

LAKE CHARLESTON PARCEL "D"

PREPARED BY
WILLIAM A. HALL, P.L.S.
AVIROM-HALL and ASSOCIATES, INC.
 LAND SURVEYING

50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432

AUGUST, 1991

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R-L Partners, a Florida General Partnership, owner of the land shown hereon, being a replat of Tract "D" of Lake Charleston Plat No. 1 as recorded in plat book 60, pages 147-151 inclusive of the public records of Palm Beach County, Florida, lying in Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKE CHARLESTON PARCEL "D", being more particularly described as follows:
 Tract D, LAKE CHARLESTON PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 60, Pages 147 through 151 inclusive, of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. **STREETS**
 The tract for Residential Access Streets, shown hereon as Tract "A" is hereby dedicated to the Lake Charleston Maintenance Association, Inc., a Florida Corporation not for profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and/or assigns, without recourse to Palm Beach County.
2. **EASEMENTS**
 - a. **Utility Easements** - The utility easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities, including cable television facilities.
 - b. **Limited Access Easements** - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - c. **Drainage 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, 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 Palm Beach County maintained roads.
 - d. **Lake Maintenance Easement** - The Lake Maintenance Easement, as shown, 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.
 - e. **Landscape Easement** - The 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 are the perpetual maintenance obligation of said Association, its successors and/or 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, as managing 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 the authority of its Board of Directors, this 17th day of November, 1991.

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 Managing General Partner.

Attest:

By: Doyle D. Dudley Assistant Secretary
 By: Dwight W. Jundt Vice President

ACKNOWLEDGEMENT

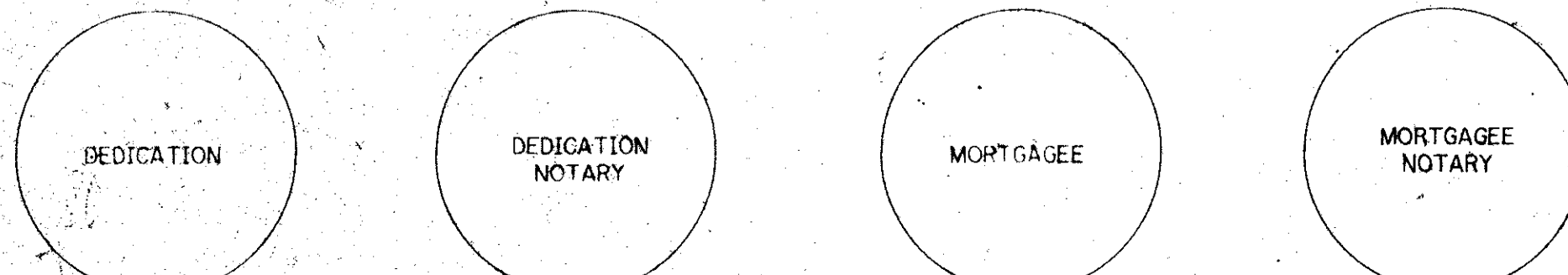
STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

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 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 17th day of November, 1991.

My commission expires:

Notary Public



A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT D 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

MORTGAGEE'S CONSENT

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

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 6537 at Pages 1155 through 1171 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 hereon by and with the authority of its Board of Directors this 17th day of November, 1991.

Continental Bank, N.A.
 A National Banking Association

ATTEST:

By: John Mertz Vice President
 By: Moira A. Cary Vice President

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

BEFORE ME personally appeared Moira A. Cary and John Mertz, 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 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 17th day of November, 1991.

My commission expires:

Notary Public
 State of Illinois

NOTES:

1. There shall be no Buildings or any kind of construction place 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 shrubs places 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. Bearings shown hereon are relative to the plat Lake Charleston Plat No. 1, based on the west line of Tract D of said plat at the Northwest corner of Tract D bearing North 01°51'20" East.
5. 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.
6. Building setback lines shall be as required by current Palm Beach County zoning regulations.
7. There shall be no above ground appurtenances within the 20' Lake Maintenance Easement without the consent of Palm Beach County.
8. In instance 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.
9. There shall be no above-ground encroachments where Utility Easements coincide with the Lake Maintenance Easement.

ABBREVIATION LEGEND:

- P.R.M. - Denotes Permanent Reference Marker Number 3671 unless otherwise noted.
- P.C.P. - Denotes Permanent Control Point.
- L.A.E. - Denotes Limited Access Easement.
- L.M.E. - Denotes Lake Maintenance Easement.
- D.E. - Denotes Drainage Easement.
- L.E. - Denotes Landscape Easement.
- U.E. - Denotes Utility Easement.
- E - Denotes Centerline.
- P.B. - Denotes Plat Book.
- PGS. - Denotes Pages.
- RAD. - Denotes Radial.
- N.R. - Denotes Not Radial.
- R. - Denotes Radius.
- Δ - Denotes Delta Angle.
- A. - Denotes Arc Length.

143

STATE OF FLORIDA
 COUNTY OF PALM BEACH

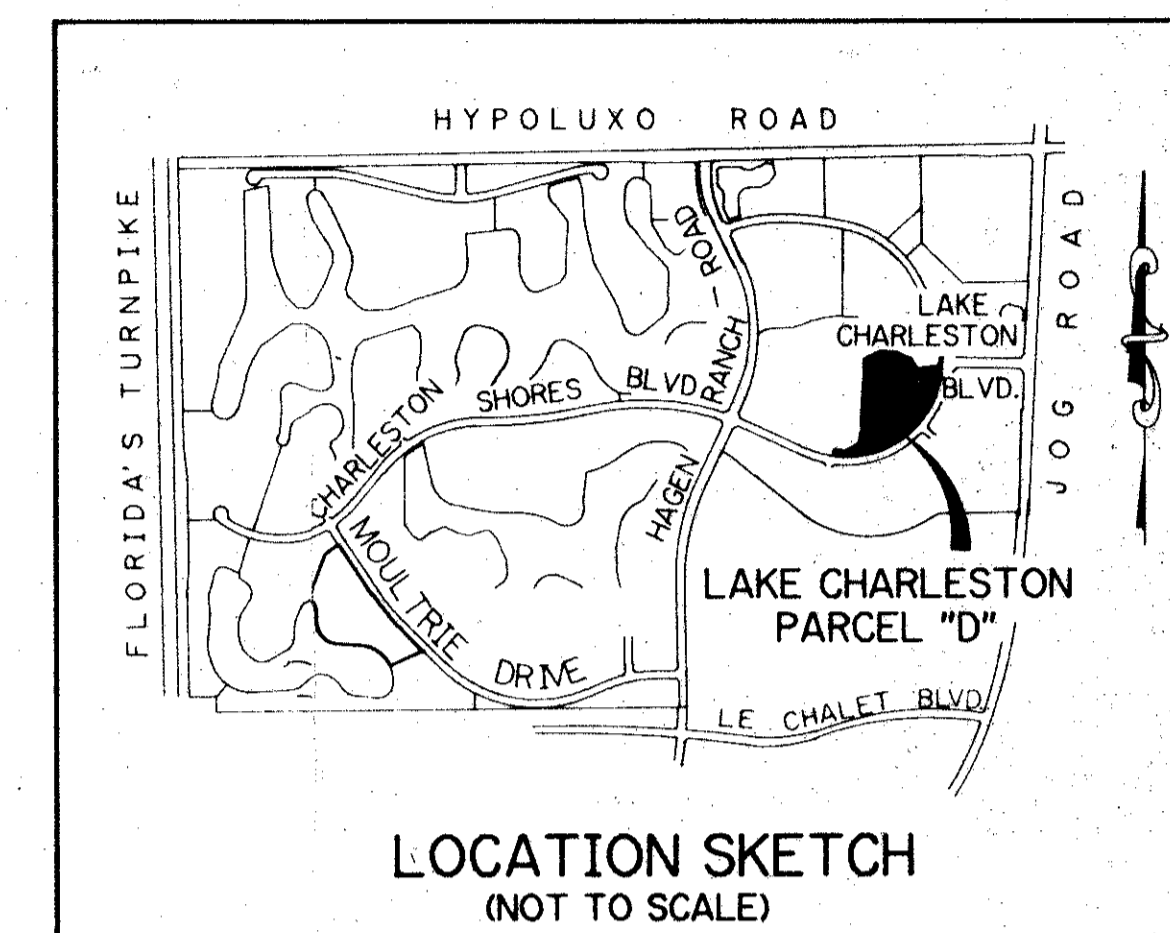
This plat was filed for record at 11:19 A.M. this 31 day of January, 1991 and duly recorded in Plat Book 8 on pages 143 through 144.

Milton T. Bauer
 Clerk of Circuit Court
 By: Paulina A. Platt

SHEET 1 of 2

P.U.D. TABULATION
 PETITION # 86-96

TOTAL ACREAGE.....15.426 ACRE
 TOTAL DWELLING UNITS.. 64
 DENSITY.....415 UNIT/ACRE
 ROADWAYS.....2.57 ACRE



BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 28th day of Jan, 1992.

ATTEST: Milton T. Bauer CLERK
 By: Debra D. Russell Deputy Clerk
Karen Marcus Chair to the County Commission

COUNTY ENGINEER

This plat is hereby approved for record this 28 day of JAN, 1992.

By: George T. Webb, P.E.
 County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

We, Boose, Casey, Clikin, 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 to the property is vested in R-L Partners, a Florida General Partnership; that the current taxes have been paid; and that we find that 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, Clikin, Lubitz,
 Martins, McBane and O'Connell
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.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 the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

William A. Hall
 William A. Hall, P.L.S.
 Registered Surveyor No. 3671
 State of Florida



LAKE CHARLESTON PARCEL "D" 08/143

0533-012

PET. 86-96

SUBDIVISION LAKE CHARLESTON
 BOOK 60
 FLOOD MAP # 185A
 ZONING RT3
 QUAD # 34
 SE 86-96
 PUD NAME
 PAGE 143
 FLOOD MAP # 185A
 ZONING RT3
 QUAD # 34
 SE 86-96
 PUD NAME

TAZ 439