

0533-024

52

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

# LAKE CHARLESTON - TRACT "W"

BEING A REPLAT OF PART OF TRACT "W" 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. SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST SHEET 1 OF 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 1:38 P.M. on the 16th day of MARCH 1994 and duly recorded in Plat Book No. 72 on page 52-53  
DOROTHY H. WILKEN, Clerk of Circuit Court by *[Signature]*



### 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 ("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: 2-4-94  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA

PET. 86-96A  
ALLOC. # 0016 w/ASGMT. LETTER

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MARCH, A.D., 1994.

BY: *[Signature]*  
MARY MCCARTY  
CHAIR OF COUNTY COMMISSION

BY: *[Signature]*  
JANE M. MULLER  
DEPUTY CLERK

ATTEST: DOROTHY H. WILKEN, CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MARCH, A.D., 1994.

BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°45'23" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SANTEE TERRACE.
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) 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
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5) 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.
- 6) 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).
- 7) 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).

### SITE PLAN DATA

ZONING PETITION NO. 86-96A  
TOTAL AREA 10.40 ACRES  
DENSITY 3.9 LOTS PER ACRE  
NUMBER OF LOTS 41  
OPEN SPACE TRACTS 1.03 ACRES

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

72/52

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME, PERSONALLY APPEARED DAVID L. BARCLAY AND LEONA L. HAMMOND, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Drivers License AND Drivers License RESPECTIVELY, AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND CONTROLLER OF CENTEX REAL ESTATE CORPORATION, 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 31 DAY OF January, 1994.

February 19, 1994  
MY COMMISSION EXPIRES  
NOTARY PUBLIC - STATE OF FLORIDA  
COMM. # AA744415

### ACCEPTANCE OF RESERVATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 31 DAY OF January, A.D. 1994.

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION  
WITNESS: *[Signature]*  
MICHAEL B. BARNHART  
BY: *[Signature]*  
DOYLE D. DUDLEY, PRESIDENT

WITNESS: *[Signature]*  
ROBERT HICKMAN

### ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Id AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA 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 IT WAS AFFIXED TO SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF January, 1994.

0223335  
MY COMMISSION EXPIRES: 3/5/94  
NOTARY PUBLIC

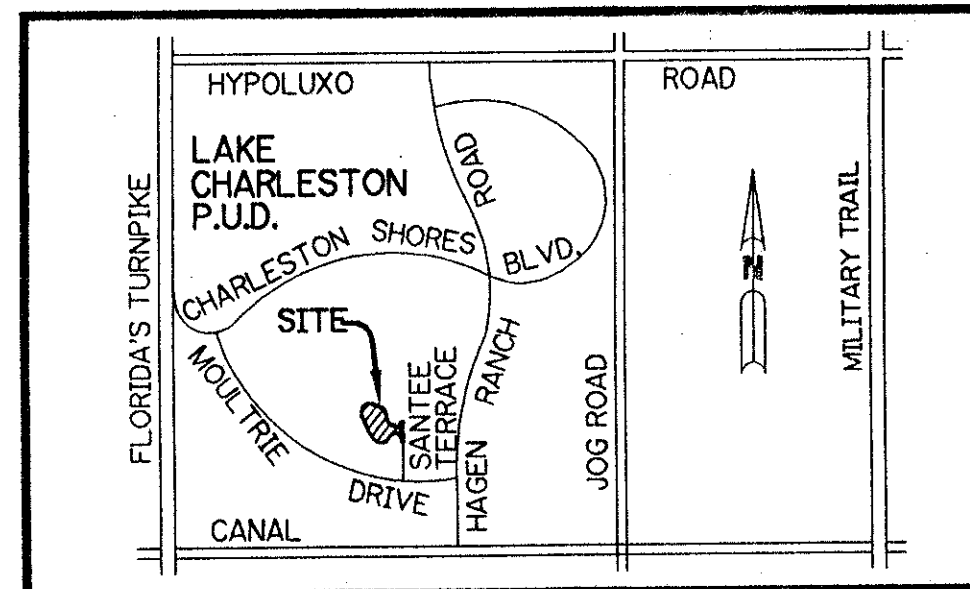
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, METROPOLITAN TITLE & GUARANTY CO., A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

METROPOLITAN TITLE & GUARANTY CO.  
*[Signature]*  
PATRICIA C. GALBRATH, MANAGER  
2541 METROCENTRE BLVD.  
WEST PALM BEACH, FLORIDA

DATE: 1/31/94

0533-024  
LAKE CHARLESTON-TRACT "W"



LOCATION SKETCH  
TWP. 45, SEC. 9, RANG. 42E

### DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS LAKE CHARLESTON - TRACT "W", BEING A REPLAT OF A PORTION OF TRACT "W" 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

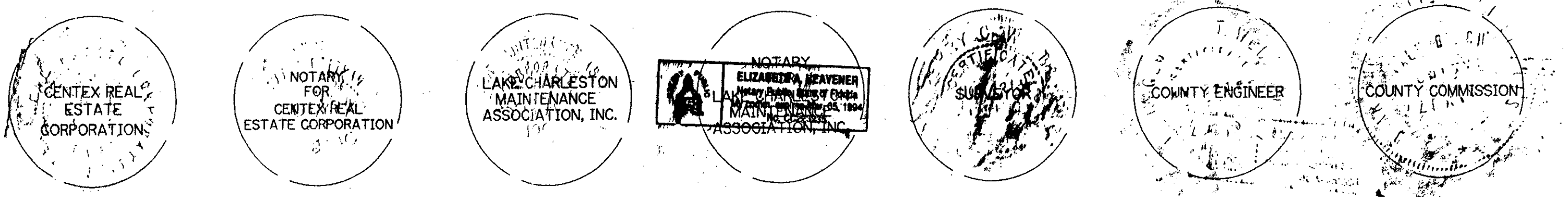
COMMENCE AT THE CENTERLINE INTERSECTION OF MOULTRIE DRIVE, BEING A RIGHT-OF-WAY 80 FEET IN WIDTH AND SANTEE TERRACE, BEING A RIGHT-OF-WAY 80 FEET IN WIDTH; THENCE NORTH 02°45'23" WEST ALONG THE SAID CENTERLINE OF SANTEE TERRACE, A DISTANCE OF 53.43 FEET; THENCE SOUTH 87°14'37" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SANTEE TERRACE; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 36°05'41" WEST, A DISTANCE OF 31.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MOULTRIE DRIVE, SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1340.00 FEET, A CENTRAL ANGLE 00°52'09" AND WHOSE RADIUS POINT BEARS SOUTH 15°03'17" EAST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.32 FEET; THENCE NORTH 15°55'24" WEST, A DISTANCE OF 32.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°06'49" AND WHOSE RADIUS POINT BEARS SOUTH 63°09'31" EAST FROM SAID POINT; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 160.97 FEET; THENCE NORTH 19°16'18" WEST, A DISTANCE OF 103.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 116°13'14"; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 202.84 FEET; THENCE SOUTH 44°30'26" WEST, A DISTANCE OF 179.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 90°34'29"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 284.55 FEET; THENCE NORTH 44°55'05" WEST, A DISTANCE OF 118.77 FEET; THENCE NORTH 34°35'47" WEST, A DISTANCE OF 145.26 FEET; THENCE NORTH 15°56'11" WEST, A DISTANCE OF 96.59 FEET; THENCE NORTH 25°55'11" WEST, A DISTANCE OF 121.34 FEET; THENCE NORTH 15°01'47" WEST, A DISTANCE OF 170.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 128°49'09"; THENCE NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 449.66 FEET; THENCE SOUTH 66°12'38" EAST, A DISTANCE OF 157.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 60°31'44"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 211.29 FEET; THENCE SOUTH 05°40'55" EAST, A DISTANCE OF 82.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 65°43'17"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 229.41 FEET; THENCE SOUTH 71°24'12" EAST, A DISTANCE OF 79.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 99°38'33"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 173.91 FEET; THENCE NORTH 86°46'46" EAST, A DISTANCE OF 28.40 FEET (THE LAST NINETEEN PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE PERIMETER OF TRACT "W"); TO A POINT ON THE WEST LINE OF TRACT "X" AS RECORDED IN PLAT BOOK 71, PAGES 35 THROUGH 37 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2302.00 FEET; A CENTRAL ANGLE OF 03°51'44" AND WHOSE RADIUS POINT BEARS SOUTH 81°21'57" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 155.18 FEET; THENCE SOUTH 54°12'27" WEST, A DISTANCE OF 22.01 FEET; THENCE SOUTH 13°23'07" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 76°36'53" EAST, A DISTANCE OF 15.04 FEET; THENCE SOUTH 16°05'30" EAST, A DISTANCE OF 25.97 FEET; THENCE SOUTH 87°13'45" EAST, A DISTANCE OF 12.00 FEET (THE LAST SIX PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "X") TO A POINT ON THE WEST LINE OF SAID SANTEE TERRACE AND ALSO BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2290.00 FEET, A CENTRAL ANGLE OF 05°31'38" AND WHOSE RADIUS POINT BEARS SOUTH 87°13'45" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 220.91 FEET; THENCE SOUTH 02°45'23" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 87.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.40 ACRES MORE OR LESS.  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.
2. TRACT "B", AS SHOWN HEREON IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, 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.
3. TRACTS "C" AND "D", 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.
4. OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. 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.
6. 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.
7. 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.
8. LAKE MAINTENANCE ACCESS EASEMENTS - THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS 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 TRACT 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.
9. LAKE MAINTENANCE EASEMENT - THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS 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 TRACT 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.
10. BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE 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.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ATTESTED BY ITS CONTROLLER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF January, A.D. 1994.

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.  
ATTEST: *[Signature]* LEONA L. HAMMOND  
ITS: CONTROLLER  
*[Signature]* DAVID L. BARCLAY  
ITS: DIVISION PRESIDENT



SUBDIVISION # TRACT W  
PAGE 52  
BOOK 72  
FLOOD ZONE B  
QUAD # 49  
SE 86-96  
PUD NAME LAKE CHARLESTON

TAZ 439