

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

LAKE CHARLESTON PLAT NO. 1

BEING A REPLAT OF ALL OF LOTS 30-33 AND 37-43 AND A PART OF LOTS 21-26, 28 & 29, 34-36, 44 & 45, 47-54, AND A PART OF THE ABANDONED 30 FOOT ROADWAY SOUTH OF LOTS 28-36, ALL IN BLOCK 40 AND A PART OF THE AREAS EAST OF LOTS 36, 37 AND 54 OF BLOCK 40, ALL IN PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45-54) AND IN

SECTIONS 9 AND 10, T. 45 S., R. 42 E., PALM BEACH COUNTY, FLORIDA

IN 5 SHEETS

SHEET NO. 1

MARCH 1988

DESCRIPTION

A certain 115.4612 acre parcel of land lying in the East Half (E-1/2) of Section 9, and in the West Half (W-1/2) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, and including all of LOTS 30 through 33, inclusive and LOTS 37 through 43, inclusive, and a part of LOTS 21 through 26, inclusive, LOTS 28 and 29, LOTS 34 through 36, inclusive, LOTS 44 and 45 and LOTS 47 through 54, inclusive, all in BLOCK 40, PALM BEACH FARMS CO. PLAT NO. 3, as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, and a part of the abandoned 30 foot wide roadway lying south of said LOTS 28 through 36, and a part of the areas lying easterly of said LOTS 36, 37 and 54 and lying westerly of the East line of the said West Half (W-1/2) of Section 10, as all is shown on said PALM BEACH FARMS CO. PLAT NO. 3, said land being more particularly described as follows: Commencing at the Quarter Corner at the Northeast corner of the said West Half (W-1/2) of Section 10, run (bearings cited herein are in a meridian assuming South 03-20-59 West, along the said East line of the West Half (W-1/2) of Section 10) South 03-20-59 West, along the said East line of the West Half (W-1/2) of Section 10, a distance of 2541.23 feet, more or less, to the intersection thereof with the easterly extension of the South line of said LOT 36; thence South 89-07-19 West, along the said easterly extension, a distance of 40.11 feet, more or less, to the intersection thereof with the West line of the East 40 feet of the said West Half (W-1/2) of Section 10 and the POINT OF BEGINNING of the herein described parcel of land; and from said POINT OF BEGINNING run, by the following numbered courses... (1) South 89-07-19 West, continuing along the said easterly extension of the South line of LOT 36, a distance of 30.81 feet, more or less, to the Southeast corner of said LOT 36; thence... (2) South 01-25-04 West, along the southerly extension of the East line of said LOT 36, crossing the 30 foot wide roadway southerly of LOT 36 and along the East lines of said LOTS 37 and 54, a distance of 1043.83 feet, more or less, to a point in the North line of that tract labeled "ADDITIONAL RIGHT OF WAY FOR JOG ROAD" as shown on NORTHREE, according to the plat thereof recorded in Plat Book 55 at Pages 186 through 192, inclusive, Public Records of Palm Beach County, Florida; thence... (3) North 42-34-27 East, along the said North line of the "ADDITIONAL RIGHT OF WAY FOR JOG ROAD", a distance of 36.02 feet; thence... (4) South 89-14-11 West, along the North line of said NORTHREE, a distance of 712.70 feet to a point of curvature; thence... (5) continuing along the said North line of NORTHREE and along the arc of a 260.00 foot radius curve, concave southerly and whose 148.26 foot long chord bears South 72-40-21 West, through a central angle of 33-07-54, an arc distance of 150.35 feet to a point of reverse curvature; thence... (6) westerly, continuing along the said North line of NORTHREE and the westerly extension thereof and along the arc of an 1100.00 foot radius curve, concave northerly and whose 1310.64 foot long chord bears North 87-19-40 West, through a central angle of 73-07-53, an arc distance of 1404.02 feet to a point of tangency; thence... (7) North 50-45-42 West, along a line tangent with the last described curve, a distance of 829.99 feet to a point of curvature; thence... (8) northwesterly along the arc of a 560.00 foot radius curve, concave southerly and whose 156.88 foot long chord bears North 58-48-49 West, through a central angle of 16-06-14, an arc distance of 157.40 feet; thence... (9) North 25-44-39 East, a distance of 249.62; thence... (10) North 68-57-11 East, a distance of 54.77 feet; thence... (11) North 19-20-11 East, a distance of 80.09 feet; thence... (12) North 21-05-30 West, a distance of 58.35 feet; thence... (13) North 25-44-39 East, a distance of 46.70 feet to a point of curvature; thence... (14) northerly along the arc of a 1787.46 foot radius curve, concave westerly, and whose 771.99 foot long chord bears North 13-16-25 East, through a central angle of 24-56-31, an arc distance of 778.12 feet to a point of tangency; thence... (15) North 56-41-22 East, a distance of 79.66 feet; thence... (16) North 82-08-48 East, a distance of 102.70 feet; thence... (17) North 88-40-59 East, a distance of 169.56 feet; thence... (18) North 72-28-28 East, a distance of 91.20 feet; thence... (19) North 70-25-37 East, a distance of 145.71 feet; thence... (20) North 77-45-13 East, a distance of 138.16 feet; thence... (21) North 85-49-47 East, a distance of 102.19 feet; thence... (22) South 86-59-14 East, a distance of 201.44 feet; thence... (23) South 81-22-29 East, a distance of 186.92 feet; thence... (24) South 72-00-15 East, a distance of 168.19 feet; thence... (25) South 74-36-32 East, a distance of 183.26 feet; thence... (26) South 74-55-10 East, a distance of 304.78 feet; thence... (27) southerly along the arc of the 960.00 foot radius curve, concave westerly and whose 160.49 foot long chord bears South 09-03-35 East, through a central angle of 09-35-24, an arc distance of 160.68 feet to the end of said curve; thence... (28) North 85-44-07 East, along a line radial to the last described curve, a distance of 80.00 feet; thence... (29) South 46-37-58 East, a distance of 67.39 feet; thence... (30) South 89-00-03 East, a distance of 640.17 feet; thence... (31) North 46-28-28 East, a distance of 55.65 feet; thence... (32) South 86-39-01 East, a distance of 41.57 feet, more or less, to a point in the above described West line of the East 40 feet of the West Half (W-1/2) of Section 10; thence... (33) South 03-20-59 West, along the said West line of the East 40 feet of the West Half (W-1/2) of Section 10, a distance of 549.83 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 115.4612 acres, more or less.

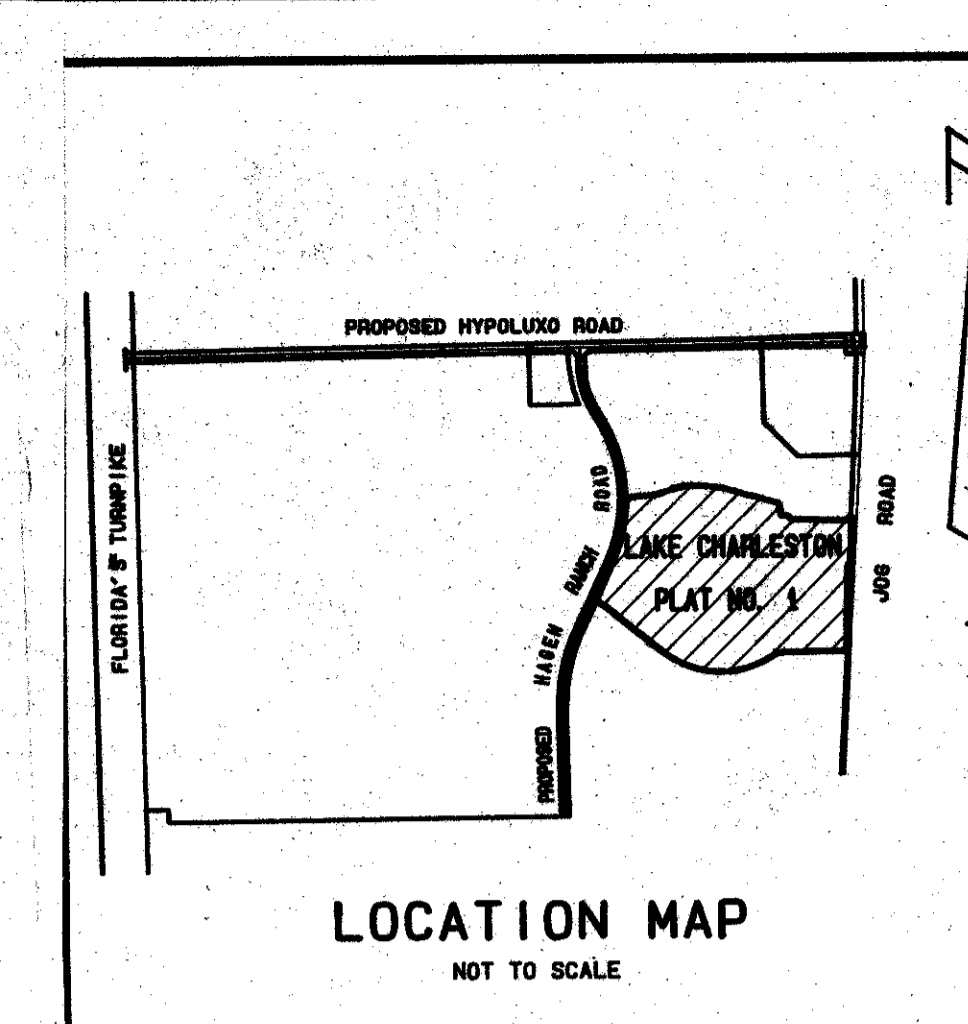
NOTE: Bearings and angles expressed in degrees, minutes and seconds are shown with hyphens instead of degree minute and second symbols.

DEDICATION AND RESERVATIONS

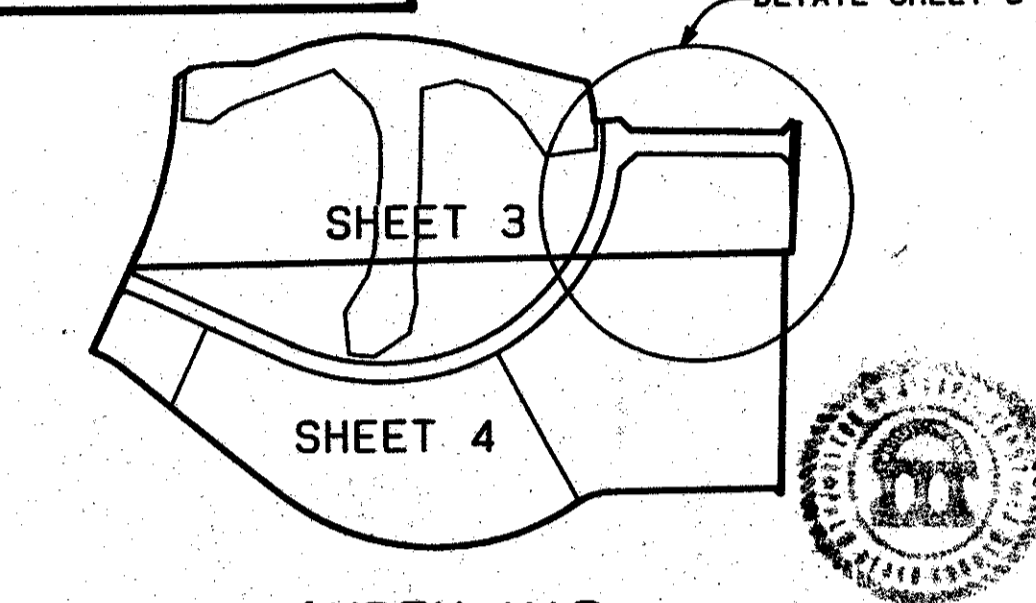
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, owner of the land shown hereon as LAKE CHARLESTON PLAT NO. 1, being in Sections 9 and 10, Township 45 South, Range 42 East, Palm Beach County, Florida, and as described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- 1) STREETS: a. JOG ROAD TRACT A and JOG ROAD TRACT B, as shown hereon, are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for additional right of way for JOG ROAD and for the perpetual use of the public for proper purposes. b. The streets shown hereon as LAKE CHARLESTON BOULEVARD and CHARLESTON SHORES BOULEVARD are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for proper purposes.
2) LAKE TRACTS: The lake tracts shown hereon as LAKE TRACT 4 and LAKE TRACT 7 are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida Corporation not for profit, for lake and water management purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
3) BUFFER TRACTS: BUFFER TRACTS 1, 2 and 3, as shown hereon, are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida Corporation not for profit, for landscaping and decorative purposes, provided said landscaping and decorations conform to notes 4 and 5, as shown on sheet No. 2 hereof, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
4) EASEMENTS: a. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities, including cable television facilities. b. The drainage easements, as shown hereon, are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida corporation not for profit, for the construction, operation and maintenance of drainage facilities and said easements are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. c. 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. d. The lake maintenance easements, as shown hereon, are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida Corporation not for profit, for access to and maintenance of the lake tracts, the lands therein and thereunder being the perpetual maintenance responsibility of said association, its successors and assigns, without recourse to Palm Beach County. e. The buffer easements, as shown hereon, are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida Corporation not for profit, for landscaping and decorative purposes, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.



147
COUNTY OF PALM BEACH
STATE OF FLORIDA
This map was filed for record on August 19, 1988, and duly recorded in the Public Records of Palm Beach County, Florida, on page 147, May 15, 1988.
Subscribed and sworn to before me this 15th day of August, 1988.
Notary Public



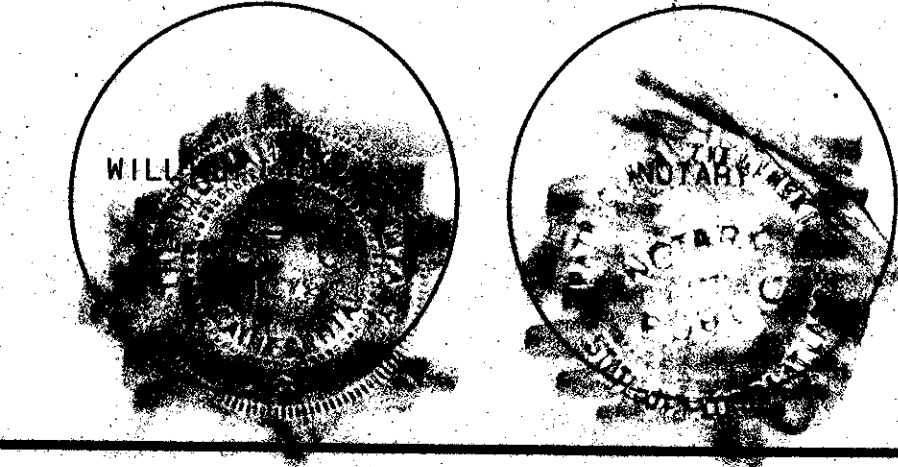
DEDICATION AND RESERVATIONS (CONT'D.)
5) DEVELOPMENT TRACTS: TRACTS C, D, E and F, as shown hereon, are hereby reserved for the fee simple owners thereof for residential development purposes and are the perpetual maintenance obligation of the said fee simple owners thereof without recourse to Palm Beach County.
6) COMMERCIAL TRACTS: The COMMERCIAL TRACT as shown hereon is hereby reserved for the fee simple owner(s) thereof for commercial development purposes and is the perpetual maintenance obligation of the said fee simple owner(s) thereof without recourse to Palm Beach County.
IN WITNESS WHEREOF, THE WILLIAM LYON COMPANY, a California Corporation, authorized to transact business in the State of Florida, General Partner of R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, has caused these presents to be signed by its Vice President and attested by its Assistant Secretary, and its corporate seal to be affixed hereon and with the authority of its Board of Directors, this 27th day of June, A.D. 1988.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP
BY: THE WILLIAM LYON COMPANY, a California Corporation authorized to transact business in the State of Florida, as general partner
Dwight W. Jundt, Vice President

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME, personally appeared DWIGHT W. JUNDT and Timothy D. Edmund, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of THE WILLIAM LYON COMPANY, a California Corporation authorized to do business in the State of Florida and a general partner of R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, and they severally acknowledged to and before me that they executed such instrument as such officers 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 9th day of June, A.D. 1988.

Notary Public Patricia A. Zolinski
My commission expires: Aug 27, 1991
MOCK, ROOS AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
WEST PALM BEACH, FLORIDA
LAKE CHARLESTON PLAT NO. 1

TAZ 439
115.4612 ACRES
PLAT NO. 1
PAGE 147
FILED IN PUBLIC RECORDS
PLAT NO. 1
PAGE 147
FILED IN PUBLIC RECORDS
PLAT NO. 1
PAGE 147
FILED IN PUBLIC RECORDS



NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

This instrument was prepared by Timothy M. Smith in the offices of Mock Roos & Assoc., Inc., 5720 Corporate Way, West Palm Beach, Florida 33407. (407) 683-3113

60/147