

# CHARLESTON SHORES

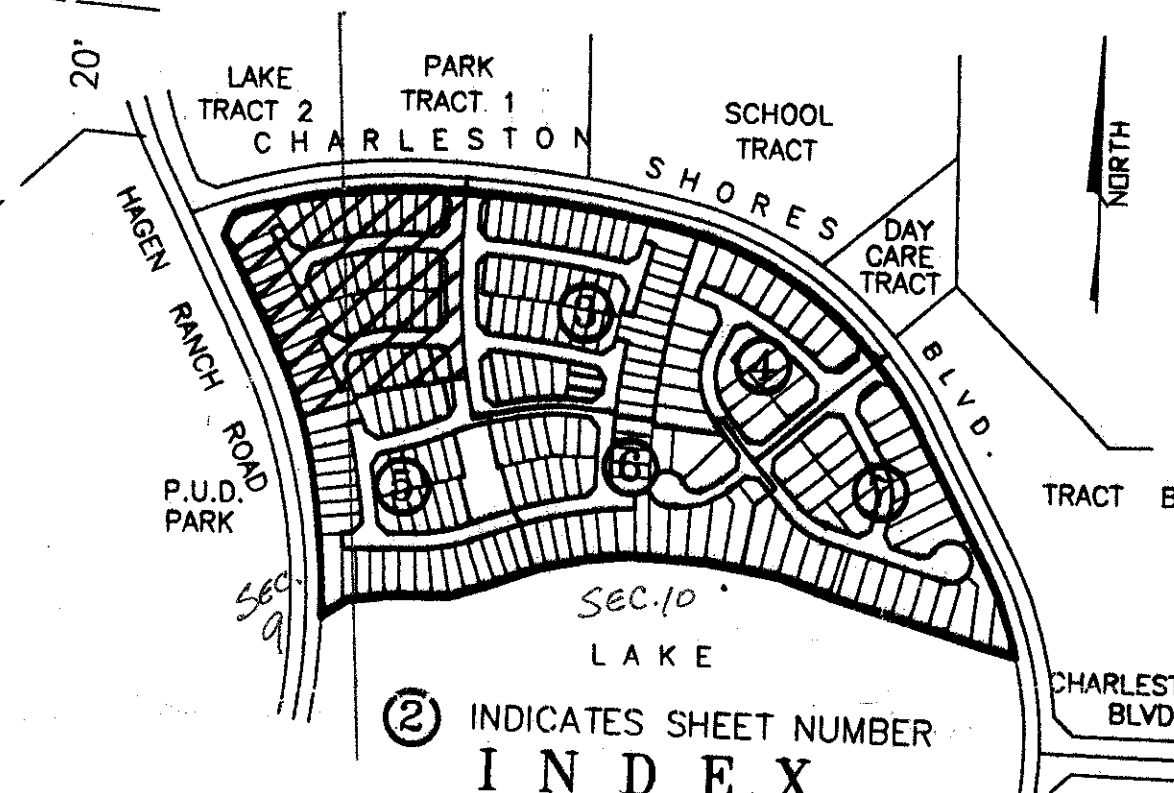
BEING A REPLAT OF TRACTS A AND AA, LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 56 THROUGH 68, AND LYING IN SECTIONS 9 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PARK TRACT 1  
(P.B. 62, PGS. 56-68, P.B.C.R.)

SHORES

BLVD.

# 123



- SURVEYOR'S NOTES:**
- NR Denotes Non Radial
  - Denotes Permanent Reference Monument (P.R.M.)
  - Denotes Permanent Control Point (P.C.P.)
  - L.M.E. Denotes Lake Maintenance Easement
  - U.E. Denotes Utility Easement
  - D.E. Denotes Drainage Easement
  - O.U.E. Denotes Roof Overhang Access Easement
  - ⊙ Denotes centerline

**TABULATION:**

ACREAGE	34.99
NUMBER OF UNITS	222
UNITS / ACRE	6.3447

**NOTES:**

Bearings shown hereon are based on the centerline of Hagen Ranch Road at the intersection of Charleston Shores Blvd. = N 26°45'48" W

Building Setback lines shall be as required by Palm Beach County Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

No landscaping or construction shall be placed within the 20 foot lake maintenance easement except paved surfaces which shall be permitted.

*PET. 86-96A  
ALLOC. #0017  
W/ASSIGNMENT  
LETTER*

This Instrument Prepared By:

**CC CONSULTANTS**

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ENGINEERS SURVEYORS PLANNERS

# 0533-025

# CHARLESTON SHORES 72/123

CHARLESTON SHORES  
BOOK 72 PAGE 123  
PLANNED UNIT DEVELOPMENT  
RECORD # 885A  
DATE 4/1/84  
BY G.S. NIRE  
P.L.S.  
P.L.S. 112 434