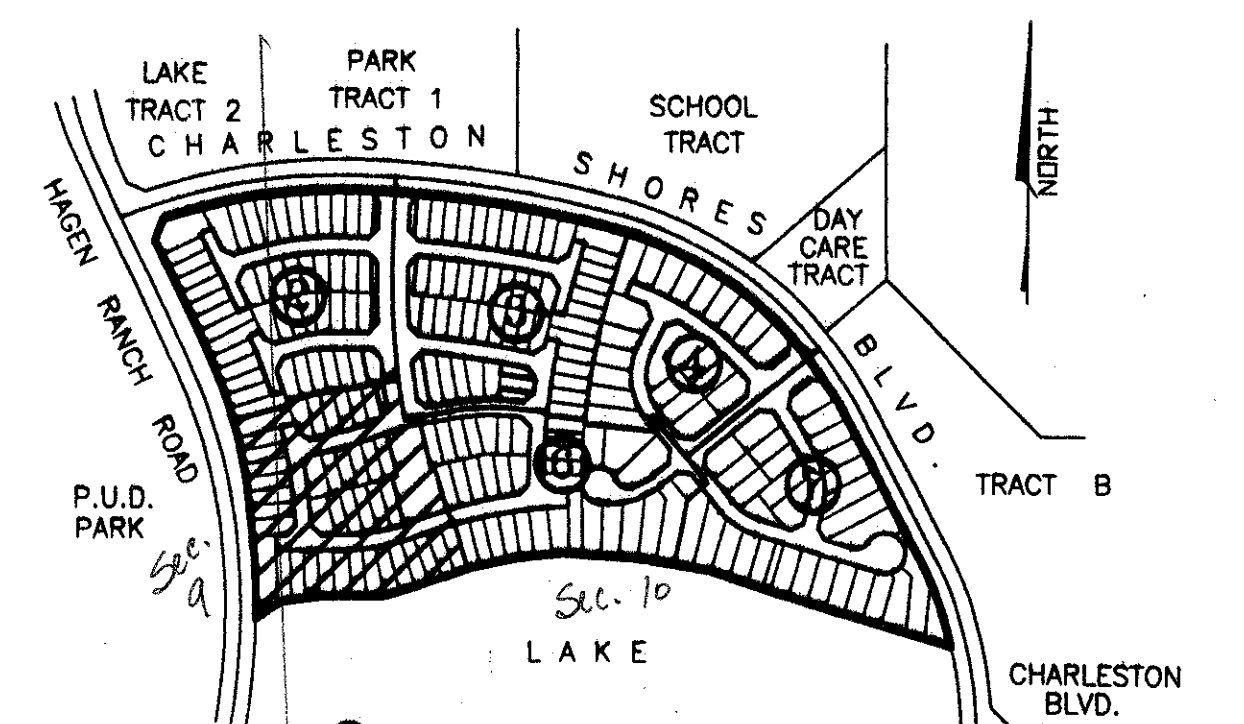
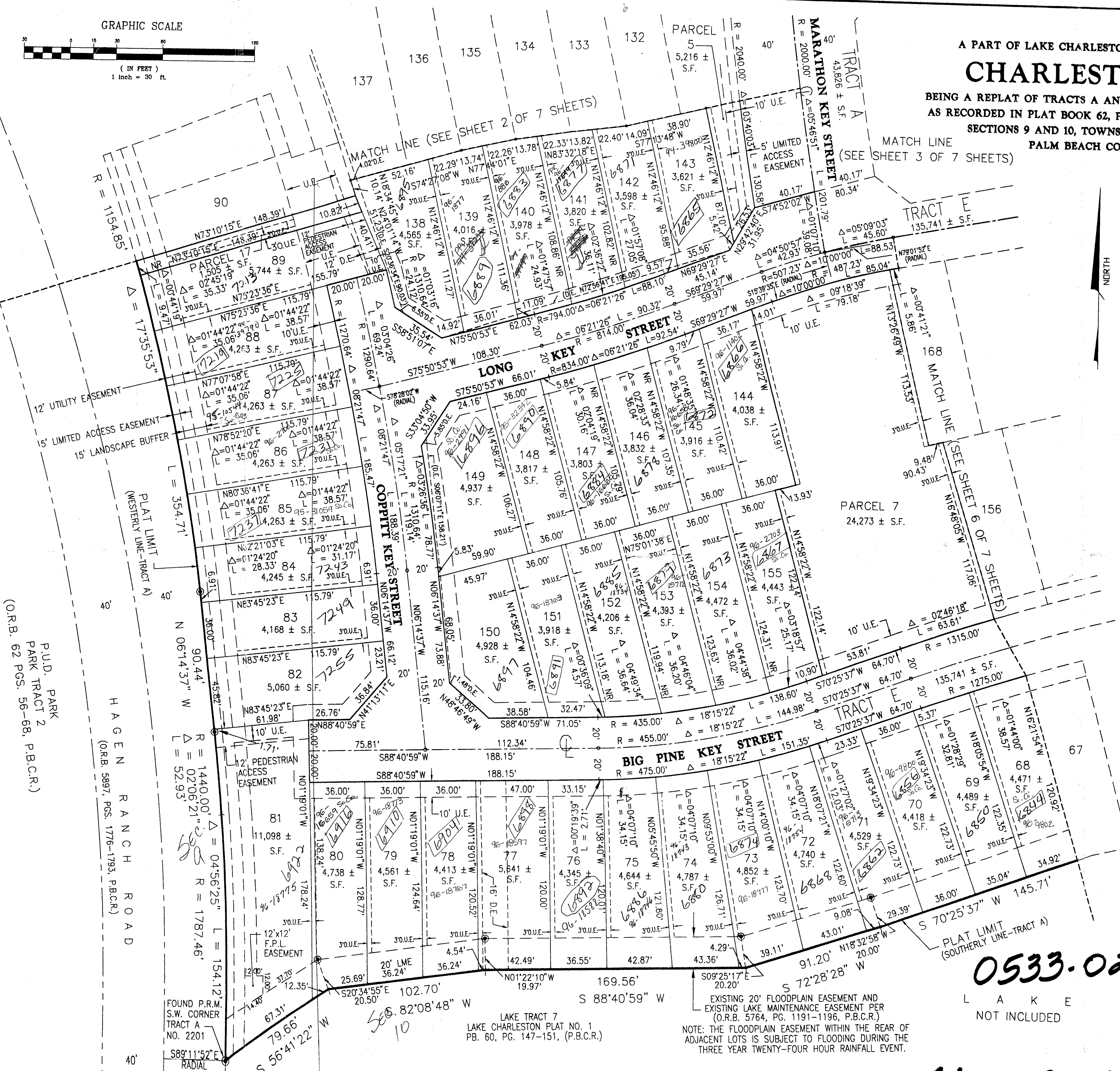


A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

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.

126



INDICATES SHEET NUMBER
INDEX

This Instrument Prepared By

*PET. 86-96A
ALOC. #0017
ASSIGNMENT
LOTTER*

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
- D.E. Denotes Drainage Easement
- O.U.E. Denotes Roof Overhang Access Easement
- ⊕ Denotes centerline

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.

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.

0533-025

L A K E
NOT INCLUDED

CHARLESTON SHORES

72/126

SUBDIVISION: CHARLESTON SHORES
BOOK: 72
PAGE: 126
FLOOD ZONE: B
FLOOD MAP #: SSA
QUAD #: 4914
BE: 786-ACA
ZIP CODE: 33443
SUB NAME: LAKE CHARLESTON TRACT A

(O.R.B. 62 PGS. 56-68, P.B.C.R.)
P.U.D. PARK TRACT 2
PARK TRACT 2

HAGEN RANCH ROAD
(O.R.B. 5897, PGS. 1776-1793, P.B.C.R.)

FOUND P.R.M. S.W. CORNER TRACT A NO. 2201

LAKE TRACT 7
LAKE CHARLESTON PLAT NO. 1
PB. 60, PG. 147-151, (P.B.C.R.)

NOTE: THE FLOODPLAIN EASEMENT WITHIN THE REAR OF ADJACENT LOTS IS SUBJECT TO FLOODING DURING THE THREE YEAR TWENTY-FOUR HOUR RAINFALL EVENT.