



**LOCATION MAP**  
 SEC. 9, TWP. 45 S., RGE. 42 E.

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

# LAKE CHARLESTON PARCEL "M"

BEING A REPLAT OF A PORTION OF TRACT "M" 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 3

MARCH, 1989

Job No. 0533-006

10

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on the 27th day of SEPTEMBER 1989, and duly recorded in Plat Book 62 on page 10 THRU 12.  
 JOHN B. DUNKLE, Clerk Circuit Court  
 Barbara A. Hart



**DEDICATION:**

KNOW ALL MEN THESE PRESENTS, THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON AS LAKE CHARLESTON PARCEL "M" BEING A REPLAT OF ALL OF TRACT M ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT M (BEING THE INTERSECTION OF THE EAST LINE OF SAID TRACT M AND THE NORTH RIGHT-OF-WAY LINE OF CHARLESTON SHORES BOULEVARD ACCORDING TO SAID LAKE CHARLESTON PLAT NO. 3); THENCE NORTH 50°39'06" WEST ALONG THE EAST LINE OF SAID TRACT M, A DISTANCE OF 177.89 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 39°46'57" WEST FROM SAID POINT, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 39°46'57"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 45.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 46.40 FEET TO A POINT OF CURVATURE OF SAID CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 85°46'27"; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.70 FEET TO THE POINT OF BEGINNING, (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT M); THENCE CONTINUE ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 09°13'17", AN ARC DISTANCE OF 16.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°59'44" EAST, A DISTANCE OF 110.12 FEET; THENCE NORTH 17°00'40" EAST, A DISTANCE OF 115.18 FEET; THENCE NORTH 15°08'23" EAST, A DISTANCE OF 76.93 FEET TO A POINT OF CURVE, (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT M, SAID POINT OF CURVE BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 49°11'29"; THENCE DEPARTING SAID BOUNDARY LINE OF TRACT M PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 107°45'42"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.04 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 183.00 FEET AND A CENTRAL ANGLE OF 39°12'17"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 20.45 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE, AS FOLLOWS:

- STREETS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- DRAINAGE EASEMENTS - THAT THE EASEMENTS SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.
- LAKE MAINTENANCE EASEMENTS - (BEING FLOOD PLAIN EASEMENTS) AS SHOWN HEREON ARE HEREBY 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.
- BUFFER EASEMENTS - AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR LANDSCAPING AND DECORATIVE PURPOSES ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- FLOODPLAIN EASEMENTS - AS SHOWN HEREON, ARE HEREBY 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.

IN WITNESS WHEREOF, THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, GENERAL PARTNERS OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF FEBRUARY, A.D. 1989.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP  
 BY: THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER

ATTEST: *[Signature]*  
 ASSISTANT SECRETARY

BY: *[Signature]*  
 DWIGHT W. JUNDT  
 VICE PRESIDENT

**SITE PLAN DATA**  
 ZONING PETITION NO. 86-96  
 TOTAL AREA 20.45 AC.  
 TOTAL NO. OF LOTS 60  
 DENSITY 2.93 LOTS/AC.

SUBMISSION: Lake Charleston "m"  
 PLAT NO. 3  
 RECORD BOOK 62  
 PAGES 55-68  
 ZIP CODE 33467  
 ATTORNEY: Robert L. Crane  
 TEL: 561-854-3439

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
 SS  
 COUNTY OF BROWARD

BEFORE ME, PERSONALLY APPEARED DWIGHT W. JUNDT AND *DOYLE D. DUDLEY* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND A GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND THEY 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 11th DAY OF Feb. A.D. 1989.

*[Signature]*  
 FEB. 11, 1992  
 MY COMMISSION EXPIRES

*[Signature]*  
 TERENCE H. CIGARELLI  
 NOTARY PUBLIC - STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF ILLINOIS  
 SS  
 COUNTY OF COOK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5530 AT PAGES 1549 - 1570 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July, 1989.

CONTINENTAL BANK, N.A.  
 A NATIONAL BANKING ASSOCIATION  
 CORPORATION OF THE STATE OF ILLINOIS

ATTEST: *[Signature]*  
 JEAN CALLAHAN  
 VICE PRESIDENT

BY: *[Signature]*  
 Maura A. Gary  
 VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF ILLINOIS  
 SS  
 COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED *Maura A. Gary* AND *Jean Callahan* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF CONTINENTAL BANK, N.A. A NATIONAL BANKING ASSOCIATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANKING ASSOCIATION 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 BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July, A.D. 1989.

OFFICIAL SEAL  
 ANGELA T. WADDLE  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES Dec. 23, 1992

*[Signature]*  
 ANGELA T. WADDLE  
 NOTARY PUBLIC - STATE OF ILLINOIS

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
 SS  
 COUNTY OF PALM BEACH

WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ENCUMBERING THE PROPERTY ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL

DATE: July 31, 1989

BY: *[Signature]*  
 ROBERT L. CRANE, ATTORNEY AT LAW  
 515 N. FLAGLER DR.  
 WEST PALM BEACH, FLORIDA 33401

**BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF November, A.D. 1989.

BY: *[Signature]*  
 CAROL J. ELMQUIST  
 CHAIRMAN  
 BY: *[Signature]*  
 DEPUTY CLERK

ATTEST: JOHN B. DUNKLE, CLERK

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF November, A.D. 1989.

BY: *[Signature]*  
 HERBERT F. KAHLERT, P.E.

**SURVEYOR'S NOTES:**

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- D.E. DENOTES DRAINAGE EASEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.03°20'59"W. ALONG THE EAST LINE OF THE WEST HALF (W-1/2) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
 (N.R.) = NON-RADIAL  
 (F.F.) = RADIAL TO FRONT LOT LINE  
 (R.R.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- (S.T.) = SURVEY TIE LINE
- THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- F.E. DENOTES FLOODPLAIN EASEMENT.

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
 SS  
 COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER BY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 H-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: August 9, 1989

*[Signature]*  
 PERRY C. WHITE  
 PROFESSIONAL LAND SURVEYOR NO. 4213  
 STATE OF FLORIDA

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

PET. 86-96  
 ALLOCATION #0033