

# LAKE CHARLESTON PARCEL "J"

# 172

PREPARED BY  
**WILLIAM A. HALL, P.L.S.**  
**AVIROM-HALL and ASSOCIATES, INC.**  
 LAND SURVEYING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 SEPTEMBER, 1991

## A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT J OF LAKE CHARLESTON PLAT No. 3 AS RECORDED IN  
 PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA  
 SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

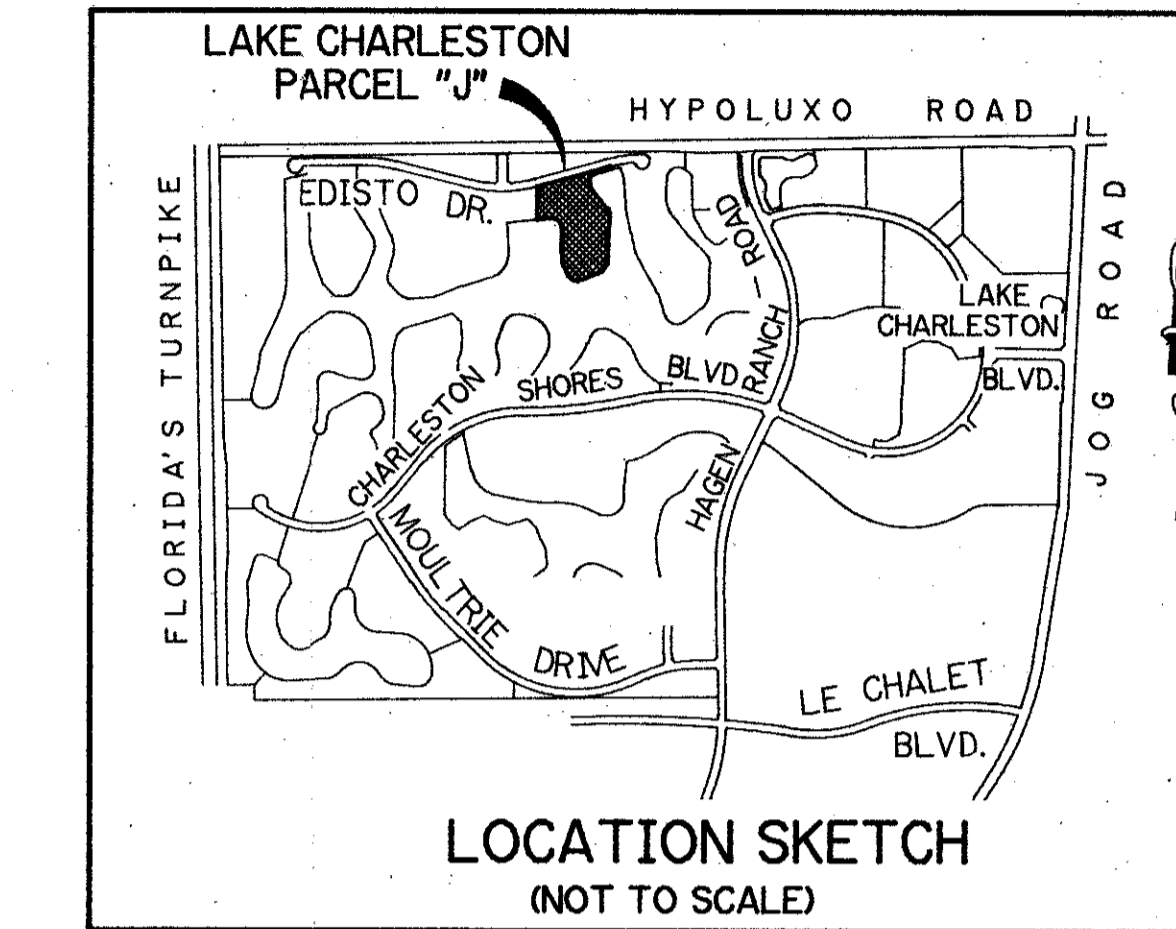
This plat was filed for  
 record at 04:02 Pm  
 this 13 day of March  
 1992 and duly recorded  
 in Plat Book 68  
 on pages 172 through  
173

MILTON T. BAUER  
 Clerk of Circuit Court  
 By: John D. Platt

SHEET 1 of 2

P.U.D. TABULATION  
 PETITION # 86-96

TOTAL ACRES...11.7028 ACRE  
 TOTAL DWELLING UNITS.. 49  
 DENSITY.....4.19 UNITS / ACRE  
 ROADWAYS..... 2.12 ACRES  
 OPEN SPACE.....0.17 ACRES



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R-L Partners, a Florida General Partnership, owner of the land shown hereon, being a replat of Tract "J" of Lake Charleston Plat No. 3 as recorded in Plat Book 62, Pages 55-68 inclusive of the Public Records of Palm Beach County, Florida, lying in Section 9, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as LAKE CHARLESTON PARCEL "J", being more particularly described as follows:

Tract J, LAKE CHARLESTON PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 62, Pages 55 through 68 inclusive, of the Public Records of Palm Beach County, Florida.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- STREETS**  
The streets shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- EASEMENTS**
  - Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities, including cable television facilities.
  - Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
  - Drainage Easements - The drainage easements shown hereon are hereby dedicated to the Lake Charleston Maintenance Association, Inc., a Florida Corporation not for profit, for the construction, operation, maintenance of drainage facilities, and said easements are the perpetual maintenance obligation of said Association, its successors and/or assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation, to maintain the portions of the drainage system associated with Palm Beach County maintained roads.
  - Lake Maintenance Easement / Lake Maintenance Access Easement - The lake maintenance easement and the lake maintenance access easement, as shown, is 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/or assigns, without recourse to Palm Beach County.
  - Landscape Easement - The landscape easement shown hereon is 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 is the perpetual maintenance obligation of said Association, its successors and/or assigns, without recourse to Palm Beach County.
  - Flood Plain Easements - The flood plain easements 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/or assigns, without recourse to Palm Beach County.
  - Roof Encroachment Easements - The roof encroachment easements shown hereon are hereby dedicated to the owner of the lot or tract adjacent to and contiguous with said roof encroachment easement, their successors and/or assigns, for the purpose of roof overhang encroachment and maintenance of any improvement made upon the lot or tract adjacent to and contiguous with said roof encroachment easement, without recourse to Palm Beach County.
- TRACTS**  
Tracts "A", "B" and "C" shown hereon are hereby dedicated to the Lake Charleston Maintenance Association, Inc. a Florida Corporation, not for profit, as open space and are the perpetual maintenance obligation of said Association, its successors and/or 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 Partner of R-L Partners, a Florida General Partnership, has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13 day of January, 1992.

R-L Partners, a Florida General Partnership

By The William Lyon Company, A California Corporation, authorized to transact business in the State of Florida, a General Partner.

Attest:

By: Doyle D. Dudley  
 Doyle D. Dudley  
 Assistant Secretary

By: Dwight W. Jundt  
 Dwight W. Jundt  
 Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

BEFORE ME personally appeared Dwight W. Jundt and Doyle D. Dudley, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of The William Lyon Company, a General Partner of R-L Partners, 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 21<sup>st</sup> day of January, 1992.

My commission expires:

Elizabeth A. Howard  
 Notary Public

### MORTGAGEE'S CONSENT

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

The undersigned 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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 6537 at Pages 1155 through 1171 inclusive of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, Continental Bank, N.A., a National Banking Association, has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 14<sup>th</sup> day of January, 1992.

Continental Bank, N.A.  
 A National Banking Association

ATTEST:

By: John Mertz  
 John Mertz  
 Vice President

By: Maira A. Cary  
 Maira A. Cary  
 Vice President

### ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

BEFORE ME personally appeared Maira A. Cary and John Mertz, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents of Continental Bank, N.A., a National Banking Association, 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 14<sup>th</sup> day of January, 1992.

My commission expires:

Rita Mularski  
 Notary Public  
 State of Illinois

### NOTES:

- There shall be no buildings or any kind of construction placed on Utility or Drainage Easements. Construction or landscaping upon Maintenance or Lake Maintenance 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 easements.
- Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
- Bearings shown hereon are relative to the plat Lake Charleston Plat No. 3, based on the west line of Tract J of said plat at the Northwest corner of Tract J bearing North 00°15'45" West.
- Notice: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- Building setback lines shall be as required by current Palm Beach County zoning regulations.
- There shall be no above ground appurtenances within the 20' Lake Maintenance Easement without the consent of Palm Beach County.
- In instance where Drainage and Utility Easements intersect, those areas of intersection are Drainage and Utility Easements. Construction, operation, and maintenance of Utilities within these areas of intersection shall not interfere with the construction, operation, and maintenance of drainage facilities.
- There shall be no above ground encroachments where Utility Easements coincide with the Lake Maintenance Easement.

#### ABBREVIATION LEGEND:

- P.C.P. - Denotes Permanent Control Point.
- - Denotes SET Permanent Reference Marker Number 3671
- - Denotes FOUND Permanent Reference Marker Number 2201
- ⊕ - Denotes Centerline.
- Δ - Denotes Delta Angle.
- D.E. - Denotes Drainage Easement.
- L.A.E. - Denotes Limited Access Easement.
- L.M.E. - Denotes Lake Maintenance Easement.
- L.M.A.E. - Denotes Lake Maintenance Access Easement.
- R.E.E. - Denotes Roof Encroachment Easement.
- P.B. - Denotes Plat Book
- R. - Denotes Radius.

- L.E. - Denotes Landscape Easement.
- U.E. - Denotes Utility Easement.
- R.A.D. - Denotes Radial.
- N.R. - Denotes Not Radial.
- F.E.E. - Denotes Flood Plain Easement.
- P.G.S. - Denotes Pages.
- A. - Denotes Area.

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

This plat is hereby approved for record this 10 day of March, 1992.

ATTEST: MILTON T. BAUER, CLERK OF THE CIRCUIT COURT

By: William Rawlett  
 Deputy Clerk

John D. Platt  
 Karen Marcus  
 Chair of the County Commission

### COUNTY ENGINEER

This plat is hereby approved for record this 10 day of March, 1992.

By: George T. Webb, P.E.  
 County Engineer

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

We, Boose, Casey, Clikin, Lubitz, Martens, McBane and O'Connell, a partnership including professional associates in the State of Florida do hereby certify that We have examined the title to the hereon described property; that We find the title to the property is vested in R-L Partners, a Florida General Partnership; that the current taxes have been paid; and that We find that the property is encumbered by the mortgages shown hereon; and that We find that all mortgages are shown and are true and correct and that all easements encumbering the property are shown hereon, and there are no other encumbrances which affect the subdivision of the property.

Boose, Casey, Clikin, Lubitz,  
 Martens, McBane and O'Connell  
Robert L. Crane  
 Attorney-at-Law

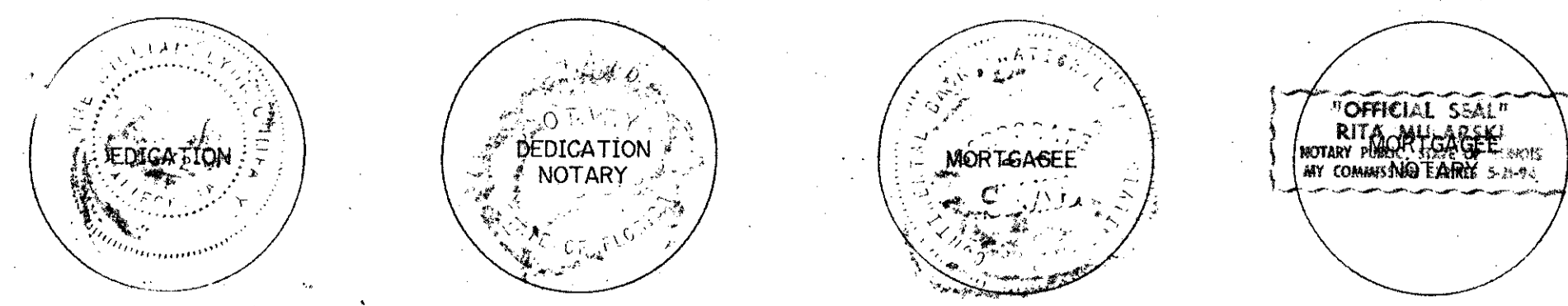
Date: JANUARY 15, 1992

### SURVEYOR'S CERTIFICATE

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

William A. Hall  
 William A. Hall, P.L.S.  
 Registered Surveyor No. 3671  
 State of Florida

PET. 86-96  
 COLLECT  
 ALLOC. \$1000  
 0533-013  
 68/172



LAKE CHARLESTON PARCEL "J" 68/172

TAX # 439

SUBDIVISION OF LAKE CHARLESTON PARCEL J  
 BOOK 62  
 PAGE 55  
 FILED  
 # 86-96  
 33467