

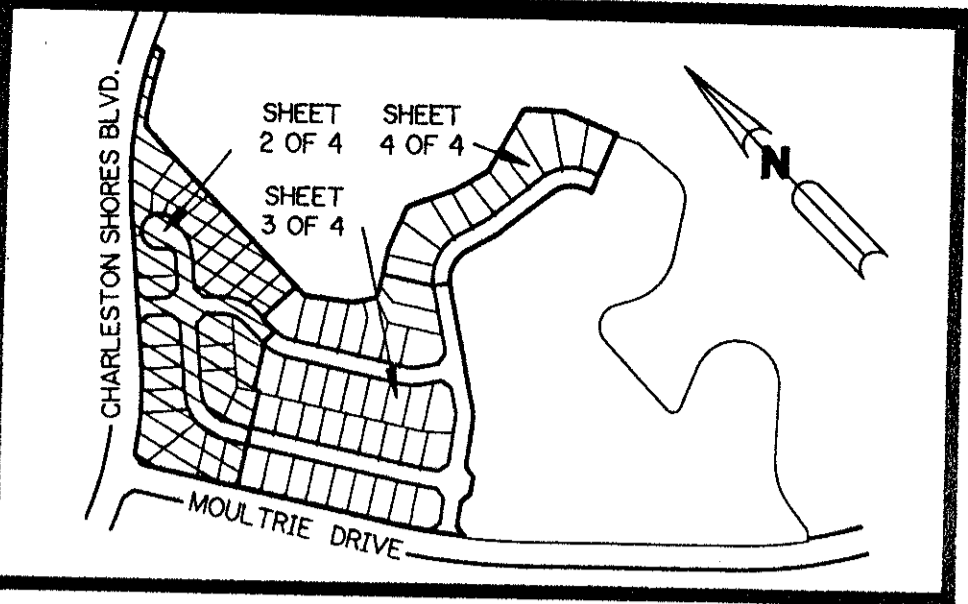
A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

# LAKE CHARLESTON - TRACTS T & V - PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS T AND V OF LAKE CHARLESTON PLAT NO.3 AS RECORDED  
IN PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

0533-019

72



**KEY MAP**  
N.T.S.

**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 16<sup>th</sup> DAY OF July, 1993.

*Doyle D. Dudley*  
DOYLE D. DUDLEY  
PRESIDENT

WITNESS: *Michael J. Belmont*  
*Elizabeth A. Heaveman*

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 ITS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

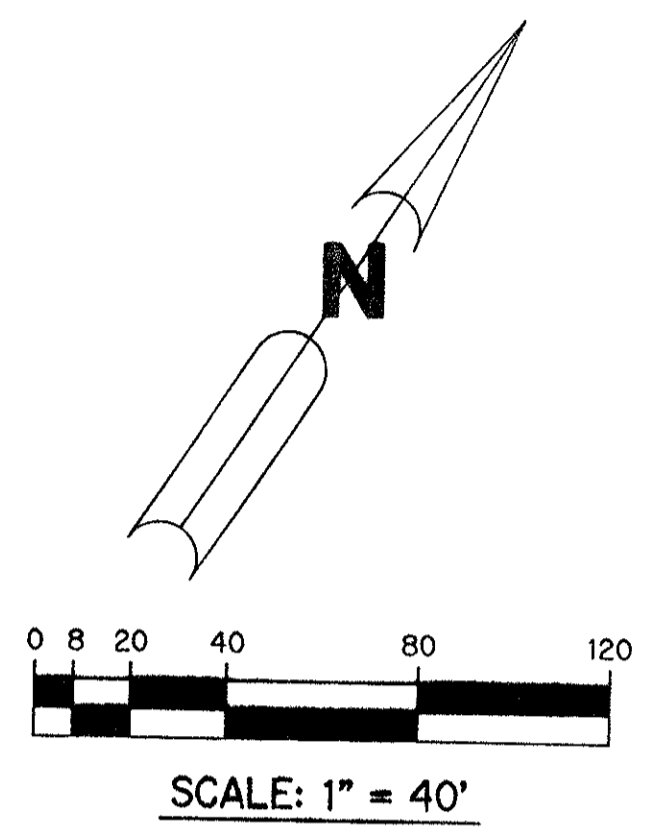
WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF July, 1993.

MY COMMISSION EXPIRES: 3/15/94  
*Elizabeth A. Heaveman*  
NOTARY PUBLIC

SHEET 2 OF 4      JANUARY, 1993

**LEGEND:**

- - PERMANENT REFERENCE MONUMENT, PLS #4213
- - PERMANENT REFERENCE MONUMENT, PLS #4213
- - PERMANENT CONTROL POINT, PLS #4213
- Δ - DELTA ANGLE
- D.E. - DRAINAGE EASEMENT
- F.E. - FLOOD PLAIN EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- O.R. - OFFICIAL RECORD
- O.R.B. - OFFICIAL RECORD BOOK
- OS - OPEN SPACE
- P.B. - PLAT BOOK
- P.P. - PAGES
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.U.D. - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- R.O.W. - RIGHT-OF-WAY
- S.T. - SURVEY TIE LINE
- U.E. - UTILITY EASEMENT



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

**POINT OF BEGINNING**  
MOST NORTHERLY NORTHEAST CORNER,  
TRACT "T", P.B. 62, PGS. 55-68



**SURVEYOR'S NOTES:**

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 45°22'34" WEST ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF LAKE CHARLESTON PARCELS "T" AND "V".
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE 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.
- 3) 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.
- 4) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5) 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
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7) 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.
- 8) THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- 9) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, HAVE BEEN 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, PER LAKE CHARLESTON PLAT NO.3 (PLAT BOOK 62, PAGES 55 THROUGH 68).
- 10) THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN 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, PER LAKE CHARLESTON PLAT NO.3 (PLAT BOOK 62, PAGES 55 THROUGH 68).
- 11) THE PLAT OF LAKE CHARLESTON PARCELS "T" AND "V" IS A PART OF LAKE CHARLESTON P.U.D. AS RECORDED IN PLAT BOOK 66, PAGES 86-89 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAS BEEN VACATED BY RESOLUTION NO. R-92-562 AS RECORDED IN OFFICIAL RECORD BOOK 7227 PAGE 847 DATED MAY 4, 1992.

*PET. 86-96A*  
*ALOC. #0001*  
*5/2/92*

LAKE TRACT 5  
LAKE CHARLESTON - PLAT NO. 3  
P.B. 62, PGS. 55-68  
(DRAINAGE EASEMENT)  
(MAINTAINED BY LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.)

NOTE: THE FLOODPLAIN EASEMENT WITHIN THE WATER MANAGEMENT TRACT IS SUBJECT TO FLOODING DURING THE THREE YEAR, TWENTY-FOUR HOUR RAINFALL EVENT.

0533-019

NOTARY FOR  
LAKE CHARLESTON  
MAINTENANCE  
ASSOCIATION, INC.

**LAKE CHARLESTON - TRACTS T & V - PLAT ONE**

SHEET 2 OF 4

PAGE 71  
FLOOD ZONE B  
ROAD # 49  
SE 86-96  
PUD NAME LAKE CHARLESTON  
TAZ 439