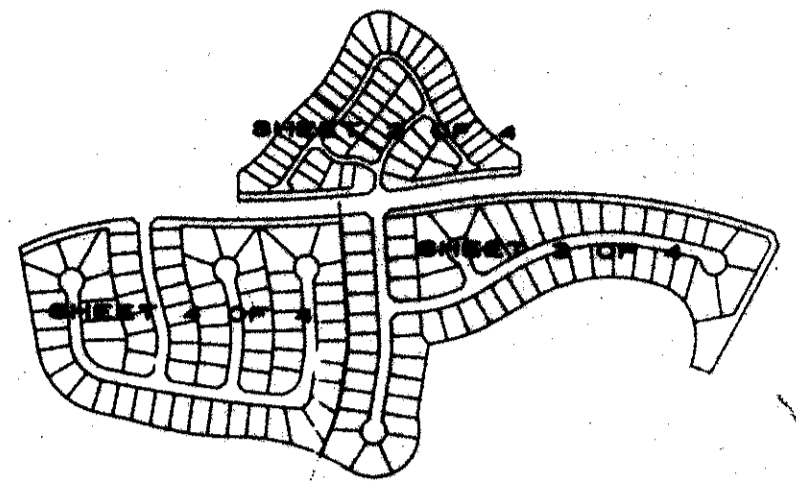
MARCH 1989 SHEET 1 OF 4

MOCK, ROOS & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS
WEST PALM BEACH, FLORIDA



LOCATION MAP NOT TO SCALE



KEY MAP

COUNTY OF PALM BEACH |
STATE OF FLORIDA
This Plat was filed for record on 12 day of MAY 1989, and duly recorded in the Public Records of Palm Beach County, Florida, on page 154 of 157 of Plat Book 62, Clerk of Circuit Court James A. Black, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON PARCELS "P" AND "U", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "P" AND "U", LAKE CHARLESTON PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLAT'D AND DOES HEREBY DEDICATE AS FOLLOWS:

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. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

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, AS SHOWN HEREON, 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 ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF SAID LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

TRACTS

TRACTS 1 THROUGH 7, INCLUSIVE, AS SHOWN HEREON, ARE 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.

TRACT "S" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS A PARKING TRACT FOR EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OF, 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 GENERAL PARTNERSHIP ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND ATTESTED BY TWO OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF MARCH 1989.

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:
Doyle D. Dudley
DOYLE D. DUDLEY, ASSISTANT SECRETARY

BY Dwight W. Jundy
DWIGHT W. JUNDY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED DWIGHT W. JUNDY AND DOYLE D. DUDLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE WILLIAM LYON COMPANY, AS MANAGING GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND THAT THEY EXECUTED SUCH INSTRUMENT AS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO THE FOREGOING 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 17 DAY OF March, 1989.
MY COMMISSION EXPIRES: Aug. 27, 1991
Catharina A. Zielinski
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
VICE PRESIDENT OF EWING AND SHIRLEY, INC.
IN THE OFFICE NORTH ROAD, SUITE 118
3787 KE WORTH, FLORIDA 33463
LA

STATE OF ILLINOIS
COUNTY OF COOK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON BY THE OWNER HEREOF, AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 5330 AT PAGES 154 THROUGH 157, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CONTINENTAL BANK, N.A., 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 23 DAY OF March, 1989.

ATTEST
Carolyn E. Beard
CAROLYN E. BEARD, REAL ESTATE OFFICER
BY: Walter A. Cary
WALTER A. CARY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED WALTER A. CARY AND CAROLYN E. BEARD, 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 BANK, N.A., 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 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 23 DAY OF March, 1989.
MY COMMISSION EXPIRES: 12-23-92
Angela T. Waddle
ANGELA T. WADDLE, NOTARY PUBLIC

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 THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- 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 25°-20'-59" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD AS SHOWN HEREON.
- 7. D.E. DENOTES DRAINAGE EASEMENT
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
R.E.E. DENOTES ROOF ENCROACHMENT EASEMENT
U.E.A. DENOTES UTILITY EASEMENT ACCESS
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT (PLAT BOOK 62, PAGES 55-68)
F.E. DENOTES FLOODPLAIN EASEMENT (PLAT BOOK 62, PAGES 55-68)
- 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.
- 9. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

TURNOUT REQUIRED

SIDEWALK REQUIRED

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MAY, 1989.
Carol Elmqvist
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: John B. Dunkle
JOHN B. DUNKLE, CLERK
Debra A. Howard
DEBRA A. HOWARD, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF MAY, 1989.
BY: Herbert F. Kahert
HERBERT F. KAHERT, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTINS, MCBANE AND O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATES IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE IS VESTED IN R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON.

DATE: MARCH 25, 1989
Robert L. Crane
ROBERT L. CRANE, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A 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.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES 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: March 14, 1989
David M. White
DAVID M. WHITE
REGISTERED SURVEYOR NO. 2201
STATE OF FLORIDA

P.U.D. TABULATION

Table with 2 columns: Description and Area. Includes rows for TOTAL AREA, TRACTS 1-7 (OPEN SPACE TRACTS), ROADWAYS, and TOTAL NUMBER OF UNITS (SINGLE-FAMILY).

62/154
LAKE CHARLESTON PARCELS "P" + "U"

Subdivision: LAKE CHARLESTON PARCELS P + U
Book: 62, Page: 154-157
Flood Zone: B
Zoning: R-TS
Zip Code: 33467
Map Name: LAKE CHARLESTON TAZ 4-89
Page: 154 of 157
Flood Zone: B
Zoning: R-TS
Zip Code: 33467
Map Name: LAKE CHARLESTON TAZ 4-89

