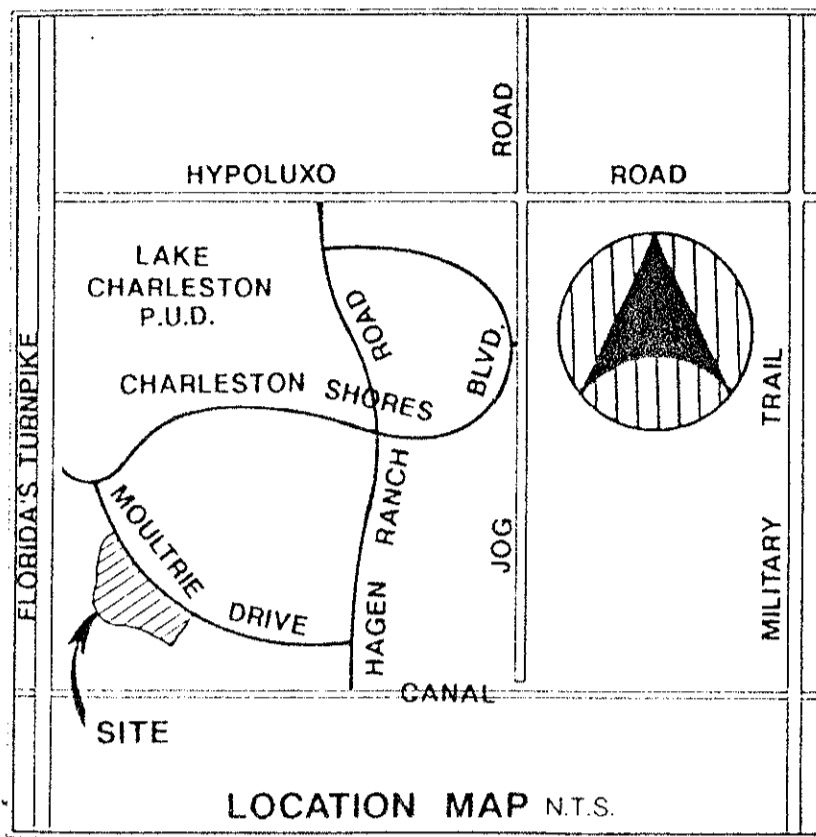
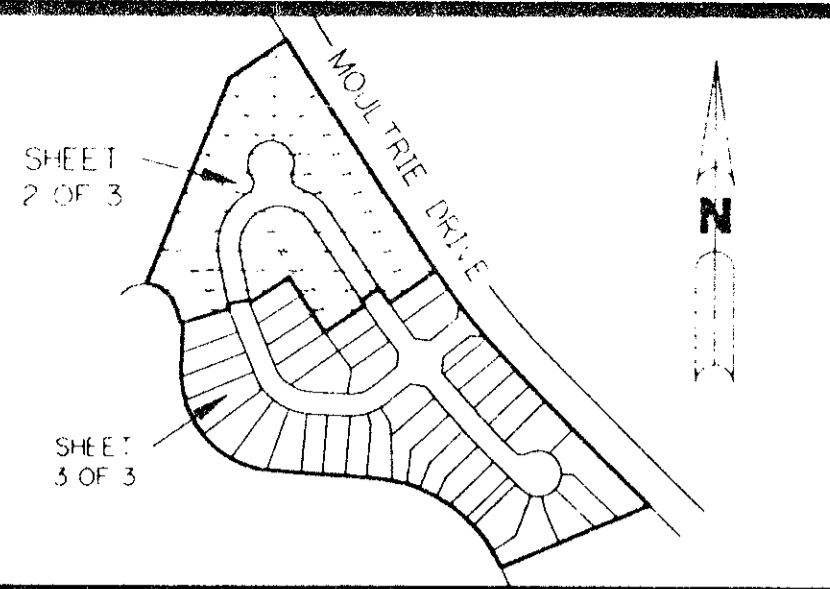


# LAKE CHARLESTON - TRACT S

BEING A REPLAT OF ALL OF TRACT "S" 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

FEBRUARY, 1993



### DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS LAKE CHARLESTON - TRACT "S", BEING A REPLAT OF ALL OF TRACT "S" 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF SAID TRACT "S" OF LAKE CHARLESTON PLAT NO. 3: THENCE SOUTH 33°28'31" EAST, A DISTANCE OF 592.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2040.00 FEET AND A CENTRAL ANGLE OF 11°54'03"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 423.73 FEET; THENCE SOUTH 45°22'34" EAST, A DISTANCE OF 344.15 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MOULTRIE DRIVE AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3); THENCE SOUTH 66°59'41" WEST, ALONG THE MOST NORTHERLY BOUNDARY OF TRACT "Z", AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3, A DISTANCE OF 368.46 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 62°03'46"; (A RADIAL LINE BEARS SOUTH 65°58'10" WEST FROM SAID POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 379.12 FEET; THENCE NORTH 86°05'36" WEST, A DISTANCE OF 232.95 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 87°54'29"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 345.21 FEET; THENCE NORTH 01°48'53" EAST, A DISTANCE OF 97.69 FEET; THENCE NORTH 19°17'04" WEST, A DISTANCE OF 50.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 68°23'25"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 89.52 FEET (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF LAKE TRACT 6 AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3); THENCE NORTH 21°45'16" EAST, A DISTANCE OF 506.38 FEET; THENCE NORTH 53°31'29" EAST, A DISTANCE OF 156.40 FEET TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF TRACT "A" AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3).

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 14.118 ACRES MORE OR LESS.

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

- TRACT "A" - TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOC., INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5) LAKE MAINTENANCE ACCESS EASEMENT - THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOC, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6) UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

7) OPEN SPACE TRACTS - TRACTS OS-1, OS-2 AND OS-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOC, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8) LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, CAUSED THESE PRESENTS TO BE SIGNED BY THE DIVISION PRESIDENT AND ATTESTED BY THE CONTROLLER OF CENTEX REAL ESTATE CORPORATION, AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12<sup>th</sup> DAY OF MAY, 1993.

ATTEST: Leona L. Hammond  
LEONA L. HAMMOND

BY: David L. Barclay  
DAVID L. BARCLAY

ITS: CONTROLLER ITS: DIVISION PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

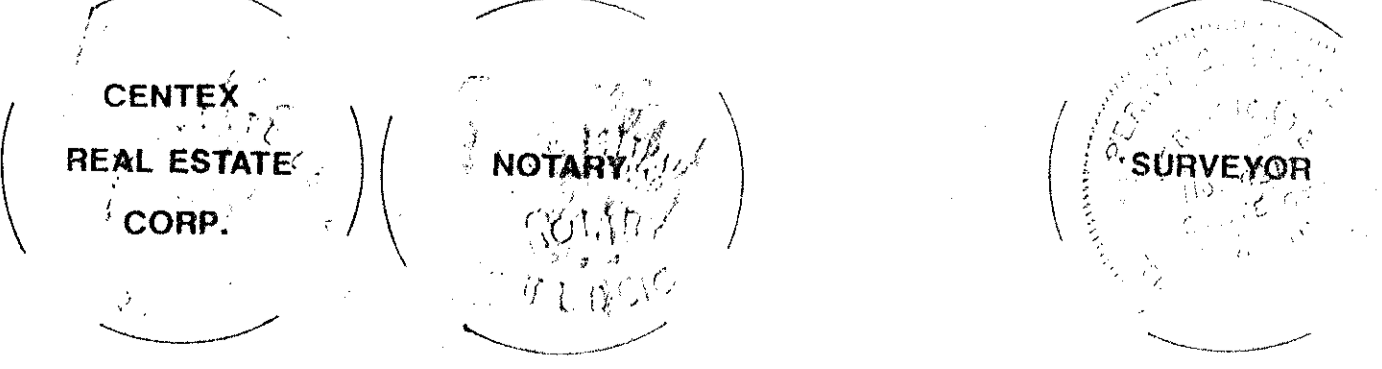
BEFORE ME, PERSONALLY APPEARED LEONA L. HAMMOND AND DAVID L. BARCLAY, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, AS IDENTIFICATION AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND CONTROLLER OF CENTEX REAL ESTATE CORPORATION, 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 12 DAY OF May 1993.

MY COMMISSION EXPIRES February 19, 1994  
Notary Public - STATE OF FLORIDA

### SITE PLAN DATA

ZONING PETITION NO. # 86-96A  
TOTAL AREA 14.12 ACRES  
DENSITY 4.5 LOTS PER ACRE  
NUMBER OF LOTS 64  
OPEN SPACE TRACTS 0.17 ACRES  
TRACT A 2.59 ACRES



STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

LAKE CHARLESTON MAINTENANCE ASSOC, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 12<sup>th</sup> DAY OF MAY, A.D. 1993.

LAKE CHARLESTON MAINTENANCE ASSOC, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Michael J. Belmont  
MICHAEL J. BELMONT

BY: Doyle D. Dudley  
PRESIDENT  
DOYLE D. DUDLEY

WITNESS: David Barclay  
ACKNOWLEDGEMENT: DAVID BARCLAY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF May 1993.

MY COMMISSION EXPIRES: Elizabeth O. Hecox  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
SS  
COUNTY OF PALM BEACH

WE, METROPOLITAN TITLE & GUARANTY CO., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

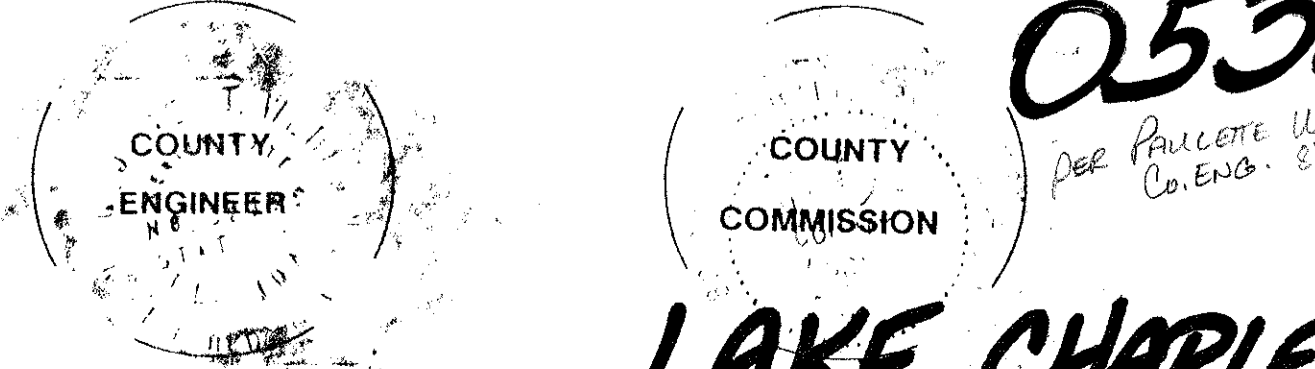
DATE: 5-12-93  
PATRICIA C. GALBRAITH, MANAGER  
2090 PALM BEACH LAKES BOULEVARD  
WEST PALM BEACH, FLORIDA

### 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 HH-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: 5-14-93  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR NO. 4213  
STATE OF FLORIDA



0533-01

# 25



PET. 86-96A  
ALLOC. #0011  
ASSIGNMENT LETTER

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at 8:22AM  
on the day of July 1993  
and is recorded in Plat Book No. 71  
Page 25  
DOROTHY H. WILKEN, Clerk of Circuit Court

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF July 1993.

BY: Mary McPartly  
MARY MCPARTLY  
CHAIR OF THE COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK

BY: Wanda Stewart  
WANDA STEWART  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF July 1993.

BY: George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 33°28'31" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MOULTRIE DRIVE.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR LAKE 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 LAKE MAINTENANCE 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  
(R.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.
- THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, HAVE BEEN 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, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).
- THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN 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, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).

0533-020

LAKE CHARLESTON MAINTENANCE ASSOC. INC.

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

# LAKE CHARLESTON - TRACT S

71/25 OF 3

PAGE 25  
FLOOD MAP # 155A  
SOUNDING RTS  
ZIP CODE 33437  
LAKE CHARLESTON  
TAX = 439