

LOCATION MAP
SEC. 10, TWP. 45 S., RGE. 42 E.

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT LAKE CHARLESTON PLAT NO. 1 - PARCEL "C"

BEING A REPLAT OF TRACT "C" ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 1 - P.U.D. AS RECORDED IN PLAT BOOK 60, PAGES 147 THROUGH 151 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 3
MAY, 1988

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/08/88
at 2:28 PM of Oct.
1988 and duly recorded by Plat Book 60
61 on page 53 thru 55
JOHN B. DUNKLE, Clerk (Print Name)
Barbara A. Reed, TX. CL.

DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON AS LAKE CHARLESTON PLAT NO. 1 - PARCEL "C" BEING A REPLAT OF ALL OF TRACT "C" ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 1 - P.U.D. AS RECORDED IN PLAT BOOK 60, PAGES 147 THROUGH 151 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 21.31 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) STREETS - AS SHOWN HEREON 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) DRAINAGE EASEMENTS - THAT THE EASEMENTS SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 3) UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.
- 4) OPEN SPACE - TRACTS OS-1 THROUGH OS-7 AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS OS-1 AND OS-2 ARE ADDITIONALLY DEDICATED FOR BUFFER EASEMENT PURPOSES.
- 5) OVERHANG EASEMENTS - THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, 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.

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

ATTEST: Dwight W. Jundt
ITS: ASSISTANT SECRETARY

BY: Dwight W. Jundt
DWIGHT W. JUNDT
ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, PERSONALLY APPEARED DWIGHT W. JUNDT AND Dwight W. Jundt TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED 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 August, A.D. 1988.

Aug. 27, 1991
MY COMMISSION EXPIRES

Patricia A. Zielinski
NOTARY PUBLIC - STATE OF FLORIDA

SITE PLAN DATA

TOTAL AREA	21.31 AC.
TOTAL NO. OF LOTS	106
DENSITY	4.97 LOTS/AC.
OPEN SPACE	1.41 AC.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS TESTING SURVEYORS
BOYNTON BEACH, FLORIDA

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5530 AT PAGES 1549 - 1570 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS 25 Officer AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF August, 1988.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION CORPORATION OF THE STATE OF ILLINOIS
BY: David B. Blenko
ITS: Vice President

ATTEST: Elizabeth M. Stohr
ITS: Banking Officer

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED David B. Blenko AND Elizabeth M. Stohr TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Banking Officer OF CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANKING ASSOCIATION 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 BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF August, A.D. 1988.

9-4-1991
MY COMMISSION EXPIRES

J. R. Stone
NOTARY PUBLIC - STATE OF ILLINOIS

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE & 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 IN R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ENCUMBERING THE PROPERTY ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON.

BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE & O'CONNELL

DATE: OCTOBER 15, 1988

BY: Robert L. Crane
ROBERT L. CRANE, ATTORNEY-AT-LAW
515 N. FLAGLER DR.
WEST PALM BEACH, FLORIDA 33401

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, A.D., 1988.

BY: Carol Roberts
CHAIR
ATTEST: JOHN B. DUNKLE, CLERK
BY: Orville Rowatt
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF OCTOBER, A.D., 1988.

BY: Herbert F. Kahlert, P.E.
HERBERT F. KAHLERT, P.E.

SURVEYOR'S NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2) ● DENOTES CONTROL POINT (P.C.P.)
- 3) D.E. DENOTES DRAINAGE EASEMENT.
- 4) U.E. DENOTES UTILITY EASEMENT.
- 5) O.E. DENOTES OVERHANG EASEMENT.
- 6) L.M.E. DENOTES LAKE MAINTENANCE EASEMENT.
- 7) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.03°20'59"W. ALONG THE EAST LINE OF THE WEST-HALF (NW-1/2) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 8) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 9) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.
- 10) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 11) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 12) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 13) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- 14) L.A.E. DENOTES LIMITED ACCESS EASEMENT
- 15) THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- 16) S.T. = SURVEY TIE LINE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER BY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Sept. 6, 1988
DATE

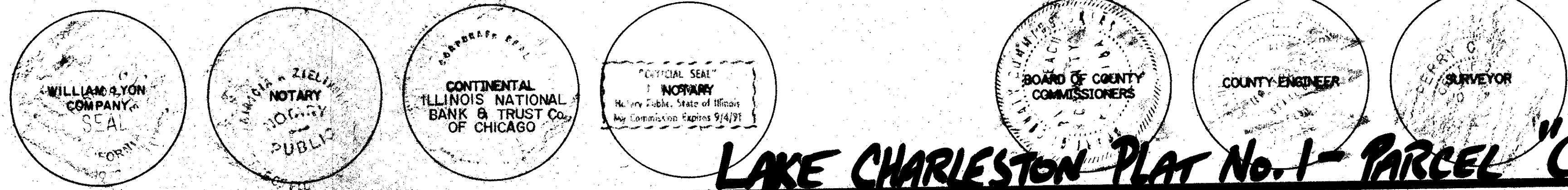
Perry C. White
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

Pt. 86 96
Wood / Deer
Per file Card

0533-003

61/53

0533-003



TAZ 439
BOOK 61
PAGE 34
RTS-86-96
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10/15/88