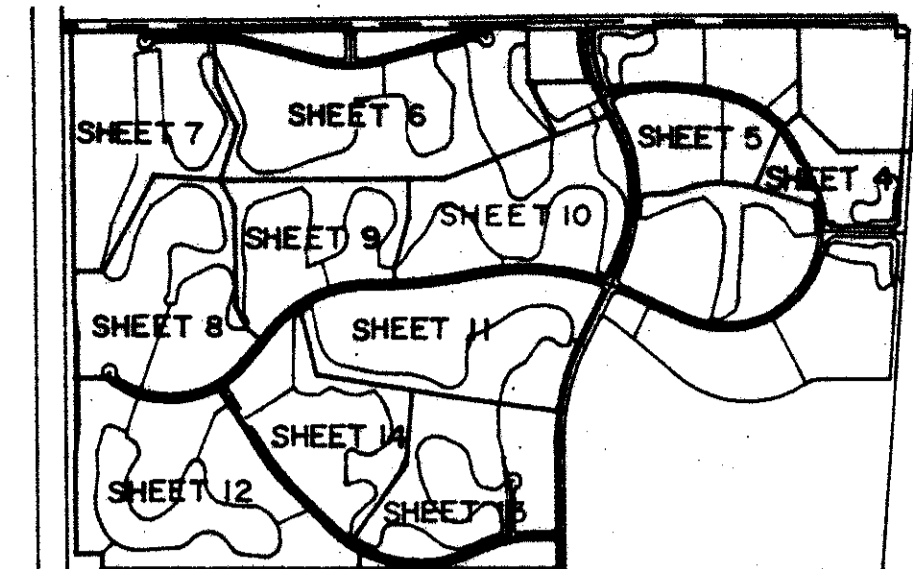


# LAKE CHARLESTON PLAT NO. 3

IN 14 SHEETS SHEET NO. 2

JUNE 1988



SHEET INDEX

56

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1988 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
BY: JOHN B. DUNKLE, CLERK  
C. O. C.

DEDICATIONS AND/OR RESERVATIONS (CONT')

- the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns, without recourse to PALM BEACH COUNTY.
- 6) SCHOOL TRACT:  
The SCHOOL TRACT, as shown hereon, is hereby dedicated, in fee simple, to the SCHOOL BOARD OF PALM BEACH COUNTY, for the perpetual use of the public for school purposes.
  - 7) DAY CARE TRACT  
The DAY CARE TRACT, as shown hereon, is hereby reserved for the fee simple owners thereof for the construction and operation of day care facilities and is the perpetual maintenance obligation of the fee simple owners thereof, their successors, heirs and/or assigns, without recourse to Palm Beach County.
  - 8) BUFFER TRACTS:  
BUFFER TRACTS 1 through 4, inclusive, 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.
  - 9) PARCEL C-1:  
PARCEL C-1, as shown hereon, is hereby reserved for buffer and landscaping purposes in conjunction with the COMMERCIAL TRACT, as shown on LAKE CHARLESTON PLAT NO. 1, as same is recorded in Plat Book 60 at Pages 147 through 151, inclusive, Public Records of Palm Beach County, Florida, and is hereby reserved for conveyance to and use and maintenance by the fee simple owners of said COMMERCIAL TRACT, without recourse to Palm Beach County.
  - 10) 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, said easements being the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, and are the right but not the obligation, to maintain those portions of the drainage system associated with County maintained roads.  
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.  
f. The floodplain easements, as shown hereon, are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida Corporation not-for-profit, for the temporary storage of excess water in times of heavy rainfall, the lands therein and thereunder being the perpetual maintenance responsibility of said Association, its successors and assigns, 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, and 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 hereto by and with the authority of its Board of Directors, this 12<sup>th</sup> day of January, 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*  
By: Dwight W. Jundt, Vice President

Attest: *John D. Dudley*  
John D. Dudley, Notary Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
COUNTY OF BROWARD

BEFORE ME personally appeared DWIGHT W. JUNDT and *Dora D. Dudley*, 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 12<sup>th</sup> day of January, A.D. 1988.

*Jeresa H. Cigarski*  
Notary Public

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXPIRES FEB. 11, 1992  
BROWARD COUNTY, FLORIDA

MORTGAGEE'S CONSENT

STATE OF NEW YORK SS  
COUNTY OF WESTCHESTER

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described hereon by the owner thereof, and agrees that its mortgage, recorded in Official Record Book 5280 at pages 661 through 697, inclusive, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS THEREOF, ULTRAMAR LAND DEVELOPMENT COMPANY, INC., a Delaware Corporation, has caused these presents to be signed by its Vice 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 12<sup>th</sup> day of January, A.D. 1988.

ULTRAMAR LAND DEVELOPMENT COMPANY, INC., a Delaware Corporation  
By: *J. Lincoln Hallowell*  
J. Lincoln Hallowell, Vice President

Attest: *Patrick J. Guarino*  
Patrick J. Guarino  
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF NEW YORK SS  
COUNTY OF WESTCHESTER

BEFORE ME personally appeared J. Lincoln Hallowell and Patrick J. Guarino, 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 ULTRAMAR LAND DEVELOPMENT COMPANY, INC., a Delaware Corporation, 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 12<sup>th</sup> day of January, A.D. 1988.

*Lawrence Conwell*  
Notary Public

My commission expires: 12/31/89

MORTGAGEE'S CONSENT

STATE OF ILLINOIS SS  
COUNTY OF COOK

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described hereon by the owner thereof, and agrees that its mortgage recorded in Official Record Book 5530 at pages 1549 through 1570, inclusive, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, has caused these presents to be signed by its Vice President and attested to by its Real Estate Officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 27<sup>th</sup> day of Jan., A.D. 1988.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, a/k/a CONTINENTAL BANK N.A.

By: *Moira A. Cary*  
Moira A. Cary, Vice President

Attest: *Nancy S. Strenk*  
Nancy S. Strenk, Real Estate Officer

ACKNOWLEDGEMENT

STATE OF ILLINOIS SS  
COUNTY OF COOK

BEFORE ME personally appeared *Moira A. Cary* and *Nancy S. Strenk*, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Real Estate 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 9<sup>th</sup> day of Jan., A.D. 1988.

*Vickie Jones*  
Notary Public

My commission expires: 3-14-92

NOTES AND RESTRICTIONS

1. Bearings cited hereon are in a meridian assuming South 03-20-59 West along the East line of the West Half (W-1/2) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, and in the meridian of LAKE CHARLESTON PLAT NO. 1, as same is recorded in Plat Book 60 at pages 147 through 151, Public Records of Palm Beach County, Florida.
2. D.E. denotes drainage easement.  
U.E. denotes utility easement.  
L.A.E. denotes limited access easement.  
L.M.E. denotes lake maintenance easement.  
B.E. denotes buffer easement.  
P.U.D.B.E. denotes planned unit development buffer easement.  
I.F.O. denotes "in favor of".  
F.E. denotes floodplain easement.
3.  denotes permanent reference monument.  
 denotes permanent control point.
4. There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction of 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.
5. There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
6. In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation and maintenance of drainage facilities.
7. Building setback lines shall be as required by current Palm Beach County zoning regulations and/or any restrictive covenants pertaining to that portion of the planned unit development reflected by this plat.
8. All platted roadways lying within BLOCKS 40 and 41 (PALM BEACH FARMS CO. PLAT NO. 3, Plat Book 2, pages 45-54) were abandoned by Resolution No. R-78-771 (ORB 2891, p. 323).

NOTES AND RESTRICTIONS (CONT'D)

9. If, at the time of replatting TRACT Q or TRACT Z, legal access has not already been provided to that part of TRACT 1, BLOCK 46, PALM BEACH FARMS CO. PLAT NO. 3 (Plat Book 2, Pages 45-54) lying easterly of the FLORIDA'S TURNPIKE and northerly of LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 20, then legal access shall be provided concurrent with the replatting of either of said TRACTS.

TITLE CERTIFICATION

STATE OF FLORIDA SS  
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 title to the property is vested in R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; that the current taxes have been paid; that we find the property is encumbered by the mortgages shown hereon; that we find all mortgages are shown and are true and correct and that all easements encumbering the property are shown hereon.

BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL  
By: *Robert L. Crans*  
Robert L. Crans, Attorney at Law

APPROVALS

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 28<sup>th</sup> day of Feb., A.D. 1988.

By: *Carol J. Elmquist*  
Carol J. Elmquist, Chairman

Attest: *John B. Dunkle*  
John B. Dunkle, Clerk of the circuit court

By: *John A. Stewart*  
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 25<sup>th</sup> day of Feb., A.D. 1988.

By: *Herbert F. Kahlert*  
Herbert F. Kahlert, P.E.  
County Engineer

SURVEYOR'S CERTIFICATION

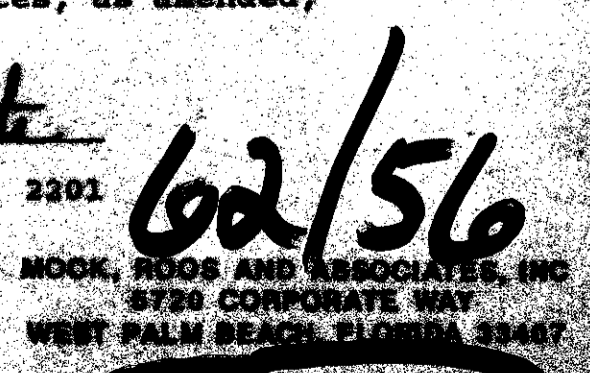
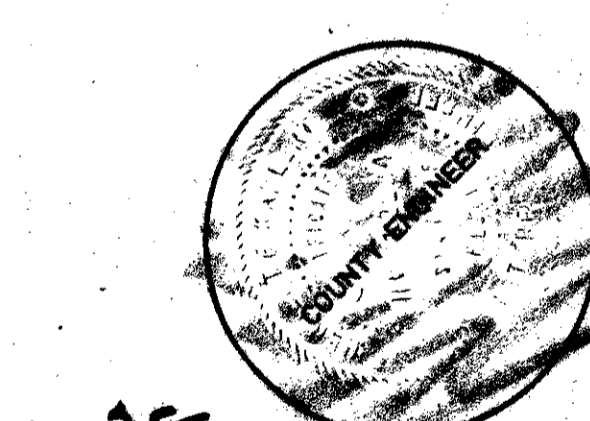
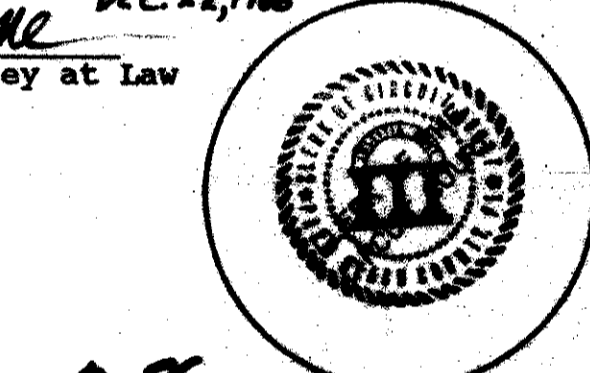
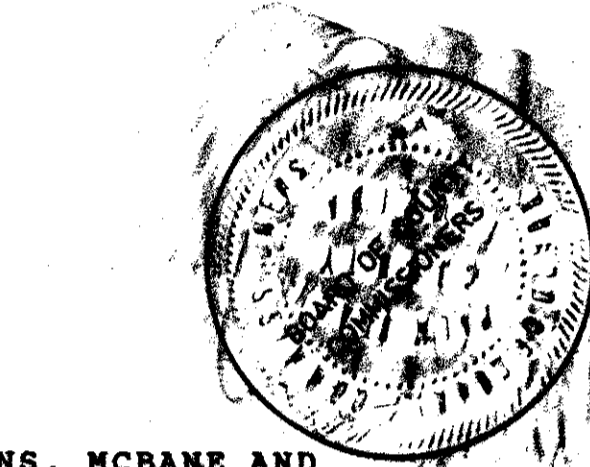
STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

I HEREBY 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 set; that permanent control points (P.C.P.'s) will be set under guarantees posted with the Board of County Commissioners for Palm Beach County, Florida, for the required improvements; and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

*David M. White*  
David M. White, P.L.S.  
Florida Certificate No. 2201

Date: December 17, 1988

This instrument was prepared by Timothy H. Smith in the office of Housh, Housh & Associates, Inc., 5720 Corporate Way, West Palm Beach, Florida 33407 (407-833-9123).



Handwritten notes on the left margin:  
Lake Charleston #3  
56  
170A  
4-157A  
RIS  
33467  
62  
49  
SE 86-96  
PDB ADP  
4, 5, 8, 9, 10, 11, 12, 13, 14  
45/142  
THZ 439

