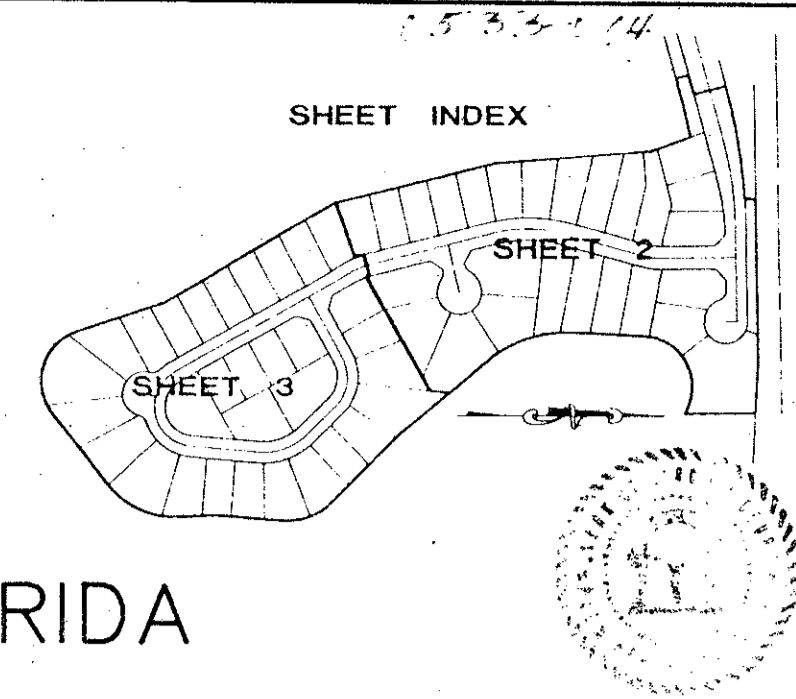


LAKE CHARLESTON PARCEL "K"

189

PREPARED BY
WILLIAM A. HALL, P.L.S.
AVIROM-HALL and ASSOCIATES, INC.
 LAND SURVEYING / LAND DEVELOPMENT CONSULTANTS
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 NOVEMBER, 1991

BEING A REPLAT OF TRACT K AND A PORTION OF EDISTO DRIVE
 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
 A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT



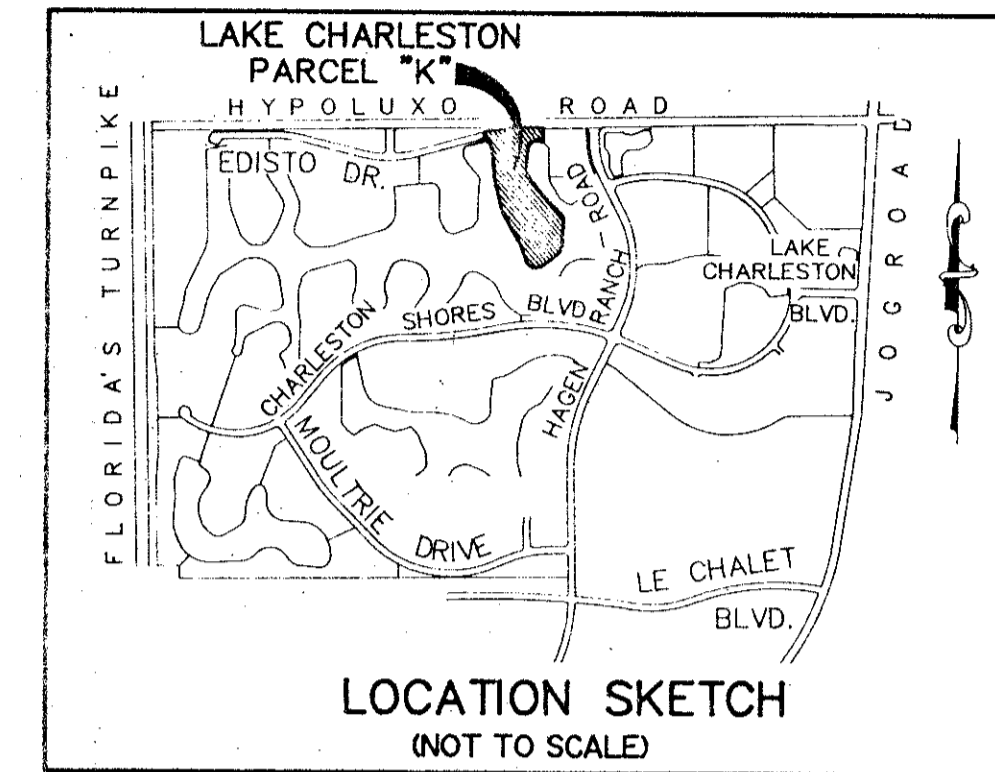
STATE OF FLORIDA
 COUNTY OF PALM BEACH

This plat was filed for
 record at 12:30 pm
 this 09 day of April
 1991 and duly recorded
 in Plat Book
 on pages 187 through
 191

Milton T. Bauer
 Clerk of Circuit Court
 By: *[Signature]*

SHEET 1 of 3

P.U.D. TABULATION
 PETITION # 86-96
 TOTAL ACREAGE..... 20.100
 TOTAL DWELLING UNITS...57
 DENSITY..... 2.82
 ROADWAYS..... 5.785



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R-L Partners, a Florida General Partnership and K. Hovnanian at Lake Charleston, Inc., a State of Florida Corporation, owners of the land shown hereon, being a replat of Tract "K" and a portion of Edisto Drive of Lake Charleston Plat No. 3 as recorded in Plat Book 62, Pages 55-68, inclusive, of the public records of Palm Beach County, Florida, lying in Section 9, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKE CHARLESTON PARCEL "K", being more particularly described as follows:
 Beginning at the most Northeasterly corner of Tract "K" LAKE CHARLESTON PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 62, Pages 55 through 68 inclusive, of the Public Records of Palm Beach County, Florida; thence S 00°53'01" E, along the boundary of said tract 771.72 feet to a point on the arc of a non-tangent curve (radial line thru said point bears S 32°30'20" W); thence southwesterly, along the arc of said curve to the left, having a radius of 120.00 feet, a central angle of 119°31'28", an arc distance of 250.33 feet to a point of tangency; thence S 02°58'52" W, 171.65 feet to a point of curvature; thence southeasterly, along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 42°55'38", an arc distance of 224.77 feet to a point of tangency; thence S 39°56'47" E, 264.76 feet; thence S 44°39'37" E, 235.31 feet to a point of curvature; thence southwesterly, along the arc of a curve to the right having a radius of 150.00 feet, a central angle of 49°23'30", an arc distance of 125.91 feet to a point of tangency; thence S 04°43'53" W, 155.13 feet; thence S 03°02'44" E, 91.95 feet to a point of curvature; thence southwesterly, along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 54°43'00", an arc distance of 191.00 feet to a point of tangency; thence S 51°40'16" W, 212.47 feet to a point of curvature; thence northwesterly, along the arc of a curve to the right, having a radius of 125.00 feet, a central angle of 109°54'23", an arc distance of 239.75 feet to a point of tangency; thence N 02°05'21" W, 218.82 feet; thence N 30°01'24" W, 162.51 feet; thence N 28°54'13" W, 300.80 feet; thence N 13°55'13" W, 201.82 feet; thence N 12°28'12" W, 195.06 feet; thence N 04°39'51" W, 373.75 feet; thence N 22°03'04" W, 100.21 feet to a point on the arc of a non-tangent curve (radial line thru said point bears S 11°16'00" E); thence southwesterly, along the arc of said curve to the left, having a radius of 1228.00 feet, a central angle of 04°21'33", an arc distance of 93.45 feet to a point of tangency; thence S 76°02'01" W, 47.94 feet; thence N 15°37'44" W, 32.00 feet to a point on the south right-of-way of Edisto Drive of said plat; thence N 74°22'16" E along said south right-of-way line, 47.84 feet (the preceding 23 courses described being coincident with said boundary of Tract "K"); thence N 15°37'44" W, 80.00 feet to a point on the arc of a radially tangent curve and the north right-of-way line of said Edisto Drive; thence southeasterly, along said right-of-way line and along the arc of said curve to the right, having a radius of 1340.00 feet, a central angle of 11°32'09", an arc distance of 269.79 feet to the corner of PARK TRACT 3 of aforesaid plat; thence N 00°52'41" W along the east line of said PARK TRACT 3, a distance of 27.11 feet to the northeast corner of said PARK TRACT 3, said point also being on the south right-of-way line of Hypoluxo Road, as recorded in Official Record Books 5897, Page's 1776 through 1793; thence N 89°07'19" E along said right-of-way line and along the boundary of said tract "K", 369.55 feet; thence continuing, along said right-of-way line and north boundary, S 67°06'03" E, 130.81 feet to the point of beginning.

IN WITNESS WHEREOF, The William Lyon Company, a California Corporation, authorized to transact business in the State of Florida, 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 24th day of February, 1992.

R-L Partners, a Florida General Partnership
 By: *[Signature]* William Lyon Co.
 Assistant Secretary
 By: *[Signature]* Dwight W. Jundt
 Vice President

Attest:

By: *[Signature]*
 Doyle D. Dudley
 Assistant Secretary

IN WITNESS WHEREOF, The K. Hovnanian at Lake Charleston, Inc., a State of Florida Corporation, has caused these presents to be signed by its 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 24th day of February, 1992.

Attest:

By: *[Signature]*
 Teresa J. Breland
 Assistant Secretary

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 R-L Partners, a Florida General Partnership, and Managing General Partner of R-L Partners, and severally acknowledged to and before me 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 24th day of February, 1992.
 My commission expires: *[Signature]*
 Notary Public

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 BEFORE ME personally appeared Karl E. Preusse and Teresa J. Breland, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of K. Hovnanian at Lake Charleston, Inc., 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 27th day of February, 1992.
 My commission expires: *[Signature]*
 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 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 hereto by and with the authority of its Board of Directors this 3rd day of February, 1992.

ATTEST:

By: *[Signature]*
 John Mertz
 Vice President

ACKNOWLEDGEMENT

STATE OF ILLINOIS) SS
 COUNTY OF COOK)
 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 3rd day of February, 1992.
 My commission expires: *[Signature]*
 Notary Public
 State of Illinois

NOTES:

- There shall be no buildings or any kind of construction placed on Utility or Drainage Easements. Construction on 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.
- 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.
- Bearings shown hereon are relative to the plat Lake Charleston Plat No. 3, based on the north line of Tract K of said plat bearing North 89°07'19" East.
- 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.
- Building setback lines shall be as required by current Palm Beach County zoning regulations.
- There shall be no above ground appurtenances within the 20' Lake Maintenance Easement without the consent of Palm Beach County.
- 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.
- There shall be no above ground encroachments where Utility Easements coincide with the Lake Maintenance Easement.
- We find that the parent tract known as Tract "K", of the plat Lake Charleston Plat No. 3, as recorded in Plat Book 62, Pages 55 through 68 of the Public Records of Palm Beach County, Florida, to be in error. The exterior boundary does not close. It is our belief that the curve at the southwesterly portion of said plat was intended to be a tangent curve, therefore, the dimensions along the rear lot lines of lots 28 through 33 of this plat differ from the dimensioning of the preceding plat.
- ABBREVIATION LEGEND
 - - Denotes Permanent Reference Marker Number 3671.
 - P.C.P. - Denotes Permanent Control Point.
 - ⊕ - Denotes Centerline.
 - P.B. - Denotes Plat Book.
 - Pgs. - Denotes Pages.
 - R. - Denotes Radius.
 - Δ - Denotes Delta Angle.
 - L. - Denotes Arc Length.
 - O.R.B. - Denotes Official Records Book.
 - P.U.D.B.E. - Denotes Planned unit development buffer easement.
 - N.R. - Denotes Non-Radial.
 - C-1 - Curve Number.
 - U.E. - Denotes Utility Easement.

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 10 day of March, 1992.

Attest: *[Signature]* Clerk
 By: *[Signature]* Milton T. Bauer
 Deputy Clerk
 Karen T. Marcus
 Chair of the County Commission

COUNTY ENGINEER

This plat is hereby approved for record this 10 day of March, 1992.

By: *[Signature]*
 George T. Webb, P.E.
 County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 We, Boose, Casey, Calkin, 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, and K. Hovnanian at Lake Charleston, Inc., a State of Florida Corporation; that the current taxes have been paid; and that we find that the property is encumbered by the mortgage shown hereon; 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, Calkin, Lubitz,
 Martins, McBane and O'Connell
[Signature]
 Robert L. Crane
 Attorney-at-Law
 DATE: 4-3-92

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 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.

By: *[Signature]* William A. Hall
 William A. Hall, P.L.S.
 Registered Surveyor No. 3671
 State of Florida
 DATE: 3/31/92

TAZ = 43A

- has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:
- EASEMENTS
 - UTILITY EASEMENTS - The utility easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities, including cable television facilities, without recourse to Palm Beach County.
 - 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.
 - 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.
 - LAKE MAINTENANCE EASEMENTS - 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.
 - STREETS - As 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.
 - FLOODPLAIN EASEMENTS - The flood plain easements 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.
 - TRACTS
 Tracts "A" and "B" shown hereon are hereby dedicated to the Lake Charleston Maintenance Association, Inc., a Florida Corporation not for profit, for the perpetual maintenance obligation of said Association, its successors and/or assigns, without recourse to Palm Beach County.

SUBDIVISION OF LAKE CHARLESTON PARCEL 189
 BOOK 68 FLOOD MAP # 185A
 FLOOD ZONE B ZONING R15/SE
 CURVE # 49 2.43 CODE 33467
 SE 89-16
 CURVE SAME

LAKE CHARLESTON "K"

0533-014
 PET. 86-96
 ALLOC. #0001
 68/189