

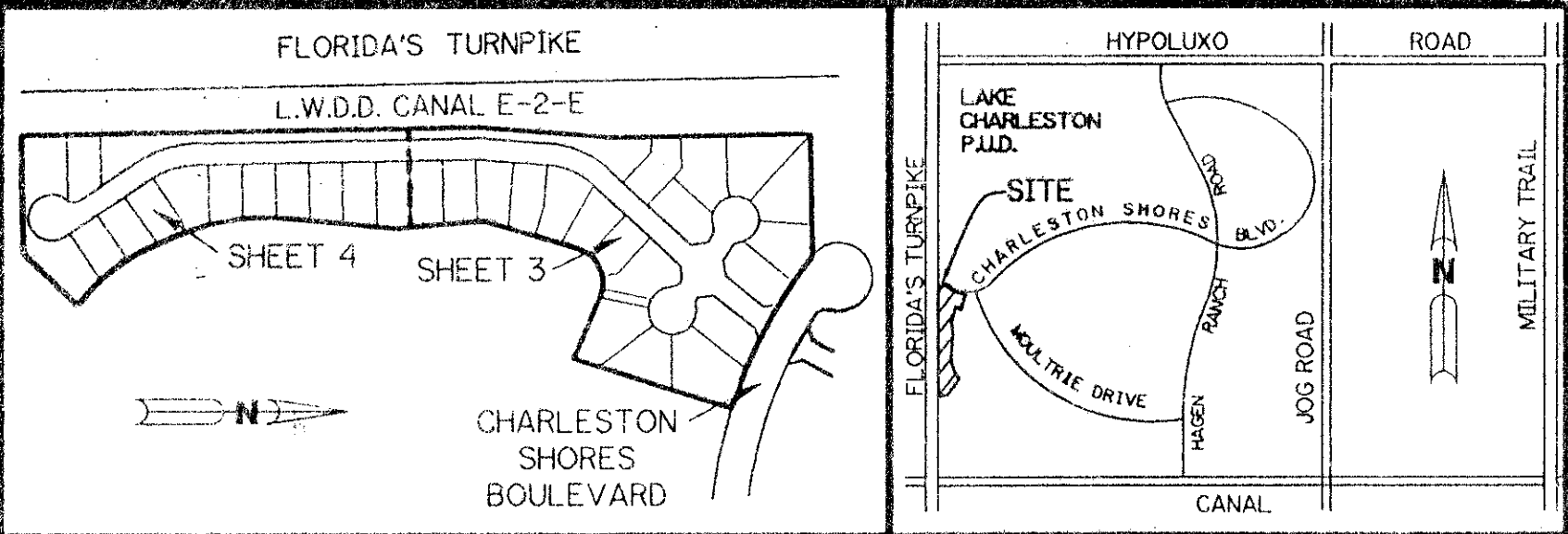
0533-032

126

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT LAKE CHARLESTON - TRACT "Q"

BEING A REPLAT OF ALL OF TRACT "Q" 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.
LYING IN SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 4 JANUARY, 1995



KEY MAP
N.T.S.

LOCATION SKETCH
SEC. 8 & 9, TWP. 45 S. RGE. 42 E.

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:05 A.M.
this 31st day of July, 1995
with the Plat Book No. 75
126-126
Dorothy H. Wilken, Clerk of Circuit Court
by Ann A. Mallon D.C.

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 "Q", BEING A REPLAT OF ALL OF LAKE CHARLESTON TRACT "Q", 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, LYING IN SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEING ALL OF TRACT "Q" OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, CONTAINING 13.00 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", AND "C", 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.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES 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.
- THE 20 FOOT INGRESS/EGRESS EASEMENT AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND UTILITIES 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.

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 1st DAY OF May, 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
SHIRLEY O'CONNOR

BY: Douglas F. Bauer
DOUGLAS F. BAUER

ITS: ASSISTANT SECRETARY

ITS: PRESIDENT

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 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 3 DAY OF May, 1995.

February 19, 1998
MY COMMISSION EXPIRES: July 31, 1998
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE
ON May 1, 1995 BEFORE ME, Kathy Gibson
PERSONALLY APPEARED SHIRLEY O'CONNOR & 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

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC. HEREBY 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 3rd DAY OF May, 1995.
LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Kim J. Liddell
KIM J. LIDDELL

BY: Leona Hammond
LEONA HAMMOND, PRESIDENT

WITNESS: Vicki M. Lawrence
VICKI M. LAWRENCE

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.

DATE: MAY 2, 1995
Robert L. Crane
ROBERT L. CRANE, ATTORNEY AT LAW
LICENSED IN FLORIDA

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 ("P.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: 4-8-95
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 25 DAY OF July, 1995
BY: Leona Hammond
LEONA HAMMOND, PRESIDENT
BY: Debra Powell
DEBRA POWELL, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF July, 1995.
BY: George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

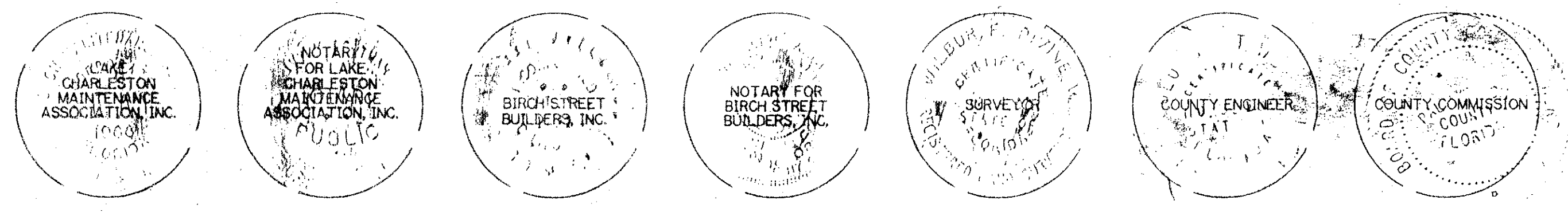
SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°00'37" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2-E CANAL AS RECORDED IN OFFICIAL RECORD BOOK 3289, PAGES 45 THROUGH 59 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 HEREON ARE BASED ON FLORIDA STATE PLANE NAD 83 (1990 ADJUSTMENT).
- THE FLOOD PLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR TEMPORARY STORAGE OF EXCESS WATER IN TIMES OF HEAVY RAINFALL. THE LAND THEREIN AND THEREUNDER IS 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).

PET. 86-96 D
ALLOC. #0020
5/2/2/I
w/ASGMT. OF CREDIT LETTER

TAZ-437
SUBDIVISION * Lake Charleston Tract Q
BOOK 75 PAGE 126
FLOOD ZONE B FLOOD MAP #185A
QUAD # 49 ZONING RTS
SE 86-96 D ZIP CODE 33437
PUD NAME SAME 8/9/15/12

0533-032 75/126



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
LAKE CHARLESTON - TRACT "Q"
SHEET 1 OF 4

SITE PLAN DATA	
ZONING PETITION NO.	86-96(D)
TOTAL AREA	13.00 ACRES
OPEN SPACE TRACTS	1.09 ACRES
TOTAL DWELLING UNITS	32
DENSITY	2.46 D.U./ACRE