

LAKE CHARLESTON PARCEL "T" AND "V"

0533-009

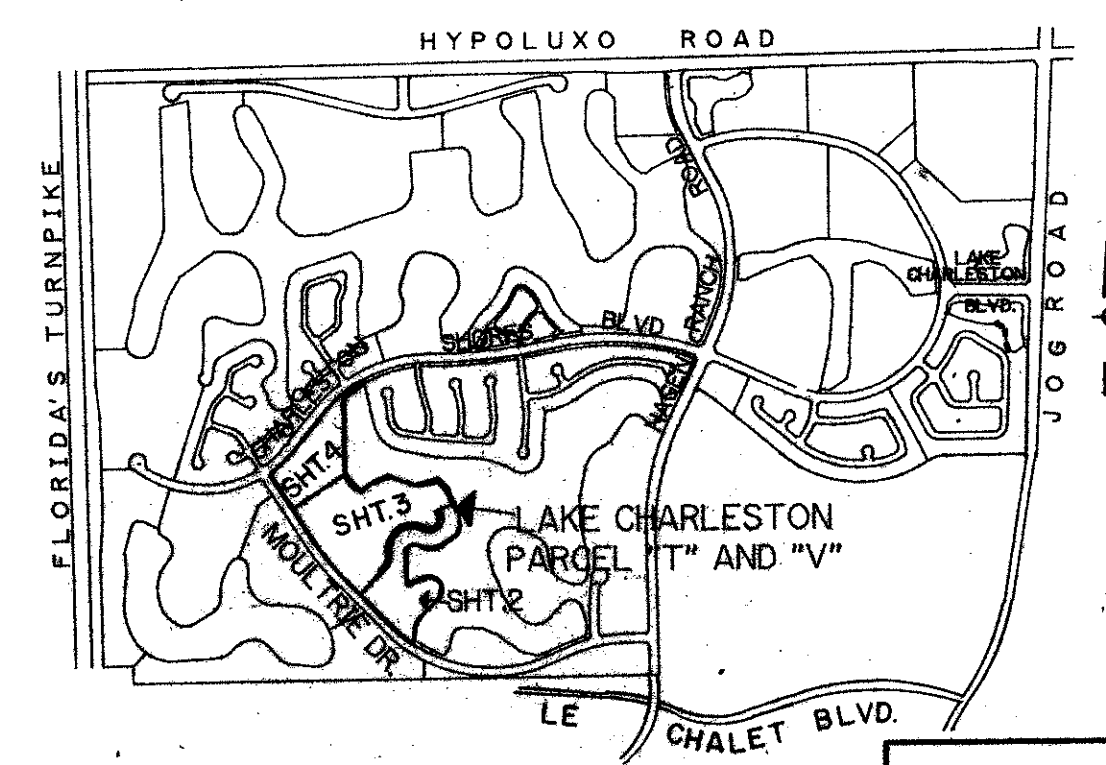
86

PREPARED BY
WILLIAM A. HALL, P.L.S.
AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
JANUARY, 1990

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACTS T AND V OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN SHEET 1 OF 4
PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 3:01 PM this 3rd day
of August, 1990 and
duly recorded in Plat Book
66 on Pages 86 and
87.
John B. Dunkle
Clerk of Circuit Court
By *Barbara A. Platt* p.c.



P.U.D. TABULATION PETITION #86-96	
TOTAL ACREAGE	36.6855
TOTAL DWELLING UNITS	99
DENSITY	2.70
ROADWAYS	6.0781

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 PARCEL "T" AND "V", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS T AND V, LAKE CHARLESTON PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 36.6855 ACRES, MORE OR LESS.

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

EASEMENTS:

THE DRAINAGE EASEMENTS 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/OR 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/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

THE LIMITED ACCESS EASEMENTS 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 FLOODPLAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR THE TEMPORARY STORAGE OF EXCESS WATER IN TIMES OF HEAVY RAINFALL. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LANDSCAPE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR LANDSCAPING AND DECORATIVE PURPOSES ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

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 TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF May, 1990.

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

ATTEST:

BY: *Doyle D. Dudley*
DOYLE D. DUDLEY
ASSISTANT SECRETARY

BY: *Dwight W. Jundt*
DWIGHT W. JUNDT
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DWIGHT W. JUNDT 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, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 8th DAY OF May, 1990.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 12-23-92
ISSUED THRU GENERAL REG. 10

Jo Ann Callahan
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF NEW YORK) SS
COUNTY OF WESTCHESTER)

THE UNDERSIGNED HEREBY CERTIFIES THAT IS 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 5280, PAGE 661 THROUGH 697, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, UL TRAMAR LAND DEVELOPMENT COMPANY, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF JUNE, 1990.

ATTEST: *Patrick J. Guarino*
PATRICK J. GUARINO
SECRETARY

UL TRAMAR LAND DEVELOPMENT COMPANY, INC.,
A DELAWARE CORPORATION

BY: *Lincoln Hallowell*
LINCOLN HALLOWELL, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK) SS
COUNTY OF WESTCHESTER)

BEFORE ME PERSONALLY APPEARED J. LINCOLN HALLOWELL AND PATRICK J. GUARINO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF UL TRAMAR LAND DEVELOPMENT COMPANY, INC., A DELAWARE CORPORATION, AND THEY SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SUCH INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SUCH INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SUCH INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF JUNE, 1990.

MY COMMISSION EXPIRES: _____
ANN MARIE McELLIOTT
Notary Public, State of New York
No. 012127-00000
Qualified in Westchester County
April Expires: 12-31-1991

Ann Marie McEliggott
NOTARY PUBLIC

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, PAGES 1549 THROUGH 1570, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF May, 1990.

ATTEST: *Jean Callahan*
JEAN CALLAHAN
VICE PRESIDENT

CONTINENTAL BANK, N.A.
A NATIONAL BANKING ASSOCIATION

Moira A. Cary
MOIRA A. CARY
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS) SS
COUNTY OF COOK)

BEFORE ME PERSONALLY APPEARED MOIRA A. CARY AND JEAN CALLAHAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS 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 10th DAY OF May, 1990.

MY COMMISSION EXPIRES:

10-23-92

ANGELA T. WADDLE
NOTARY PUBLIC, STATE OF ILLINOIS
No. 012127-00000
Qualified in Cook County
April Expires: 12-23-92
STATE OF ILLINOIS

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 ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
2. THERE SHALL BE NO TREES OR SCRUBS 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. D.E. DENOTES DRAINAGE EASEMENT
L.E. DENOTES LAKE MAINTENANCE EASEMENT
U.E. DENOTES UTILITY EASEMENT
R.A.D. DENOTES RADIAL LINE
L.A.E. DENOTES LIMITED ACCESS EASEMENT
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT (P.B.62,P.GS.55-68)
F.E. DENOTES FLOODPLAIN EASEMENT (P.B.62,P.GS.55-68)
5. P.R.M. DENOTES PERMANENT REFERENCE POINT
O.P.C.P. DENOTES PERMANENT CONTROL POINT
6. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON A BEARING OF S33°28'31"E ALONG THE WESTERLY BOUNDARY OF LAKE CHARLESTON PLAT NO. 3, PARCEL T (P.B.62,P.GS.55-68)
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
9. THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
10. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THESE AREAS OF INTERSECTION ARE THE DRAINAGE AND UTILITY EASEMENTS AND NOT THE LAKE MAINTENANCE EASEMENT. UTILITY EASEMENTS SHALL BE SUBORDINATED TO THE LAKE MAINTENANCE EASEMENT.
11. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THESE AREAS OF INTERSECTION ARE THE DRAINAGE AND UTILITY EASEMENTS AND NOT THE LAKE MAINTENANCE EASEMENT. UTILITY EASEMENTS SHALL BE SUBORDINATED TO THE LAKE MAINTENANCE EASEMENT.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF JULY, 1990.

ATTEST: JOHN B. DUNKLE, CLERK
BY: *Debra Oswald*
DEBRA OSWALD
DEPUTY CLERK

BY: *Carol J. Elmoquis*
CAROL J. ELMQUIS
CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF JULY, 1990.

BY: *Herbert F. Kahlert, P.E.*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

WE, BOOSE, CASEY, GIKLIN, 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 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, AND THERE ARE NO OTHER ENCUMBRANCES WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

BOOSE, CASEY, GIKLIN, LUBITZ,
MARTINS, MCBANE AND O'CONNELL

DATE: MAY 17, 1990

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING
Wm a Hall
WILLIAM A HALL
FLORIDA REGISTRATION NO. 3611
0533-009
Plat. 86-96
Location # 0001

TAB 439

RECORDING OF LAKE CHARLESTON PARCEL T & V
PAGE 66
PLAT NO. 3
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
ZIP CODE 33432
TAX MAP NO. 157
TAX MAP NO. 157

