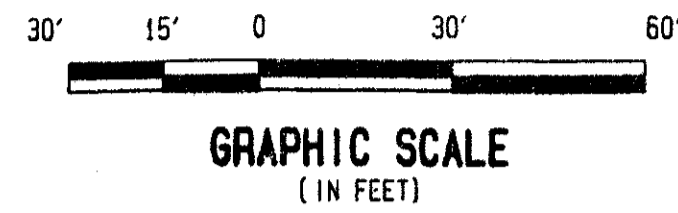
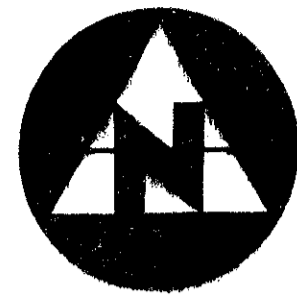
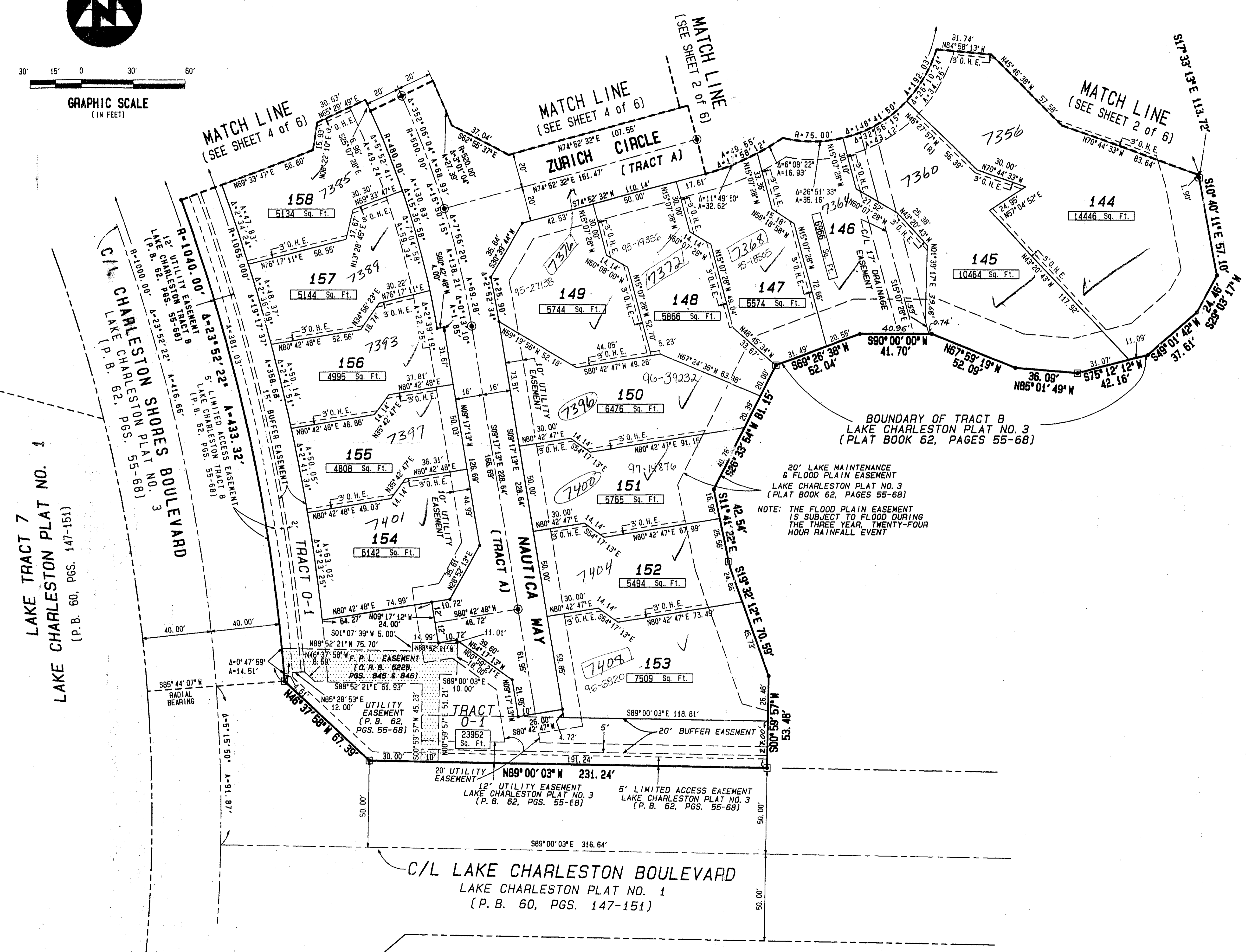


SPINNAKER BAY AT LAKE CHARLESTON

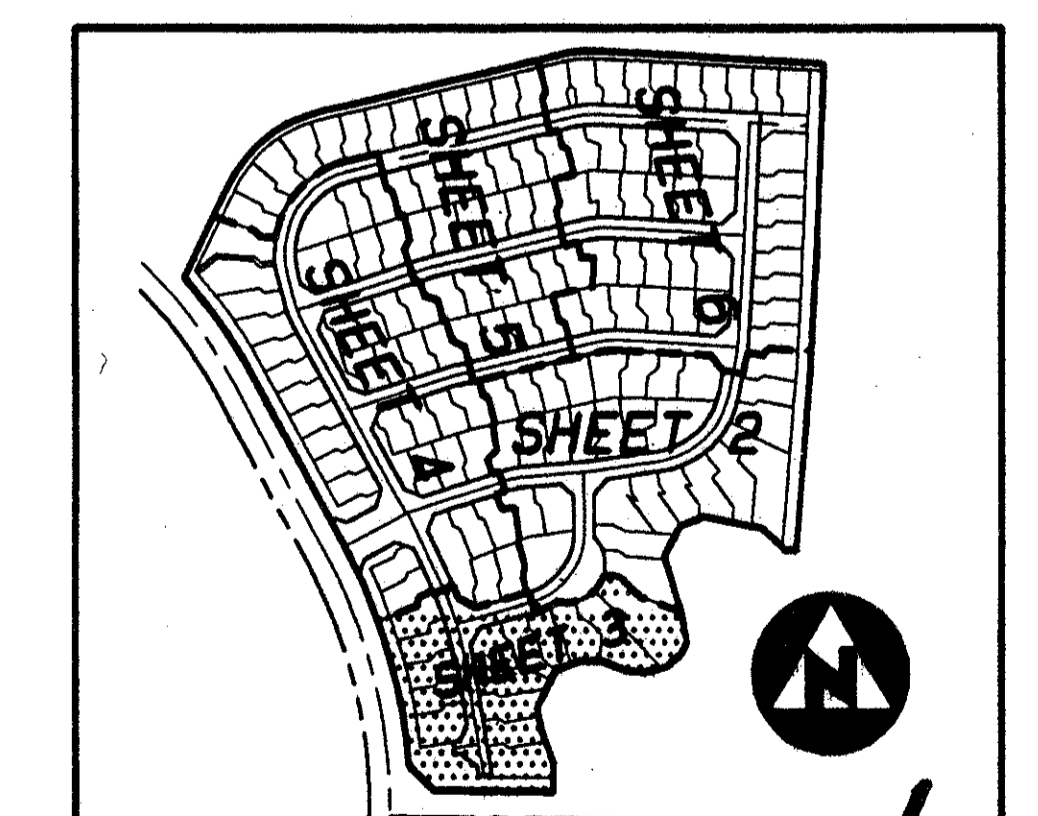
(A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF A PORTION OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGE 55, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
AND A PORTION OF BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC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



*Pct. 86-96D
ALOC. #0001
5/2/2/I*



- 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 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 AND LEGEND:
- 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.
 - 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 P.C.P. POSITION.
 - C/L DENOTES A CENTERLINE
 - SQ. FT. DENOTES SQUARE FEET
 - DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
 - DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
 - DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
 - (R) DENOTES RADIAL LINE
 - P.C. DENOTES POINT OF CURVATURE
 - P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - P.C.C. DENOTES POINT OF COMPOUND CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - O.H.E. DENOTES OVERHANG EASEMENT
 - F.P.L. DENOTES FLORIDA POWER & LIGHT COMPANY
 - THE UNDERLYING EASEMENTS WERE ABANDONED AS PER PALM BEACH COUNTY RESOLUTION NO. 92-222 AS RECORDED IN OFFICIAL RECORDS BOOK PAGE 634



KEY MAP (NOT TO SCALE)

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) 844-2102

RECORD PLAT
SPINNAKER BAY AT LAKE CHARLESTON

DWN	SM	FB	DATE 8-24-94	NO. # P165
CKD	FILE P165C000.PWT	SCALE 1"=30'	SHEET 3 OF 6	

SUBDIVISION * Spinnaker Bay
BOOK 74 PAGE 61
FLOOD ZONE B FLOOD HAZ * 185A
QUAD * 34 ZONING RTS
SE 86-96 ZIP CODE 33437
PUD NAME Lake Charleston
04542

T42-439

LAKE TRACT 7
LAKE CHARLESTON PLAT NO. 1
(P. B. 60, PGS. 147-151)

C/L CHARLESTON SHORES BOULEVARD
LAKE CHARLESTON PLAT NO. 3
(P. B. 62, PGS. 55-68)

C/L LAKE CHARLESTON BOULEVARD
LAKE CHARLESTON PLAT NO. 1
(P. B. 60, PGS. 147-151)

LAKE CHARLESTON PLAT NO. 2
PLAT BOOK 60, PAGE 140

0533-029

POD BB

7/1/01