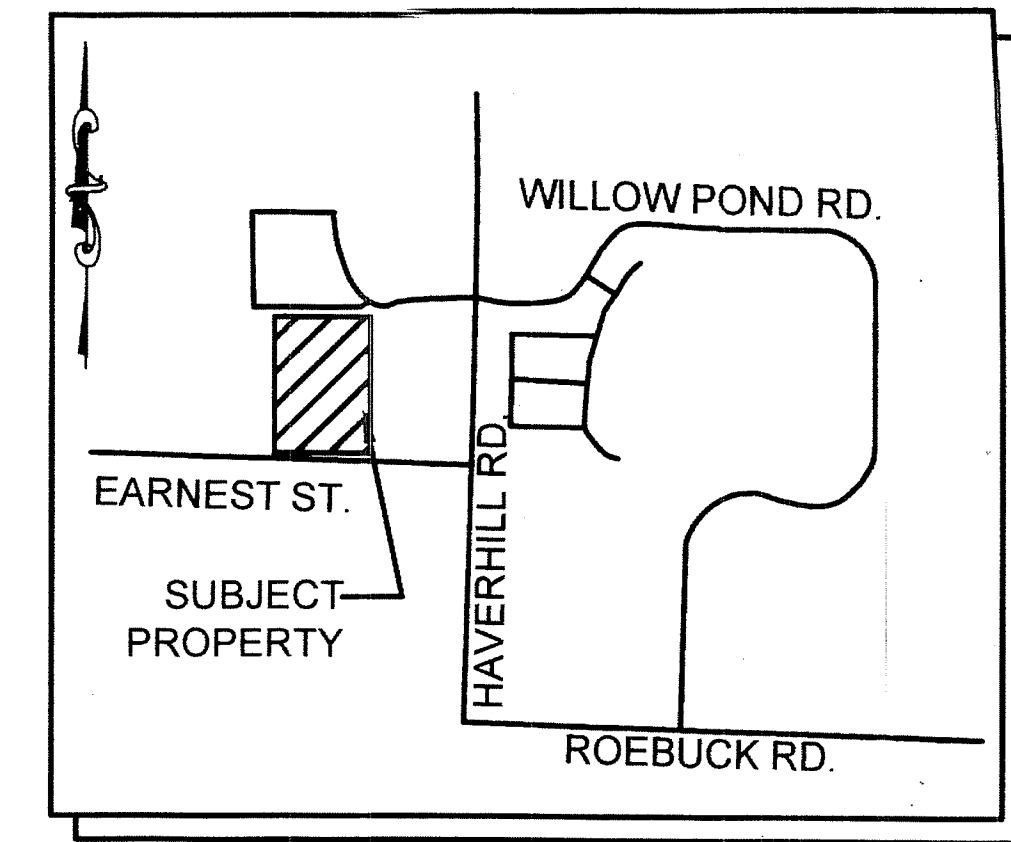


# CHARLESTON COMMONS II

A REPLAT OF A PORTION OF TRACT 34 OF PLAT OF SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY FLORIDA



VICINITY MAP  
SECTION 11-43-42  
NOT TO SCALE

157

STATE OF FLORIDA  
COUNTY OF PALM BEACH } ss  
THIS PLAT WAS FILED FOR RECORD AT 3:56 PM  
THIS 6 DAY OF Oct 20 2015  
AND DULY RECORDED IN PLAT BOOK NO. 120  
ON PAGES 157-158  
SHARON R. BOCK  
CLERK OF THE CIRCUIT COURT  
BY \_\_\_\_\_ DEPUTY CLERK

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS CHARLESTON COMMONS II, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 34, OF PLAT OF SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 421,813 SQUARE FEET (9.683 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A-2 (PRIVATE STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS, EGRESS, PARKING, DRAINAGE, UTILITIES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA. ADDITIONALLY, TRACT A-2 IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, OR WALLS SHALL BE CONSTRUCTED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH.

2. TRACT B-4 (LANDSCAPE BUFFER TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

3. TRACTS C-17 THROUGH C-25 (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES; AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA. TRACTS C-17, C-18 AND C-24 ARE ADDITIONALLY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE DETENTION PURPOSES, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

4. TRACT R-2 (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

5. THE 7-FOOT UTILITY AND SIDEWALK EASEMENT, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, OR WALLS SHALL BE CONSTRUCTED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH.

6. THE 20' x 15' UTILITY EASEMENTS ALONG THE SOUTH BOUNDARY, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES AND RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, OR WALLS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH.

7. THE 10-FOOT DRAINAGE EASEMENTS LYING WITHIN LOTS 117-187, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

8. THE 15-FOOT x 24-FOOT LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

9. THE 23.5-FOOT PARKING, SIDEWALK, LANDSCAPE AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

WITNESS  
*[Signature]*

TERESA BALUJA  
PRINT NAME

WITNESS  
*[Signature]*

Lilia Gonzalez  
PRINT NAME

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
CARLOS GONZALEZ, AS DIVISION PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

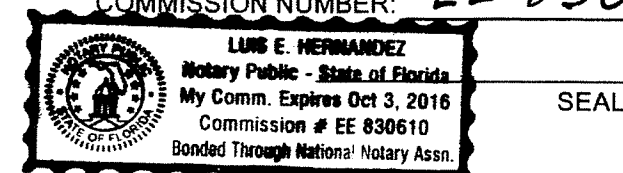
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, CARLOS GONZALEZ, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS DIVISION PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF August, 2015.

MY COMMISSION EXPIRES: Oct 3, 2016

COMMISSION NUMBER: EE 830610

NOTARY PUBLIC, STATE OF FLORIDA  
Luis E. Hernandez  
PRINT NAME



### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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 DAY OF \_\_\_\_\_, 2015.

WITNESS  
*[Signature]*

Lilia Gonzalez  
PRINT NAME

WITNESS  
*[Signature]*

Vadira Monzon  
PRINT NAME

CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC.

BY: *[Signature]*  
TERESA BALUJA  
DIRECTOR OF PROPERTY MANAGEMENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

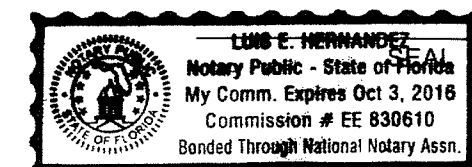
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TERESA BALUJA, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS DIRECTOR OF PROPERTY MANAGEMENT, OF THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF August, 2015.

MY COMMISSION EXPIRES: Oct 3, 2016

COMMISSION NUMBER: EE 830610

NOTARY PUBLIC, STATE OF FLORIDA  
Luis E. Hernandez  
PRINT NAME



### TITLE CERTIFICATION:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

L. GILDAN  
I, LAURIE GILDAN, 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 PROPERTY IS VESTED IN LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

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 SUBDIVISION AS DEPICTED BY THIS PLAT.

*[Signature]*  
LAURIE GILDAN L. GILDAN  
ATTORNEY AT LAW, LICENSED IN FLORIDA

DATED: August 13, 2015

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 8th DAY OF September, 2015.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT NO. 4

ATTEST: *[Signature]*  
O'NEAL BARDIN, JR. ASSISTANT SECRETARY

BY: *[Signature]*  
MATTHEW J. BOYKIN, PRESIDENT, BOARD OF SUPERVISORS

### CITY OF WEST PALM BEACH APPROVALS:

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH THIS 2nd DAY OF Oct 2015.

BY: *[Signature]*  
GERALDINE MUOIO, MAYOR

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WEST PALM BEACH PLANNING & ZONING BOARD THIS 2nd DAY OF Oct 2015.

BY: *[Signature]*  
STEVEN MAYANS, CHAIR

### REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATE: 9/25/15

BY: *[Signature]*  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: *[Signature]*  
DOUGLAS M. DAVIE, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN REFERENCED TO THE SOUTH LINE OF TRACT 34 PLAT OF SUBDIVISION SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID SOUTH LINE BEARS NORTH 88°30'37" WEST.
- 2. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4. THIS PLAT CONTAINS 421,813 SQUARE FEET OR 9.683 ACRES MORE OR LESS.
- 5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

