

This Instrument Prepared By:  
**CCL CONSULTANTS**  
 ENGINEERS SURVEYORS PLANNERS  
 GREGORY S. MIRE, P.L.S.  
 2200 PARK CENTRAL BLVD. NORTH  
 SUITE 100  
 POMPANO BEACH, FLORIDA 33064  
 (904) 974-2200

**SURVEYOR'S NOTES:**

- Denotes Permanent Reference Monument (P.R.M.)
- Denotes Permanent Control Point (P.C.P.)
- NR Denotes Non Radial
- 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

128

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.

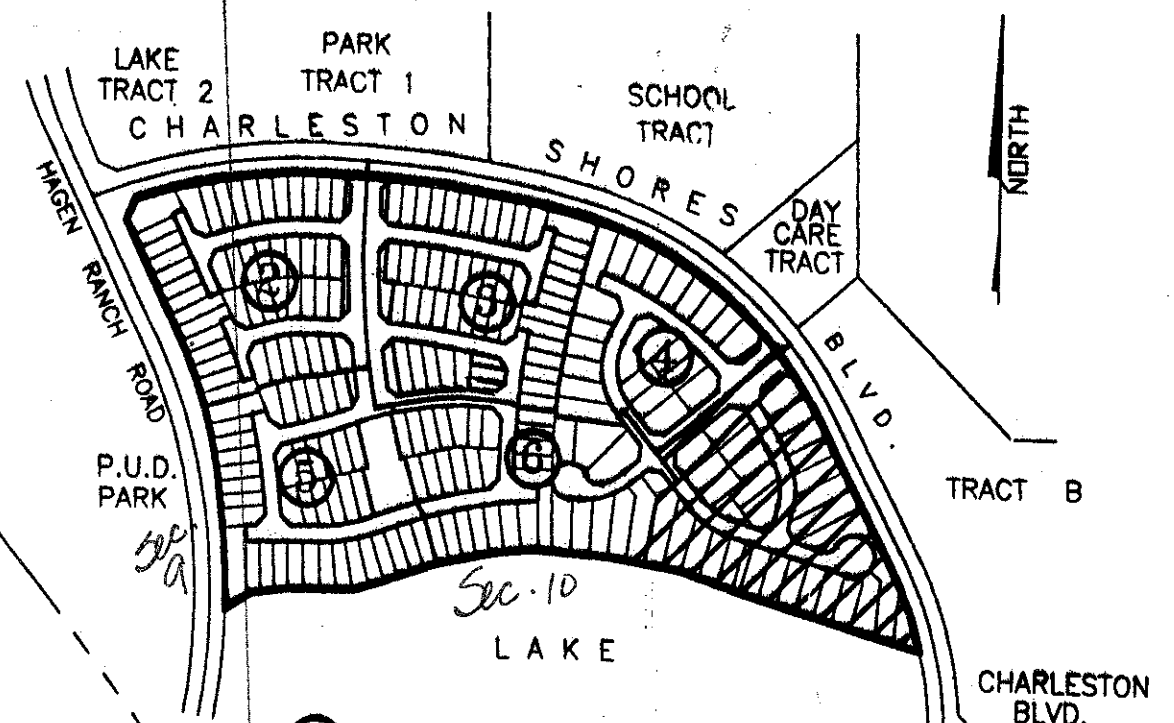
Easements are for Public Utilities, unless otherwise noted.

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.

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.



② INDICATES SHEET NUMBER  
**INDEX**

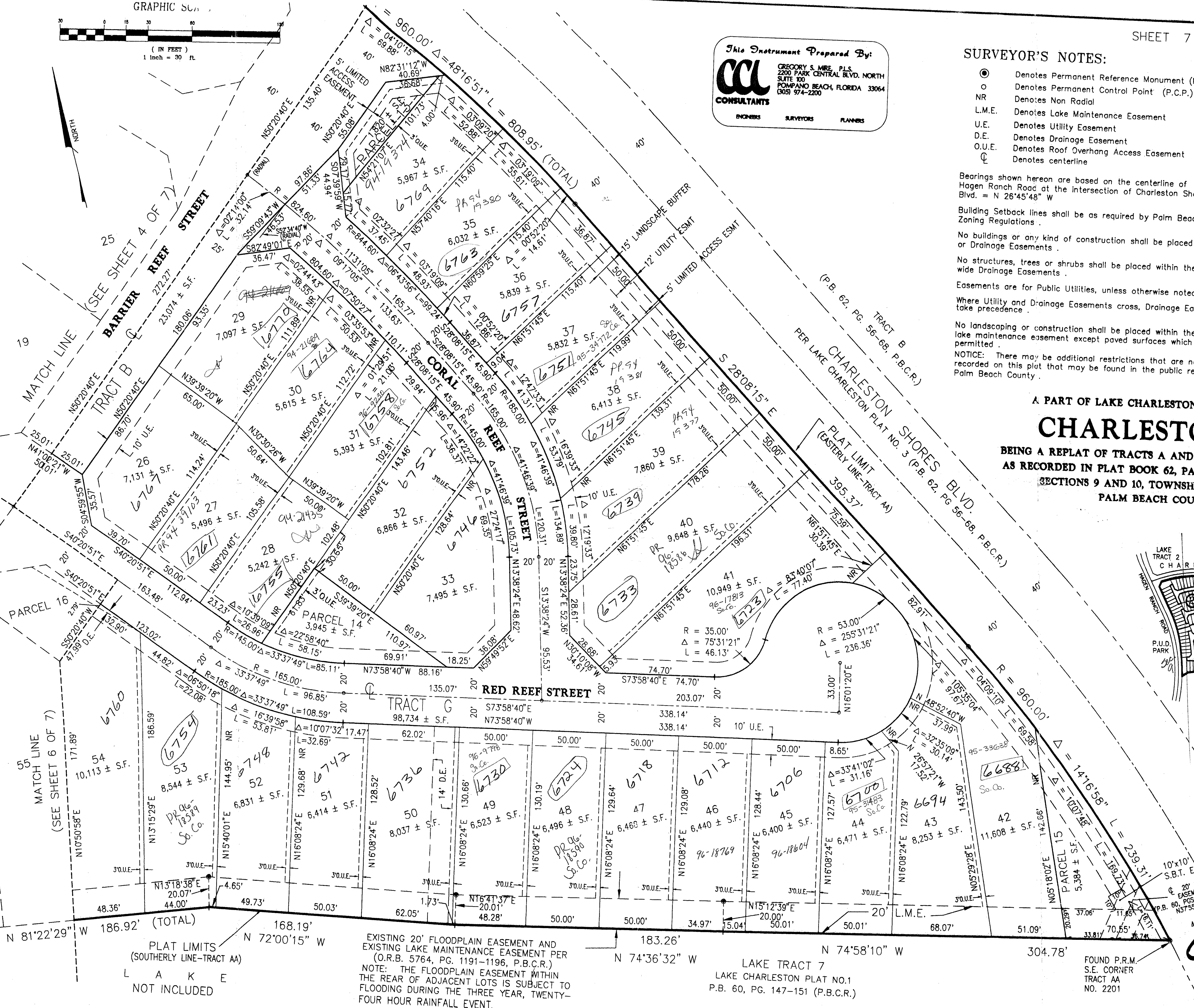
*PET. 86-96A  
 ALLOC. #0017  
 W/ASSIGNMENT LETTER*

**0533-025**

*12/128*

**CHARLESTON SHORES**

SUBDIVISION - CHARLESTON SHORES  
 BOOK 72 PAGE 728  
 FLOOD ZONE 15 ST  
 ZONING (R15/E)  
 BE (C) 1/24  
 P.D. BEARER LAKE CHARLESTON 22462  
 19/11/2018



PLAT LIMITS (SOUTHERLY LINE-TRACT AA)  
 L A K E  
 NOT INCLUDED

EXISTING 20' FLOODPLAIN EASEMENT AND EXISTING LAKE MAINTENANCE EASEMENT PER (O.R.B. 5764, PG. 1191-1196, 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.

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

FOUND P.R.M. S.E. CORNER TRACT AA NO. 2201