

LAKE CHARLESTON PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS 12-15 AND PART OF TRACTS 3-10, 16, 17, 19-29 & 45, ALL IN BLOCK 40, AND A REPLAT OF ALL OF TRACTS 18-30, 33-45, 48-62, 64-75, 78-87, 92-102 & 105-115, AND PART OF TRACTS 1-17, 31, 32, 46, 47, 63, 76, 77, 88, 89, 91, 103, 104 & 116, ALL IN BLOCK 41, AND OF PART OF THE ABANDONED ROADWAYS WITHIN SAID BLOCKS 40 AND 41, AND PART OF THE AREAS EAST OF TRACTS 19 & 36 OF SAID BLOCK 40, ALL IN PALM BEACH FARMS CO. PLAT NO.3 (PLAT BOOK 2, PAGES 45-54) AND IN SECTIONS 3, 4, 5, 8, 9 & 10, T.45 S., R.42 E., PALM BEACH COUNTY, FLORIDA

IN 14 SHEETS

SHEET NO. 1

JUNE 1988

DESCRIPTION

EAST PARCEL: A certain 88.8165 acre parcel of land lying in the Southwest Quarter (SW 1/4) of Section 3, the Southeast Quarter (SE 1/4) of Section 4, the Northeast Quarter (NE 1/4) of Section 9 and the Northwest Quarter (NW 1/4) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, and including all of TRACTS 12 through 15, inclusive, and part of TRACTS 3 through 10, inclusive, 16, 17, 19 through 29, inclusive, 34, 35 and 36, all in BLOCK 40, PALM BEACH FARMS CO. PLAT NO. 3, as same is recorded in Plat Book 2, at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, and a part of the abandoned roadways lying within said BLOCK 40 and a part of the areas lying easterly of said TRACTS 19 and 36 of said BLOCK 40, said land being more particularly described as follows: commencing at the Quarter Corner at the Northeast corner of the said West Half (W 1/2) of Section 10, run (bearings cited herein are in a meridian assuming South 03-20-59 West along the said East line of the West Half (W 1/2) of Section 10 and in the meridian of LAKE CHARLESTON PLAT NO. 1, as same as recorded in Plat Book 60, at Pages 147 through 151, inclusive, Public Records of Palm Beach County, Florida) South 03-20-59 West, along the said East line of the West Half (W 1/2) of Section 10, a distance of 1235.10 feet; thence South 89-06-59 West, a distance of 78.00 feet, more or less, to a point in the westerly line of JOG ROAD as conveyed to Palm Beach County in a deed recorded in Official Record Book 5897 at Pages 1776 through 1793, inclusive, Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of the herein described parcel of land; and from said POINT OF BEGINNING run, by the following numbered courses: (1) South 04-26-54 West, along the said westerly line of JOG ROAD, a distance of 362.14 feet; thence... (2) South 02-50-59 West, continuing along the said westerly line of JOG ROAD, a distance of 362.00 feet, more or less, to a point in the North line of LAKE CHARLESTON BOULEVARD as shown on said LAKE CHARLESTON PLAT NO. 1; thence (Courses numbered 3 through 19, inclusive, hereinafter described, run along the northerly line of said LAKE CHARLESTON PLAT NO. 1)... (3) South 46-55-28 West, a distance of 55.65 feet; thence... (4) North 89-00-03 West, a distance of 640.17 feet; thence... (5) North 46-37-58 West, a distance of 67.39 feet; thence... (6) South 85-44-07 West, along a line radial to the next described curve, a distance of 80.00 feet; thence... (7) Northerly, along the arc of a 960.00 foot radius curve, concave westerly and whose 160.49 foot long chord bears North 09-35 West, through a central angle of 09-35-24, an arc distance of 109.35 feet; thence... (8) North 74-58-10 West, a distance of 304.78 feet; thence... (9) North 74-36-32 West, a distance of 183.26 feet; thence... (10) North 72-00-15 West, a distance of 168.19 feet; thence... (11) North 81-22-29 West, a distance of 186.92 feet; thence... (12) North 86-59-14 West, a distance of 201.44 feet; thence... (13) South 83-49-47 West, a distance of 102.19 feet; thence... (14) South 77-45-13 West, a distance of 138.16 feet; thence... (15) South 70-25-37 West, a distance of 145.71 feet; thence... (16) South 72-28-28 West, a distance of 91.20 feet; thence... (17) South 88-40-59 West, a distance of 169.56 feet; thence... (18) South 82-08-48 West, a distance of 102.70 feet; thence... (19) South 56-41-22 West, a distance of 79.66 feet, more or less, to a point in the easterly line of HAGEN RANCH ROAD as conveyed to Palm Beach County in a deed recorded in Official Record Book 5897 at Pages 1776 through 1793, inclusive, Public Records of Palm Beach County, Florida; thence (Courses numbered 20 through 23, inclusive, hereinafter described, run along the said easterly line of HAGEN RANCH ROAD)... (20) northerly, along the arc of a 1787.46 foot radius curve, concave westerly and whose 154.07 foot long chord bears North 01-40-04 West, through a central angle of 04-56-25, an arc distance of 154.12 feet to a point of compound curvature; thence... (21) northerly, along the arc of a 1440.00 foot radius curve, concave westerly and whose 52.92 foot long chord bears North 05-11-27 West, through a central angle of 02-06-21, an arc distance of 52.93 feet to the end of said curve; thence... (22) North 06-14-37 West, a distance of 90.44 feet; thence... (23) northerly, along the arc of a 1154.85 foot radius curve, concave westerly and whose 353.31 foot long chord bears North 15-02-34 West, through a central angle of 17-35-53, an arc distance of 354.71 feet to a point of compound curvature; thence... (24) northerly, along the arc of a 1454.00 foot radius curve, concave westerly and whose 74.14 foot long chord bears North 25-18-09 West, through a central angle of 02-55-18, an arc distance of 74.14 feet to the end of said curve; thence... (25) North 26-45-48 West, a distance of 289.63 feet; thence... (26) North 22-25-41 East, a distance of 60.55 feet; thence... (27) North 35-44-26 West, a distance of 83.61 feet; thence... (28) North 68-01-00 West, a distance of 52.75 feet; thence... (29) North 26-45-48 West, a distance of 6.21 feet; thence... (30) northwesterly, along the arc of a 1083.63 foot radius curve, concave easterly and whose 324.16 foot long chord bears North 18-09-41 West, through a central angle of 17-12-15, an arc distance of 325.38 feet to a point of compound curvature; thence... (31) northerly, along the arc of an 893.66 foot radius curve, concave easterly and whose 133.17 foot long chord bears North 05-17-11 West, through a central angle of 08-32-45, an arc distance of 133.29 feet to the end of said curve; thence... (32) North 01-00-48 East, a distance of 123.18 feet; thence... (33) North 44-03-16 East, a distance of 56.64 feet, more or less, to a point in the southerly line of HYPOLEX ROAD as conveyed to Palm Beach County in a deed recorded in Official Record Book 5897 at Pages 1776 through 1793, inclusive, Public Records of Palm Beach County, Florida; thence... (34) North 89-07-26 East, along the said southerly line of HYPOLEX ROAD, a distance of 400.02 feet; thence... (35) North 87-51-42 East, continuing along the said southerly line of HYPOLEX ROAD, a distance of 250.06

feet; thence... (36) North 88-52-45 East, continuing along the said southerly line of HYPOLEX ROAD, a distance of 1402.95 feet; thence... (37) South 00-53-02 East, a distance of 864.77 feet; thence... (38) South 45-53-02 East, a distance of 565.69 feet; thence... (39) North 89-06-58 East, a distance of 650.59 feet, more or less, to the POINT OF BEGINNING. CONTAINING 88.8165 acres, more or less.

TOGETHER WITH

WEST PARCEL: A certain 648.1793 acre parcel of land lying in Sections 4, 5, 8 and 9, Township 45 South, Range 42 East, Palm Beach County, Florida, and including part of TRACTS 10, 26, 27, 28, 29 and 45, BLOCK 40, and including all of TRACTS 18 through 30, inclusive, 33 through 45, inclusive, 48 through 62, inclusive, 64 through 75, inclusive, 78 through 87, inclusive, 92 through 102, inclusive, and 105 through 115, inclusive, 47, 63, 76, 77, 88, 89, 91, 103, 104 and 116, all in BLOCK 41, and including part of the abandoned roadways within said BLOCKS 40 and 41, all being in PALM BEACH FARMS CO. PLAT NO. 3, as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, said land being more particularly described as follows: Commencing at the quarter corner at the Northeast corner of the Northwest Quarter (NW 1/4) of said Section 10, run (bearings cited herein are in a meridian assuming South 03-20-59 West along the East line of the said Northwest Quarter (NW 1/4) of Section 10 and in the meridian of LAKE CHARLESTON PLAT NO. 1, as same is recorded in Plat Book 60 at Pages 147 through 151, inclusive, Public Records of Palm Beach County, Florida) North 00-47-13 West, along the East line of the Southwest Quarter (SW 1/4) of Section 3, Township 45 South, Range 42 East, Palm Beach County, Florida, a distance of 81.99 feet, more or less, to a point in the easterly extension of the South line of the North 85.00 feet of TRACTS 1 through 9, inclusive, BLOCK 40 and of the South line of the North 85.00 feet of TRACT 1, BLOCK 41, all in said PALM BEACH FARMS CO. PLAT NO. 3; thence South 89-07-19 West, along the just described South line of the North 85 feet of TRACTS 1 through 9 of BLOCK 40 and along the said South line of the North 85 feet of TRACT 1 of BLOCK 41, a distance of 3467.83 feet; thence South 00-52-41 East, a distance of 71.49 feet, more or less, to a point in the westerly line of HAGEN RANCH ROAD, as said road was conveyed to Palm Beach County in a deed recorded in Official Record Book 5897 at Pages 1776 through 1793, inclusive, Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of the herein described parcel of land; and from said POINT OF BEGINNING run (courses numbered 1 through 15, inclusive, hereinafter described, are running along the said westerly line of HAGEN RANCH ROAD)... (1) South 45-56-44 East, a distance of 42.48 feet; thence... (2) South 01-00-48 East, a distance of 112.64 feet; thence... (3) southeasterly, along the arc of a 862.64 foot radius curve, concave easterly and whose 384.44 foot long chord bears South 13-53-18 East, through a central angle of 25-45-00, an arc distance of 387.69 feet to the end of said curve; thence... (4) South 26-45-48 East, a distance of 576.28 feet; thence... (5) southerly, along the arc of a 1360.00 foot radius curve, concave westerly and whose 533.56 foot long chord bears South 15-27-03 East, through a central angle of 22-37-31, an arc distance of 537.04 feet to a point of compound curvature; thence... (6) southerly, along the arc of a 1707.46 foot radius curve, concave westerly and whose 505.99 foot long chord bears South 04-22-58 West, through a central angle of 17-02-30, an arc distance of 507.86 feet to the end of said curve; thence... (7) South 20-19-21 West, along a line not tangent with the last described curve, a distance of 188.97 feet; thence... (8) southerly, along the arc of a 1693.45 foot radius curve, concave westerly and whose radial line, passing through the northerly end thereof, bears North 70-44-37 West and whose 191.64 foot long chord bears South 22-30-01 West, through a central angle of 06-29-15, an arc distance of 191.75 feet; thence... (9) South 25-44-39 West, a distance of 63.80 feet; thence... (10) South 23-20-36 West, a distance of 60.34 feet; thence... (11) South 23-07-03 East, a distance of 60.25 feet; thence... (12) South 23-07-03 East, a distance of 60.25 feet; thence... (13) South 25-44-39 West, a distance of 576.92 feet; thence... (14) southerly, along the arc of a 2251.37 foot radius curve, concave easterly and whose 1041.88 foot long chord bears South 12-21-56 West, through a central angle of 26-45-27, an arc distance of 1051.40 feet; thence... (15) South 01-00-48 East, a distance of 1274.78 feet, more or less, to a point in the easterly extension of a line bisecting the variable width roadway lying southerly of the South line of TRACTS 105 through 116, inclusive, of said BLOCK 41 and lying northerly of the South line of said Section 9; thence... (16) South 89-28-33 West, along the just described line bisecting the roadway on the South side of TRACTS 105 through 116, inclusive, of BLOCK 41, a distance of 4664.98 feet, more or less, to a point in the centerline of the 66 foot wide roadway lying on the West side of said TRACT 105; thence... (17) North 01-00-48 West, along the said centerline of the 66 foot wide roadway, a distance of 156.76 feet, more or less, to a point in the centerline of the 50.00 foot wide roadway on the South side of TRACT 104 of said BLOCK 41; thence... (18) South 89-03-56 West, along the just described centerline of the 50 foot wide roadway, a distance of 267.80 feet, more or less, to a point in the East line of the West 27.15 feet of said TRACTS 103 and 104 of BLOCK 41; thence... (19) North 01-00-37 West, along the just described East line of the West 27.15 feet of TRACTS 103 and 104, a distance of 1025.63 feet, more or less, to the southern most corner

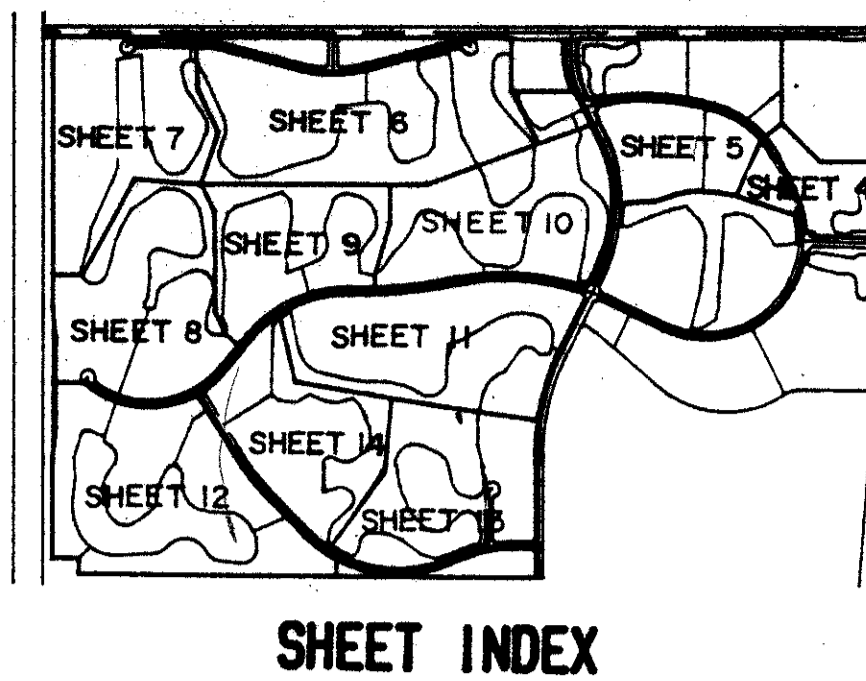
of a parcel of land conveyed to the Florida Department of Transportation in a deed recorded in Official Record Book 5881 at Pages 84 through 86, Public Records of Palm Beach County, Florida; thence... (20) North 04-42-23 East, along the easterly line of the said parcel conveyed to the Florida Department of Transportation, a distance of 300.86 feet, more or less, to a point in the East line of the West 57.15 feet of said TRACT 103 and of said TRACTS 76 and 77 of said BLOCK 41; thence... (21) North 01-00-37 West, continuing along the East line of the parcel conveyed to the Florida Department of Transportation, and along the said East line of the West 57.15 feet of TRACTS 103, 77 and 76, a distance of 900.00 feet; thence... (22) North 06-42-54 West, continuing along the said easterly line of the parcel conveyed to the Florida Department of Transportation, a distance of 301.50 feet, more or less, to a point in the East line of the West 27.15 feet of said TRACTS 76, 47, 46, 17 and 16 of BLOCK 41; thence... (23) North 01-00-37 West, along the said East line of the West 27.15 feet of TRACTS 76, 47, 46, 17 and 16, a distance of 2734.78 feet, more or less, to a point in the South line of said HYPOLEX ROAD as conveyed to Palm Beach County in a deed recorded in Official Record Book 5897 at Pages 1776 through 1793, inclusive, Public Records of Palm Beach County, Florida, said southerly right-of-way line being the South line of the North 140 feet of said TRACTS 3 through 16, inclusive, of BLOCK 41; thence... (24) North 89-07-19 East, along the said South line of the North 140 feet of TRACTS 3 through 16, inclusive, and along the said southerly line of HYPOLEX ROAD, a distance of 4555.19 feet; thence... (25) South 87-06-07 East, continuing along the said southerly line of HYPOLEX ROAD, a distance of 130.81 feet; thence... (26) South 00-53-01 East, a distance of 172.68 feet; thence... (27) South 50-23-42 East, a distance of 89.59 feet; thence... (28) South 01-38-59 East, a distance of 348.40 feet; thence... (29) North 89-06-59 East, a distance of 561.44 feet, more or less, to a point in a line parallel with and 30.00 feet westerly from (as measured at right angles to) Course No. 4, hereinabove described, said Course No. 4 being along the said westerly right-of-way line of HAGEN RANCH ROAD; thence... (30) North 26-45-48 West, along the just described parallel line, a distance of 34.53 feet to a point of curvature; thence... (31) northerly, along a line concentric with and 30.00 feet westerly from (as measured radially to) Course No. 3, hereinabove described, said Course No. 3 being also the said westerly right-of-way line of HAGEN RANCH ROAD, and along the arc of an 892.64 foot radius curve, concave easterly and whose 397.80 foot long chord bears North 13-53-18 West, through a central angle of 25-45-00, an arc distance of 401.17 feet to a point of tangency; thence... (32) North 01-00-48 West, along a line parallel with and 30.00 feet westerly from (as measured at right angles to) Course No. 2, hereinabove described, said Course No. 2 being the said westerly right-of-way line of HAGEN RANCH ROAD, a distance of 142.71 feet, more or less, to the POINT OF BEGINNING. CONTAINING 648.1793 acres, more or less.

TOGETHER WITH

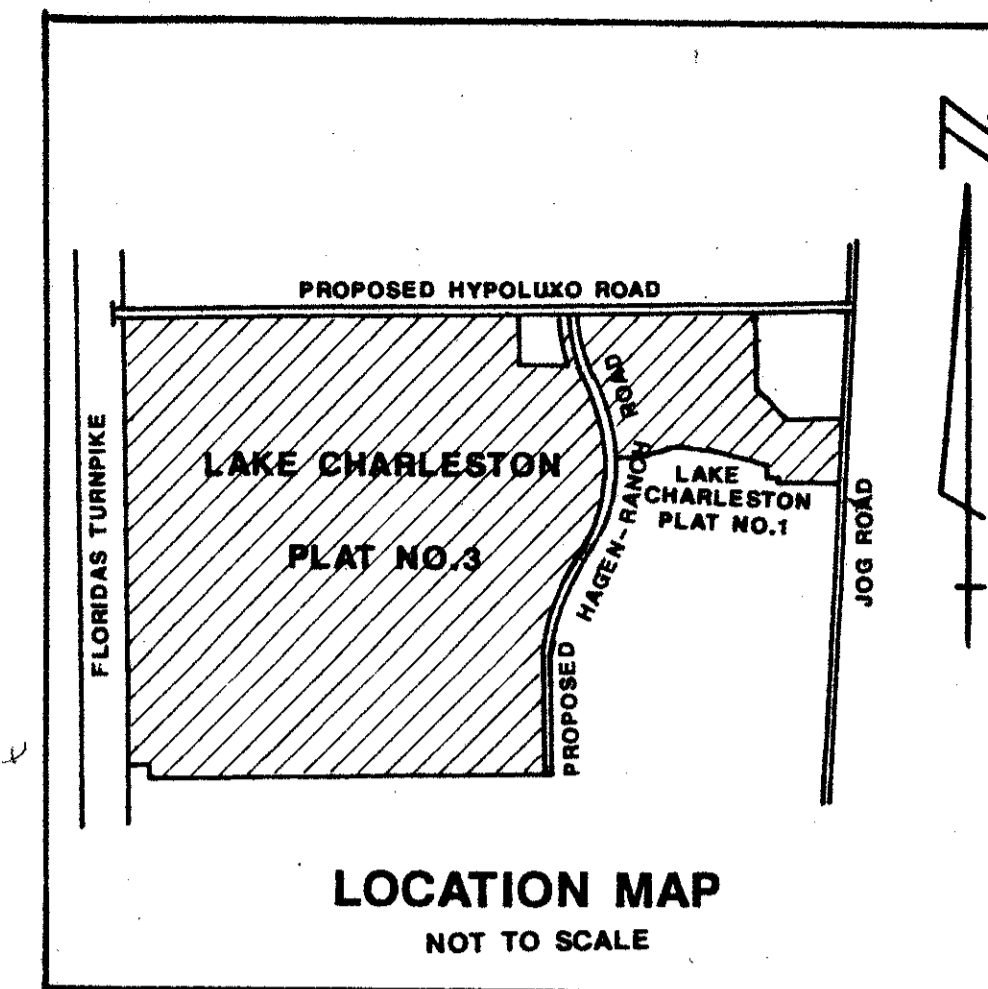
PARCEL C-1: A certain 0.0073 acre parcel of land lying in the East Half (E 1/2) of Section 9, Township 45 South, Range 42 East, Palm Beach County, Florida, and being a part of TRACT 45, BLOCK 40, PALM BEACH FARMS CO. PLAT NO. 3, as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, said land being more particularly described as follows: BEGINNING at the most westerly corner of the COMMERCIAL TRACT, as shown on LAKE CHARLESTON PLAT NO. 1, as same is recorded in Plat Book 60 at Pages 147 through 151, inclusive, Public Records of Palm Beach County, Florida; and from said POINT OF BEGINNING run (bearings cited herein are in the meridian of said LAKE CHARLESTON PLAT NO. 1) southeasterly, along the southerly line of the said COMMERCIAL TRACT and along the arc of a 560.00 foot radius curve, concave southwesterly and whose radial line, passing through the westerly end thereof, bears South 23-08-04 West and whose 25.42 foot long chord bears South 65-33-55 East, through a central angle of 02-36-03, an arc distance of 25.42 feet; thence South 70-44-18 West, along a line not tangent with nor radial to the last described curve, a distance of 35.94 feet, more or less, to a point in the easterly line of HAGEN RANCH ROAD, as same was conveyed to Palm Beach County in a deed recorded in Official Record Book 5897 at Pages 1776 through 1793, inclusive, Public Records of Palm Beach County, Florida; thence North 25-44-39 East, along the said easterly line of HAGEN RANCH ROAD, a distance of 24.84 feet, more or less, to the POINT OF BEGINNING. CONTAINING 0.0073 acres, more or less.

NOTE: Bearings and angles expressed in degrees, minutes and seconds are shown with hyphens instead of degree, minute and second symbols.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SHEET INDEX



LOCATION MAP NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 3 DAY OF MAY A.D. 1988 AND DULY RECORDED IN PLAT BOOK 2 ON PAGES 55 AND 56

JOHN B. DUNKLE, CLERK BY Susan A. Platt, D.C.

DEDICATIONS AND/OR RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, owner of the lands shown hereon as LAKE CHARLESTON PLAT NO. 3, being a replat of all of TRACTS 12 through 15, inclusive, and part of TRACTS 3 through 10, inclusive, 16, 17, 19 through 29, inclusive, and 45, all in BLOCK 40, and a replat of all of TRACTS 18 through 30, inclusive, 33 through 45, inclusive, 48 through 62, inclusive, 64 through 75, inclusive, 78 through 87, inclusive, 92 through 102, inclusive, and 105 through 115, inclusive, and part of TRACTS 1 through 17, inclusive, 31, 32, 46, 47, 63, 76, 77, 88, 89, 91, 103, 104 and 116, all in BLOCK 41, and of part of the abandoned roadways within said BLOCKS 40 and 41, and part of the areas east of TRACTS 19 and 36 of said BLOCK 40, all in PALM BEACH FARMS CO. PLAT NO. 3 as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, and in Sections 3, 4, 5, 8, 9 and 10, Township 45 South, Range 42 East, Palm Beach County, Florida, and as described herein, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1) STREETS:

The streets shown hereon as CHARLESTON SHORES BOULEVARD, SUMMERVILLE TERRACE, EDISTO DRIVE, MOULTRIE DRIVE and SANTEE TERRACE are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the perpetual use of the public for proper purposes.

2) LAKE TRACTS:

LAKE TRACTS 1, 2, 3, 5 and 6, as shown hereon, are hereby dedicated to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida Corporation not for profit, for lake and water management purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3) DEVELOPMENT TRACTS:

- a. TRACTS A, B, H through 2, inclusive, and AA, as shown hereon, are hereby reserved for the fee simple owners thereof for residential development purposes and are the perpetual maintenance obligation of the said fee simple owners thereof without recourse to Palm Beach County. Said tracts must be replatted prior to development.
- b. TRACT G, as shown hereon, is hereby reserved for the fee simple owners thereof for residential development purposes, subject however to terms of Section I(B)(2)(B) of Resolution No. R-86-1928 of Board of County Commissioners of Palm Beach County, Florida, whereby 7.5 acres of the northwest portion thereof are subject to be defined by and conveyed to the Florida Department of Transportation for Turnpike interchange purposes. The perpetual maintenance obligations of that portion of TRACT G useable for development purposes shall be that of the fee simple owners thereof, their successors, heirs and/or assigns, without recourse to Palm Beach County. That portion of said tract to be developed for residential purposes must be replatted prior to development.

4) CHURCH TRACTS:

CHURCH TRACTS 1 and 2, as shown hereon, are hereby reserved for the fee simple owners thereof for the construction and operation of church facilities and are the perpetual maintenance obligation of the said owners thereof, their successors, heirs and/or assigns, without recourse to Palm Beach County.

5) PARK TRACTS:

a. PARK TRACT 1, as shown hereon, is hereby dedicated, in fee simple, to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA for the perpetual use of the public for park purposes.

b. PARK TRACTS 2, 3 and 4, as shown hereon, are hereby dedicated, in fee simple, to the LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., a Florida corporation not for profit, for the construction and operation of private park facilities and (CONTINUED ON SHEET 2)

0533 004

Pet. 86-96

62/55

This instrument was prepared by Timothy M. Smith in the offices of Mock, Roos & Associates, Inc., 5720 Corporate Way, West Palm Beach, Florida 33407 (407-683-3113).

MOCK, ROOS AND ASSOCIATES, INC. 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA 33407

LAKE CHARLESTON PLAT NO. 3

Jake Charleston #3
 62
 55
 RTS 170A
 4185A 3, 4, 5, 8, 9, 10
 45/116
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 50-10
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