

# A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT LAKE CHARLESTON - TRACT "H"

BEING A REPLAT OF ALL OF TRACT "H" 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 JULY, 1993

PET. 86-96C  
ALOC. #0013  
ASSIGNMENT LETTER

# 178

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:45 A.M.  
this 10 day of DECEMBER 19 93  
and duly recorded in Plat Book No. 71  
on page 178 - 180  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



### BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Dec, A.D., 1993.

BY: *[Signature]*  
MARY MCCARTY  
CHAIR OF COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK

BY: *[Signature]*  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF December, A.D., 1993.

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

### SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°07'19" EAST ALONG THE NORTH BOUNDARY OF TRACT "H" 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 LAKE MAINTENANCE OR LAKE MAINTENANCE 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 LINES UNLESS OTHERWISE NOTED: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT 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 OR LAKE MAINTENANCE ACCESS EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
9. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, HAVE BEEN 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 PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).
10. THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN 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 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).
11. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, LAKE MAINTENANCE ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

### SITE PLAN DATA

ZONING PETITION NO. ....86-96A  
TOTAL AREA .....14.6 ACRES  
DENSITY .....5.5 LOTS/ACRE  
NUMBER OF LOTS .....81  
OPEN SPACE TRACTS .....0.179 ACRES

# 0533-023

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

# 7/1/93

SHEET 1 OF 3

### LOCATION MAP

### KEY MAP

### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF LAKE CHARLESTON ASSOCIATES II, L.T.D., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 45, RANGE 42, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON - TRACT "H", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACT "H" 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.

CONTAINING 14.60 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR 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. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
  3. TRACTS "C", "D" AND "E", 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.
  4. TRACT "F" AS SHOWN HEREON IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE 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.
  5. LANDSCAPE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING IS PERMITTED IN UTILITY EASEMENTS AND DRAINAGE EASEMENTS ONLY AS DESCRIBED IN THE SURVEYOR'S NOTES.
  6. OVERHANG EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT'S SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
  7. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY 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.
  8. LAKE MAINTENANCE ACCESS EASEMENTS - THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 SAID DRAINAGE SYSTEM.
9. THE 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.
  10. 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.

IN WITNESS WHEREOF, G.L. HOMES OF LAKE CHARLESTON ASSOCIATES II, L.T.D., A FLORIDA LIMITED PARTNERSHIP CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE VICE PRESIDENT OF G.L. HOMES OF LAKE CHARLESTON II CORPORATION, ITS MANAGING PARTNER AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF Sept, A.D., 1993.

G.L. HOMES OF LAKE CHARLESTON ASSOCIATES II, L.T.D.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: G.L. HOMES OF LAKE CHARLESTON II CORPORATION,  
ITS MANAGING PARTNER

ATTEST: *[Signature]* ALAN FANT BY: *[Signature]* ITZHAK EZRATTI  
VICE PRESIDENT PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
SS  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ITZHAK EZRATTI AND ALAN FANT, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF G.L. HOMES OF LAKE CHARLESTON II CORPORATION, MANAGING PARTNER OF G.L. HOMES OF LAKE CHARLESTON ASSOCIATES II, L.T.D., A FLORIDA LIMITED PARTNERSHIP, 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 24<sup>th</sup> DAY OF Sept, 1993.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24<sup>th</sup> DAY OF September, 1993.

WITNESS: *[Signature]* STEVE CARAVETT BY: *[Signature]* DOYLE D. DUDLEY, PRESIDENT

WITNESS: *[Signature]* ELIZABETH A. HEAVENER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 24<sup>th</sup> DAY OF September, 1993.

MY COMMISSION EXPIRES: 3/5/94 *[Signature]*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

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 751, AT PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF September, 1993.

INTERCONTINENTAL BANK  
A FLORIDA BANKING CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*  
MARLENE KEETZ WILLIAM M. GRIFFIN

ITS: VICE PRESIDENT ITS: VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED WILLIAM M. GRIFFIN AND MARLENE KEETZ WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF INTERCONTINENTAL BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 22 DAY OF SEPTEMBER, 1993.

MY COMMISSION EXPIRES: 9/1/96 *[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
SS  
COUNTY OF BROWARD

WE, THE FIRST AMERICAN 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 II, L.T.D., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY, ARE SHOWN HEREON AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

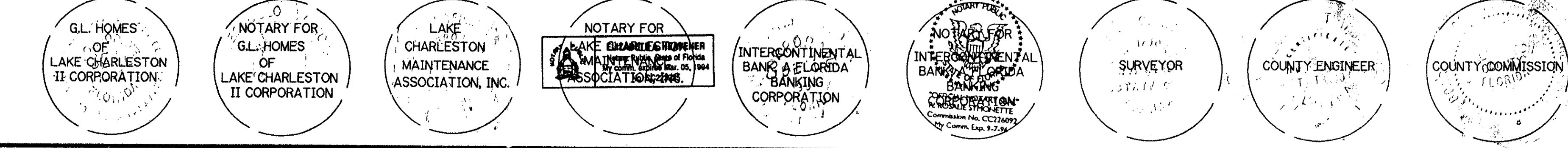
FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: 9/28/93 *[Signature]*  
KENNETH R. JANNEN, VICE PRESIDENT  
6600 N.W. 16TH STREET, SUITE #4  
PLANTATION, FLORIDA 33313

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*[Signature]* 9-30-93  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA



SUBDIVISION - TRACT H  
BOOK 71 PAGE 178  
FLOOD MAP #185A  
FLOOD ZONE B  
COUNTY RTS  
CUID # 49  
SE 86-96  
ZIP CODE 33437  
PID NAME LAKE CHARLESTON

TAZ 439