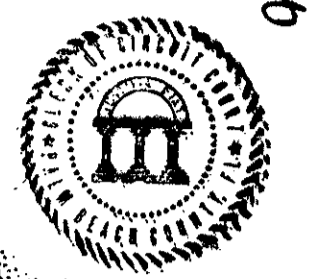


0533-017

68

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:58
this 17 day of August 1993
and duly recorded in Plat Book No. 72
on page 68-71, 93-262
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]*



BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY
OF August A.D., 1993

BY: *[Signature]*
MARY MCCARTHY
CHAIR OF THE COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK

BY: *[Signature]*
CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF August
A.D., 1993.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 00°15'45" EAST ON THE EAST LINE OF TRACT "I" ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3.
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 3) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.
- 4) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- 8) THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- 9) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO 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, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).
- 10) THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO 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, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING DATA STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-7-93
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

LAKE CHARLESTON - TRACT "I" - PLAT THREE

BEING A REPLAT OF A PORTION OF TRACT "I" ACCORDING TO THE
PLAT OF LAKE CHARLESTON PLAT NO. 3 - P.U.D. AS RECORDED IN PLAT BOOK 62,
PAGES 55 THROUGH 68 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 3
MAY, 1992

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS AND SURVEYORS
WEST PALM BEACH, FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED ITZHAK EZRATTI WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF G.L. HOMES OF LAKE CHARLESTON CORPORATION, MANAGING PARTNER OF G.L. HOMES OF LAKE CHARLESTON ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 7th DAY OF June
A.D., 1993.

History Public, State of Florida
My Commission Expires June 1, 1998
MORTGAGEE CONSENT
HILDA H. NIX

STATE OF FLORIDA
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY 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 RECORDS BOOK 7270 AT PAGES 1780 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AND SPREADER AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 7435 AT PAGES 1700 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS FURTHER MODIFIED BY THAT CERTAIN SPREADER AGREEMENT AND SECOND AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 770 AT PAGES 822, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS R.S.V.B. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF June A.D., 1993.

ATTEST: *[Signature]*
ATTEST: *[Signature]*
WITNESS: *[Signature]*
ACKNOWLEDGEMENT: KAREN B. ROTH

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Arthur L. Bigelow WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF BARNETT BANK OF BROWARD COUNTY, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 4th DAY OF June
A.D., 1993.

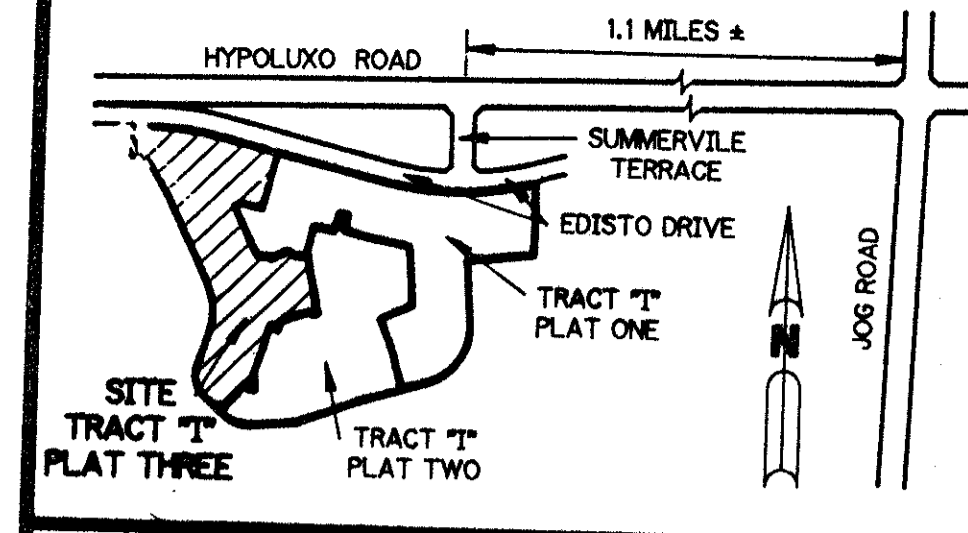
4/21/96
MY COMMISSION EXPIRES
NOTARY PUBLIC
TRUDI L. GARRETT

TITLE CERTIFICATION

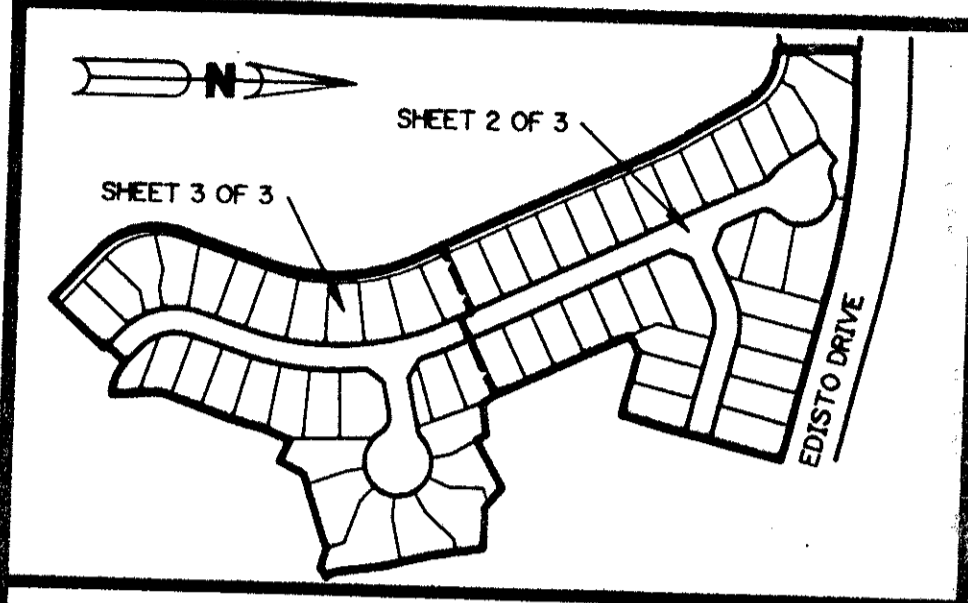
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED 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 TO G.L. HOMES OF LAKE CHARLESTON ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED; THAT THE RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD, EXCEPT AS SHOWN HEREON.

DATE: 6-4-93
REVISED: 8-3-93
COMMONWEALTH LAND TITLE
INSURANCE COMPANY



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT G.L. HOMES, OF LAKE CHARLESTON ASSOCIATES, LTD. A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS LAKE CHARLESTON, TRACT "I", PLAT THREE, BEING A REPLAT OF A PORTION OF TRACT "I" ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEING A PORTION OF TRACT "I" ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3, P.U.D. AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE NORTH 89°07'19" EAST, A DISTANCE OF 59.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,260 FEET AND A CENTRAL ANGLE OF 14°45'03"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 324.39 FEET; THENCE SOUTH 76°07'38" EAST, A DISTANCE OF 273.41 FEET; THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "I" OF LAKE CHARLESTON PLAT NO. 3; THENCE SOUTH 13°52'22" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 12°14'55" WEST, A DISTANCE OF 40.02 FEET; THENCE SOUTH 13°52'22" WEST, A DISTANCE OF 101.21 FEET; THENCE NORTH 76°07'38" WEST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 25°38'12" EAST, A DISTANCE OF 234.21 FEET; THENCE SOUTH 35°00'21" EAST, A DISTANCE OF 22.91 FEET; THENCE NORTH 80°53'30" EAST, A DISTANCE OF 46.15 FEET; THENCE SOUTH 30°00'00" EAST, A DISTANCE OF 17.28 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 85.44 FEET; THENCE SOUTH 48°35'28" EAST, A DISTANCE OF 39.94 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 64.71 FEET; THE LAST TWELVE DESCRIBED COURSES BEING COINCIDENT WITH THE PLAT OF LAKE CHARLESTON TRACT "I" - PLAT ONE AS RECORDED IN PLAT BOOK 70, PAGES 35, THROUGH 38, INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 08°56'00" EAST, A DISTANCE OF 85.17 FEET; THENCE SOUTH 14°12'20" EAST, A DISTANCE OF 72.35 FEET; THENCE SOUTH 08°28'10" EAST, A DISTANCE OF 82.17 FEET; THENCE SOUTH 34°15'23" EAST, A DISTANCE OF 14.04 FEET; THENCE SOUTH 55°44'37" WEST, A DISTANCE OF 17.71 FEET; THENCE NORTH 72°40'00" WEST, A DISTANCE OF 30.94 FEET; THENCE SOUTH 71°10'59" WEST, A DISTANCE OF 121.80 FEET; THENCE SOUTH 28°28'39" WEST, A DISTANCE OF 44.11 FEET; THENCE NORTH 64°31'20" WEST, A DISTANCE OF 36.42 FEET; THENCE SOUTH 20°57'44" WEST, A DISTANCE OF 43.12 FEET; THENCE SOUTH 13°53'55" WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 18°34'09" WEST, A DISTANCE OF 117.15 FEET; THENCE SOUTH 04°31'21" EAST, A DISTANCE OF 76.72 FEET TO A POINT ON A CIRCULAR CURVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 00°56'36" EAST FROM SAID POINT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 43°22'25"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.78 FEET; THENCE SOUTH 42°25'49" WEST ALONG A PROLONGATION OF A RADIAL LINE FROM THE LAST DESCRIBED CURVE, A DISTANCE OF 40.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO A POINT OF THE NORTHEAST AND BEING CONCENTRIC WITH THE LAST DESCRIBED CURVE HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 03°23'31"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.81 FEET TO A POINT WHOSE RADIUS POINT BEARS NORTH 39°02'18" EAST FROM SAID POINT; THENCE SOUTH 42°25'49" WEST, A DISTANCE OF 115.20 FEET; THE LAST SEVENTEEN DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF THE PLAT OF LAKE CHARLESTON TRACT "I" - PLAT TWO ACCORDING TO PLAT BOOK 70, PAGES 75, THROUGH 77, INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 47°34'11" WEST, A DISTANCE OF 103.64 FEET TO A POINT ON A CIRCULAR CURVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 66°08'19"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.29 FEET; THENCE NORTH 18°34'09" EAST, A DISTANCE OF 149.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 44°12'21"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 231.46 FEET; THENCE NORTH 25°38'12" WEST, A DISTANCE OF 442.05 FEET; THENCE NORTH 31°27'42" WEST, A DISTANCE OF 143.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 60°51'32"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 95.60 FEET TO A POINT WHOSE RADIUS POINT BEARS SOUTH 02°19'14" EAST FROM SAID POINT; THENCE NORTH 00°52'41" WEST, A DISTANCE OF 127.18 FEET TO THE POINT OF BEGINNING; THE LAST EIGHT DESCRIBED COURSES BEING COINCIDENT WITH SOUTHERLY AND WESTERLY BOUNDARY OF THE SAID TRACT "I" OF LAKE CHARLESTON PLAT NO. 3 ACCORDING TO PLAT BOOK 62 PAGES 55 THROUGH 68 INCLUSIVE.

CONTAINING 10.425 ACRES MORE OR LESS.

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

1. TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH THE DRAINAGE SYSTEM.
4. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5. OPEN SPACE TRACTS OS-1 THROUGH OS-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. SOUTHERN BELL TELEPHONE COMPANY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS SOUTHERN BELL TELEPHONE COMPANY EASEMENT ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF SOUTHERN BELL TELEPHONE COMPANY UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. FLORIDA POWER AND LIGHT COMPANY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS FLORIDA POWER AND LIGHT COMPANY EASEMENT ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF FLORIDA POWER AND LIGHT COMPANY UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF LAKE CHARLESTON ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF G.L. HOMES OF LAKE CHARLESTON CORPORATION, ITS MANAGING PARTNER AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF June A.D., 1993.

G.L. HOMES OF LAKE CHARLESTON ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: G.L. HOMES OF LAKE CHARLESTON CORPORATION,
ITS MANAGING PARTNER

WITNESS: *[Signature]* ALAN FANT
BY: *[Signature]* ITZHAK EZRATTI

WITNESS: *[Signature]* LARRY PORTNOY
ITS: PRESIDENT

SITE PLAN DATA

ZONING PETITION NO.	89 - 96
TOTAL AREA	10.425 ACRES
DENSITY	5.6 LOTS/ACRES
NUMBER OF LOTS	58
OPEN SPACE TRACTS	0.278 ACRES
WATER MANAGEMENT TRACT	0.438 ACRES

SUBDIVISION * TRACT I
BOOK 71 PAGE 68
FLOOD ZONE B FLOOD MAP #185A
QUAD * 49 ZONING RTS
SE 86-96 ZIP CODE 33477
PUD NAME LAKE CHARLESTON

T&Z 439

0533-017
LAKE CHARLESTON - TRACT "I" - PLAT 3 SHEET 1 OF 3