

SPINNAKER BAY AT LAKE CHARLESTON

0533-029

59

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT
P. 5:53 A.M. THIS 10th DAY OF
FEBRUARY, A.D., 1995, AND DULY
RECORDED IN PLAT BOOK 74, ON
PAGES 59 THROUGH 64

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By *Luigi R. Stalla*
DEPUTY CLERK

(A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF A PORTION OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGE 55, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
AND A PORTION OF BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "SPINNAKER BAY AT LAKE CHARLESTON", SAID PARCEL BEING A REPLAT OF TRACT B AND A PORTION OF DAY CARE TRACT, LAKE CHARLESTON PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A PORTION OF BLOCK 40, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE HIATUS LYING BETWEEN THE EAST LINE OF THE WEST HALF OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND THE EAST LINE OF SAID BLOCK 40, PALM BEACH FARMS CO. PLAT NO. 3, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID TRACT B, LAKE CHARLESTON PLAT NO. 3; THENCE, ALONG THE BOUNDARY OF SAID TRACT B FOR THE FOLLOWING 24 DESCRIBED LINES, BEAR SOUTH 04°28'54" WEST, A DISTANCE OF 291.78 FEET; THENCE, NORTH 85°33'06" WEST, A DISTANCE OF 22.20 FEET; THENCE, NORTH 46°41'05" WEST, A DISTANCE OF 61.02 FEET; THENCE, NORTH 78°37'35" WEST, A DISTANCE OF 115.92 FEET; THENCE, SOUTH 67°51'52" WEST, A DISTANCE OF 60.82 FEET; THENCE, SOUTH 27°10'52" WEST, A DISTANCE OF 85.94 FEET; THENCE, SOUTH 17°33'13" EAST, A DISTANCE OF 113.72 FEET; THENCE, SOUTH 10°40'11" EAST, A DISTANCE OF 67.10 FEET; THENCE, SOUTH 29°03'17" WEST, A DISTANCE OF 24.46 FEET; THENCE, SOUTH 49°01'42" WEST, A DISTANCE OF 37.61 FEET; THENCE, SOUTH 76°12'12" WEST, A DISTANCE OF 42.16 FEET; THENCE, NORTH 85°01'49" WEST, A DISTANCE OF 36.09 FEET; THENCE, NORTH 67°59'19" WEST, A DISTANCE OF 52.09 FEET; THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 41.70 FEET; THENCE, SOUTH 69°26'38" WEST, A DISTANCE OF 52.04 FEET; THENCE, SOUTH 28°33'54" WEST, A DISTANCE OF 81.15 FEET; THENCE, SOUTH 11°41'22" EAST, A DISTANCE OF 42.54 FEET; THENCE, SOUTH 19°21'12" EAST, A DISTANCE OF 70.59 FEET; THENCE, SOUTH 00°59'57" WEST, A DISTANCE OF 63.48 FEET; THENCE, NORTH 89°00'03" WEST, A DISTANCE OF 231.24 FEET; THENCE, NORTH 46°37'58" WEST, A DISTANCE OF 436.68 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1040.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 85°44'07" WEST, THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°52'22", A DISTANCE OF 433.32 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 28°08'15" WEST, A DISTANCE OF 395.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°43'39", A DISTANCE OF 231.02 FEET TO THE SOUTHWEST CORNER OF SAID DAY CARE TRACT; THENCE, NORTH 26°39'36" EAST, DEPARTING THE BOUNDARY OF SAID TRACT B, A DISTANCE OF 200.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°47'23", A DISTANCE OF 233.14 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 76°26'59" EAST, A DISTANCE OF 484.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET; THENCE, EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°47'18", A DISTANCE OF 77.08 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 89°45'43" EAST, A DISTANCE OF 436.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 5897, PAGE 1784 OF SAID PUBLIC RECORDS; THENCE, SOUTH 02°20'10" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 393.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 7679.44 FEET; THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'49", A DISTANCE OF 67.94 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 02°50'59" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 177.84 FEET; THENCE, SOUTH 04°28'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 68.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.53 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "D" IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6" AND "O-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN THOSE UTILITY, DRAINAGE, OR FLOOD PLAIN EASEMENTS IN TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6" AND "O-7" MUST BE IN ACCORDANCE WITH NOTE 2 OF THE GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS STATED HEREON.
- THE PEDESTRIAN ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- THE OVERHANG EASEMENTS (O.H.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. IN ADDITION THERE IS HEREBY DEDICATED A THREE FOOT WIDE UTILITY ACCESS EASEMENT COINCIDENT WITH THE ABOVE DESCRIBED OVERHANG EASEMENTS PROVIDED FOR THE SOLE PURPOSE OF ALLOWING UTILITY EMPLOYEES ACCESS TO UTILITY METERS FROM TIME TO TIME AS REQUIRED IN THE FUNCTION OF THEIR RESPECTIVE JOBS.
- 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 FACILITIES.
- TRACT "S" AS SHOWN HEREON, IS HEREBY RESERVED FOR LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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, FLORIDA.

IN WITNESS WHEREOF, INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER DALAL, AS EXECUTIVE MEMBER OF INTERDEVCO CHARLESTON, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF AND ON BEHALF OF INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 27 DAY OF October, A.D., 1994.

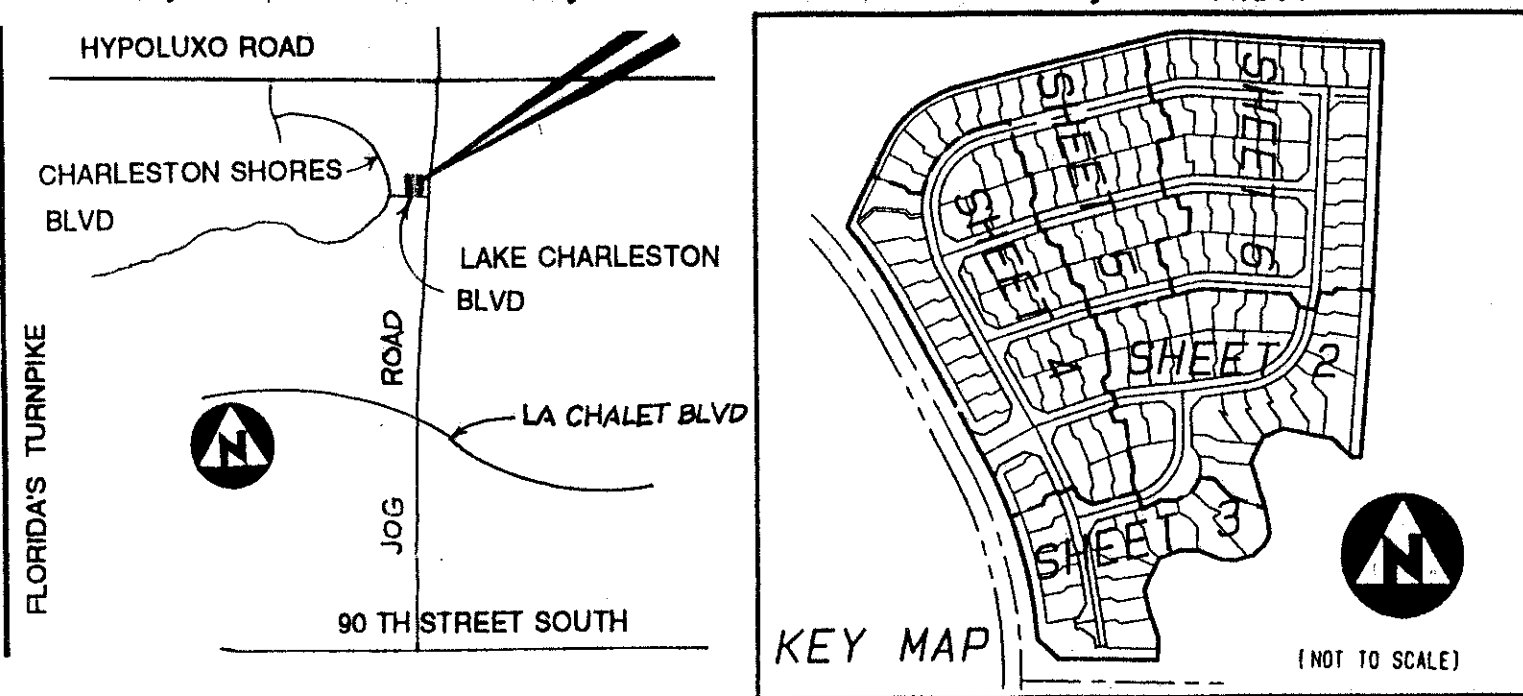
BY: INTERDEVCO SPINNAKER BAY, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: INTERDEVCO CHARLESTON, L.C.
A FLORIDA LIMITED LIABILITY COMPANY
AS GENERAL PARTNER OF AND ON BEHALF OF
INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP

WITNESS: *Nichelle Redwood*

BY: *Roger Dalal*
ROGER DALAL, EXECUTIVE MEMBER

WITNESS:



ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROGER DALAL OF INTERDEVCO CHARLESTON, L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE MEMBER, OF SAID COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS A MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF October, 1994.

MY COMMISSION EXPIRES:

Jan 19 1998

NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF October, 1994.

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: *George Fine*
GEORGE FINE, SECRETARY

BY: *Leona Hammond*
LEONA HAMMOND, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LEONA HAMMOND AND GEORGE FINE, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND 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 27 DAY OF October, 1994.

MY COMMISSION EXPIRES:

JAN 19 1998

NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

CAPITAL BANK, A FLORIDA BANKING CORPORATION 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 IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CAPITAL BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MR. DAVID H. PROMOFF, ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY MARY LU NEALY, ITS ASST. VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF October, 1994.

CAPITAL BANK, A FLORIDA BANKING CORPORATION

ATTEST: *Mary Lu Nealy*
MARY LU NEALY
ASST. VICE PRESIDENT

BY: *David H. Promoff*
DAVID H. PROMOFF
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF AND MARY LU NEALY WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS SENIOR VICE PRESIDENT AND ASST. VICE PRESIDENT, RESPECTIVELY OF CAPITAL BANK, AND 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 27 DAY OF October, 1994.

MY COMMISSION EXPIRES: 1/10/98

NOTARY PUBLIC

AREA TABULATION:

TRACT "A"	5.08 ACRES
TRACT "D"	0.08 ACRE
TRACT "O-1"	0.55 ACRE
TRACT "O-2"	0.37 ACRES
TRACT "O-3"	1.07 ACRE
TRACT "O-4"	0.09 ACRE
TRACT "O-6"	0.07 ACRE
TRACT "O-7"	0.01 ACRE
TRACT "S"	0.20 ACRES
PUBLIC ACCESS TRACT	0.24 ACRES
LOTS (160)	0.03 ACRE
TOTAL	19.74 ACRES
DENSITY	5.8 D.U./ACRE

ZONING PETITION
NUMBER: 86-96A

FLOOD PLAIN NOTE:

THE FLOOD PLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE TEMPORARY STORAGE OF EXCESS WATER IN THE TIME OF HEAVY RAINFALL, THE LAND 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).

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 04°28'54" WEST, ALONG THE EAST LINE OF TRACT B, LAKE CHARLESTON PLAT NO. 3.
- Ⓜ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- Ⓞ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 11-1-94

BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN, R.L.S. 2424

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, PAUL H. KUPFER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

KUPFER, KUPFER & SKOLNICK, P.A.
ATTORNEYS AT LAW

DATED: THIS 26th DAY OF October, A.D., 1994

BY: *Paul H. Kupfer*
PAUL H. KUPFER, ATTORNEY

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb, A.D., 1995

BY: *Ken Postel*
KEN POSTEL, CHAIRMAN

ATTEST: *Dorothy H. Wilken*
DOROTHY H. WILKEN, CLERK

DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb, A.D., 1995
BY: *George F. Webb*
GEORGE F. WEBB P.E., COUNTY ENGINEER

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9559 Phone (407) 848-2102

RECORD PLAT
SPINNAKER BAY AT LAKE CHARLESTON

DWN	SCW	FB	DATE: 8-24-94	NO. 3	P. 59
CKD	FILE: P1630002.PLT	SCALE: 1"=30'	SHEET 1 OF 6		

SUBDIVISION: Spinnaker Bay
BOOK: 74
FLOOR: 59
FLOOD ZONE: B
QUAD: #34
SE: 86-96
ZIP CODE: 33437
PUD NAME: Lake Charleston
TAX: 439

