

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

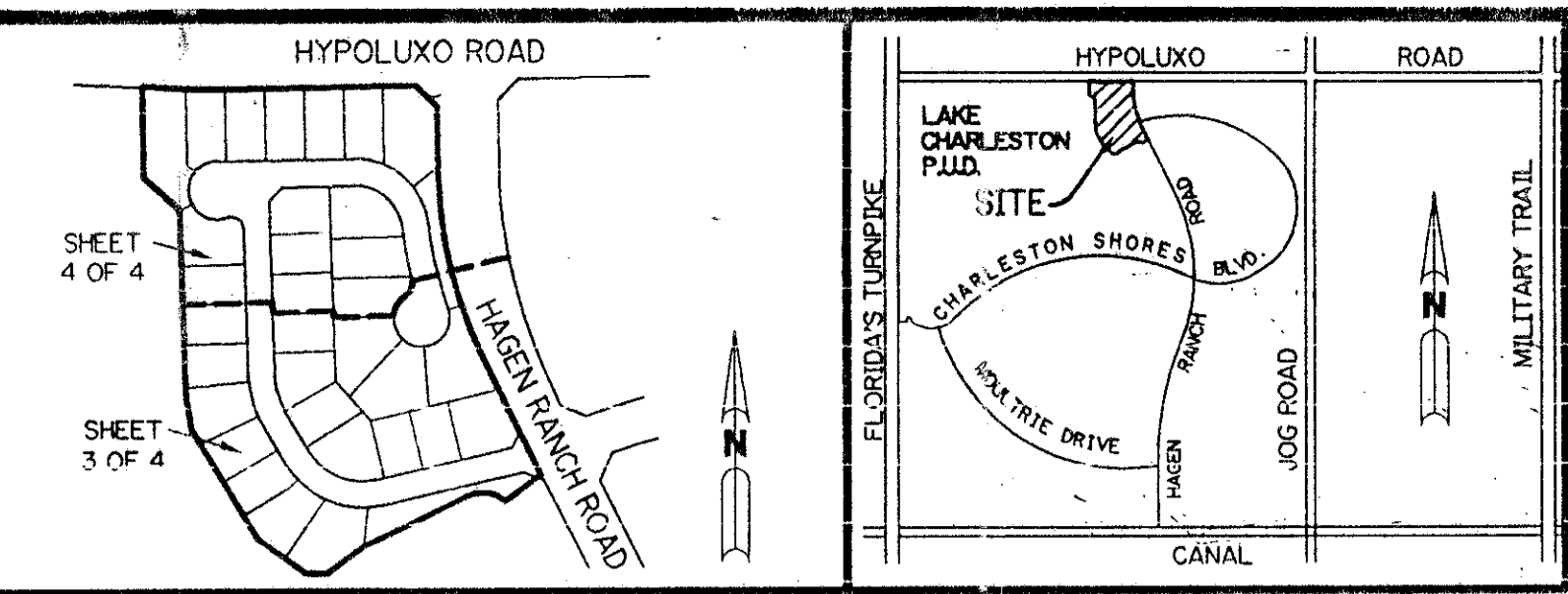
LAKE CHARLESTON - TRACT "CC"

BEING A REPLAT OF ALL OF CHURCH TRACT 1 AND BUFFER TRACT 1 AS SHOWN ON LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 1, 2, 31, 32 AND A PORTION OF ABANDONED ROAD RIGHT OF WAY, BLOCK 41, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF SAID PALM BEACH COUNTY PUBLIC RECORDS. LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 4 MARCH 1995

PET. 86-967
ALOC # 0001
5/27/95

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:01 A.M.
this 12 day of July 1995
and duly recorded in Plat Book No. 36
on page 72-75
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



KEY MAP
N.T.S.

LOCATION SKETCH
SEC. 9 TWP. 45 S. RGE. 42 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP OWNER OF THE LAND SHOWN HEREON AS LAKE CHARLESTON-TRACT "CC", BEING A REPLAT OF ALL OF CHURCH TRACT 1 AND BUFFER TRACT 1 AS SHOWN ON LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 1, 2, 31, 32 AND A PORTION OF ABANDONED ROAD RIGHT OF WAY, BLOCK 41, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 SAID PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID CHURCH TRACT 1; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID CHURCH TRACT 1, THROUGH THE FOLLOWING COURSES: SOUTH 01°38'59" EAST, A DISTANCE OF 0.02 FEET; THENCE SOUTH 09°52'37" EAST, A DISTANCE OF 63.45 FEET; THENCE SOUTH 31°06'08" EAST, A DISTANCE OF 244.16 FEET; THENCE SOUTH 54°26'06" EAST, A DISTANCE OF 110.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 41.35 FEET THENCE NORTH 53°54'54" EAST, A DISTANCE OF 86.04 FEET; THENCE NORTH 64°15'16" EAST, A DISTANCE OF 221.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°34'51", A DISTANCE OF 73.91 FEET; THENCE NORTH 53°02'09" EAST, A DISTANCE OF 85.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH THE FOLLOWING COURSES: NORTH 26°45'48" WEST, A DISTANCE OF 226.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 862.64 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°43'00", A DISTANCE OF 387.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°00'48" WEST, A DISTANCE OF 112.64 FEET; THENCE NORTH 45°56'44" WEST, A DISTANCE OF 56.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3; THENCE SOUTH 89°07'19" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE CONTINUE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87°06'07" WEST, A DISTANCE OF 119.66 FEET TO THE NORTHEAST CORNER OF TRACT K OF SAID LAKE CHARLESTON PLAT NO. 3; THENCE SOUTH 00°53'01" EAST ALONG THE EAST LINE OF SAID TRACT K, A DISTANCE OF 172.68 FEET TO A POINT ON THE EAST LINE OF LAKE TRACT 1 OF SAID LAKE CHARLESTON PLAT NO. 3; THENCE SOUTH 50°23'42" EAST ALONG SAID EAST LINE, A DISTANCE OF 89.59 FEET; THENCE SOUTH 01°38'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 348.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.59 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE 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.
- TRACTS "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE 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. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 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 THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., 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.

- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.
- 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.
- 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, BIRCH STREET BUILDERS, INC., A CALIFORNIA CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF March A.D. 1995.

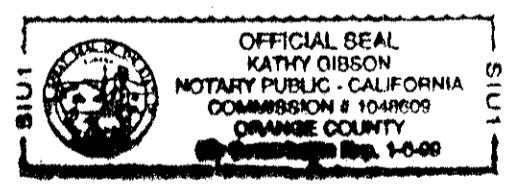
BY: BIRCH STREET BUILDERS, INC. R-L PARTNERS
A CALIFORNIA CORPORATION, A A FLORIDA GENERAL PARTNERSHIP
CORPORATE GENERAL PARTNER

ATTEST: *Shirley O'Connor* BY: *Douglas F. Bauer*
SHIRLEY O'CONNOR DOUGLAS F. BAUER
ITS: ASSISTANT SECRETARY ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS)
COUNTY OF ORANGE)
ON 3/20/95 BEFORE ME, *Kathy Gibson*
PERSONALLY APPEARED *Shirley O'Connor* and *Douglas F. Bauer*
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WRITTEN INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
Kathy Gibson
SIGNATURE



PLAT DEDICATION JOINDER AND ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE LAKE CHARLESTON MAINTENANCE ASSOCIATIONS, INC. HEREBY JOINS INTO THE PLAT DEDICATION AND ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY of March, 1995.

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Cathey H. Wilkins* BY: *Leona Hammond*
CATHEY H. WILKINS LEONA HAMMOND, PRESIDENT
WITNESS: *William Hickox*
WILLIAM HICKOX

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED LEONA HAMMOND WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED personally known to me AND AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 20 DAY OF March, 1995.

February 19, 1998 *Joey M. Busman*
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS 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 R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: APRIL 6, 1995 *Robert L. Crane*
ROBERT L. CRANE, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

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; 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.

DATE: 5-3-95 *Wilbur F. Divine*
WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4190
STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
APPROVED FOR RECORD THIS 11 DAY OF July A.D. 1995
Ben Foster
BEN FOSTER
CHAIRMAN OF COUNTY COMMISSION
Debra Rawalt
DEBRA RAWALT
DEPUTY CLERK

COUNTY ENGINEER

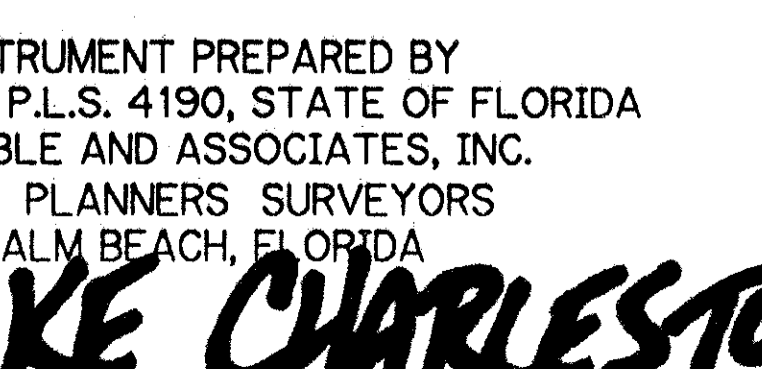
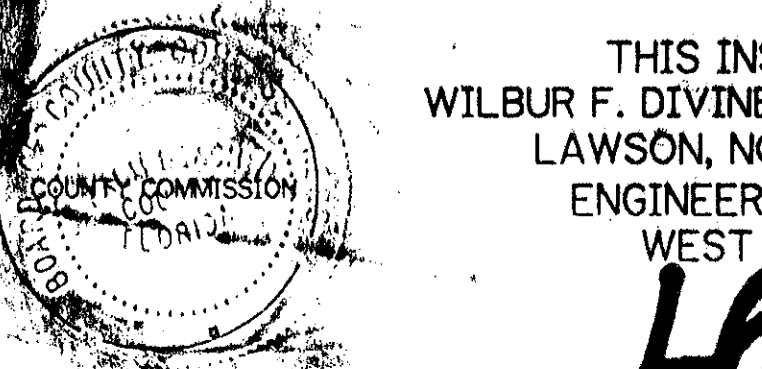
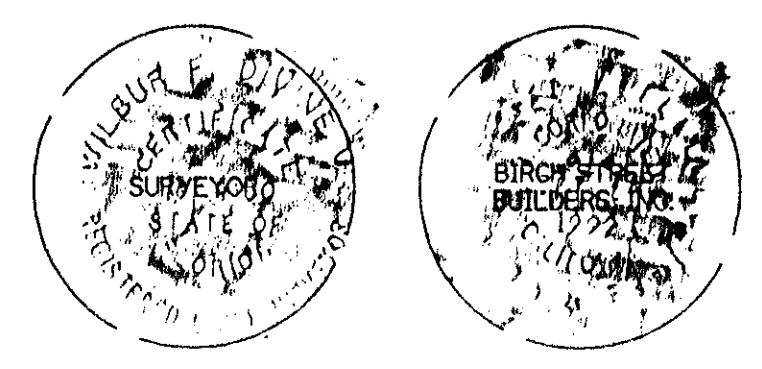
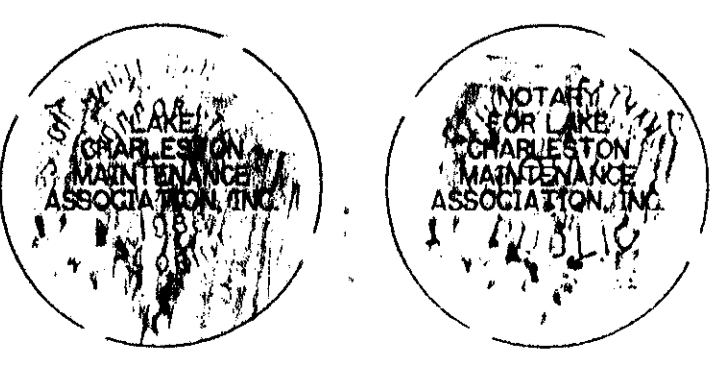
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF July A.D. 1995.
George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 89°07'19" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD AS RECORDED IN OFFICIAL RECORD BOOK 5897, PAGES 1776 THROUGH 1793 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000284
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = -202°10' (COUNTER CLOCKWISE)
EXAMPLE: S 89°07'19" W (PLAT BEARING) = S 89°06'59" W (GRID BEARING)
FOR THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD.

SUBDIVISION * Lake Charleston
BOOK 75 PAGE 72
FLOOD ZONE B FLOOD MAP # 1854
QUAD * 49 ZONING RT5
SE 86-96 ZIP CODE 33467
PUD NAME SCAM # 4542

TAZ 439



THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.L.S. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

SITE PLAN DATA

ZONING PETITION NO.	86-96(D)
TOTAL AREA	10.59 ACRES
OPEN SPACE TRACTS	0.48 ACRES
TOTAL DWELLING UNITS	32
DENSITY	3.02 D.U./ACRE

0533-031 75/72