

DEDICATION AND RESERVATION:

Know all men by these presents that Kennedy Properties, Ltd., a Florida limited partnership, owner of the land shown hereon being a replat of Tracts A and AA, Lake Charleston Plat No. 3, according to the plat thereof as recorded in Plat Book 62, on pages 55-68 inclusive, Public Records, Palm Beach County, Florida, lying in Sections 9 and 10, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as CHARLESTON SHORES, being more particularly described as follows:

Tracts A and AA, Lake Charleston Plat No. 3, according to the plat thereof as recorded in Plat Book 62, on pages 55-68 inclusive, Public Records, Palm Beach County, Florida.

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

1. STREETS

a. Tract A as shown hereon, is hereby reserved for The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, and Tract B as shown hereon, is hereby reserved for The Reef of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, its successors and assigns, for private street purposes, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

b. Tracts C, D, E and F as shown hereon, are hereby reserved for The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, and Tract G as shown hereon, is hereby reserved for The Reef of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, its successors and assigns, as a residential access street for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

2. EASEMENTS

a. The drainage easements (D.E.), 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 Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

b. The lake maintenance easement (L.M.E.), shown hereon is hereby reserved for Lake Charleston Maintenance Association, Inc., a Florida corporation not for profit, its successors and assigns, for access to storm-water management and drainage facilities located within the associated water management tracts for the 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.

c. 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.

d. 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 construction and maintenance of other utilities.

e. The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

f. No Buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachment.

g. The Landscape Buffers as shown hereon, are hereby reserved for The Islands of Charleston Shores at Lake Charleston Association, Inc., its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

h. The Roof Overhang Access Easements (O.U.E.) as shown hereon, are hereby dedicated for the purpose of roof overhang encroachments and maintenance of any improvement made upon the lot or Parcel adjoining said roof overhang easement. In addition there is hereby dedicated a 3 foot wide Utility Access Easement coincident with the above described Roof Overhang Access Easement provided for the sole purpose of allowing utility employees access to utility meters from time to time as required in the function of their respective jobs.

i. 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.

j. The Pedestrian Access Easements as shown hereon are dedicated to The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, its successors and assigns for the construction and maintenance of sidewalks and to allow access to said sidewalks by the homeowners and their guests without recourse to Palm Beach County.

3. PARCELS

a. Parcel 7, as shown hereon, is hereby reserved to The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

CHARLESTON SHORES

BEING A REPLAT OF TRACTS A AND AA, LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 56 THROUGH 68, AND LYING IN SECTIONS 9 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

b. Parcels 11 through 16, as shown hereon, are hereby reserved to The Reef of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, 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.

c. Parcels 1 through 6, 8, 17 and 18, as shown hereon, are hereby reserved to The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, 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.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner, Kennedy Construction Group, Inc., a Florida corporation, licensed to do business in Florida this 14th day of MARCH 1994.

KENNEDY PROPERTIES, LTD. a Florida Limited Partnership By: KENNEDY CONSTRUCTION GROUP, INC., a Florida corporation its general partner

Attest: Timothy Kelly Secretary

By: Elizabeth S. Fleming President

ACKNOWLEDGEMENT:

State of Florida } County of Palm Beach }

BEFORE ME personally appeared Timothy Kelly and Elizabeth S. Fleming who are personally known to me, or have produced as identification and did/did not take an oath, and who executed the foregoing instrument as Secretary and President, respectively, of Kennedy Construction Group, Inc., a Florida corporation 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 14th day of MARCH 1994. My Commission expires: Notary Public

MORTGAGEE'S CONSENT:

State of Illinois } County of Cook }

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 1840, at Pages 1464 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 its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 21st day of March 1994.

Christopher R. Paul Witness HARRIS TRUST AND SAVINGS BANK, an Illinois banking corporation By: Harold F. Dillenback Vice President

ACKNOWLEDGEMENT:

State of Illinois } County of Cook }

BEFORE ME personally appeared Harold F. Dillenback 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 Vice President of Harris Trust and Savings Bank, an Illinois 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 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 21st day of March 1994.

My commission expires: 10/27/97 Karen M. Cynankowski Notary Public

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.

ACCEPTANCE OF RESERVATIONS:

State of Florida } County of Palm Beach }

The Reef of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, 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 14th day of April 1994.

Emilio Bahian Witness Rikki Sposito Witness By: Elizabeth S. Fleming President - ELIZABETH S. FLEMING

ACKNOWLEDGEMENT:

State of Florida } County of Palm Beach }

BEFORE ME personally appeared Elizabeth S. Fleming, 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 The Reef of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, 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 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 day of April 1994.

My commission expires: 10-1-90 Notary Public

ACCEPTANCE OF RESERVATIONS:

State of Florida } County of Palm Beach }

The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, 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 5th day of April 1994.

Angie Chaffin Witness Emilio Bahian Witness By: Elizabeth S. Fleming President

ACKNOWLEDGEMENT:

State of Florida } County of Palm Beach }

BEFORE ME personally appeared ELIZABETH S. FLEMING, 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 Vice President of The Islands of Charleston Shores at Lake Charleston Association, Inc., a Florida corporation not for profit, 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 by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

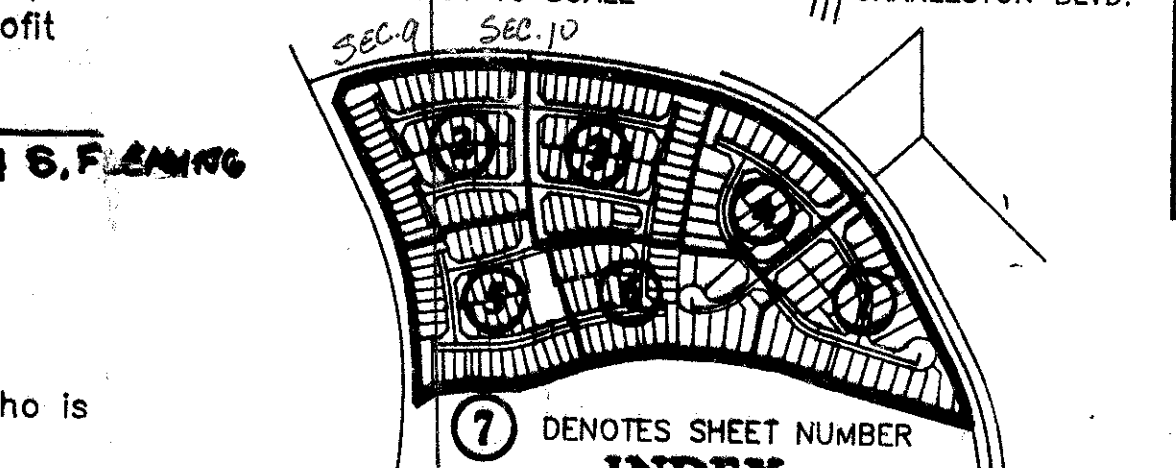
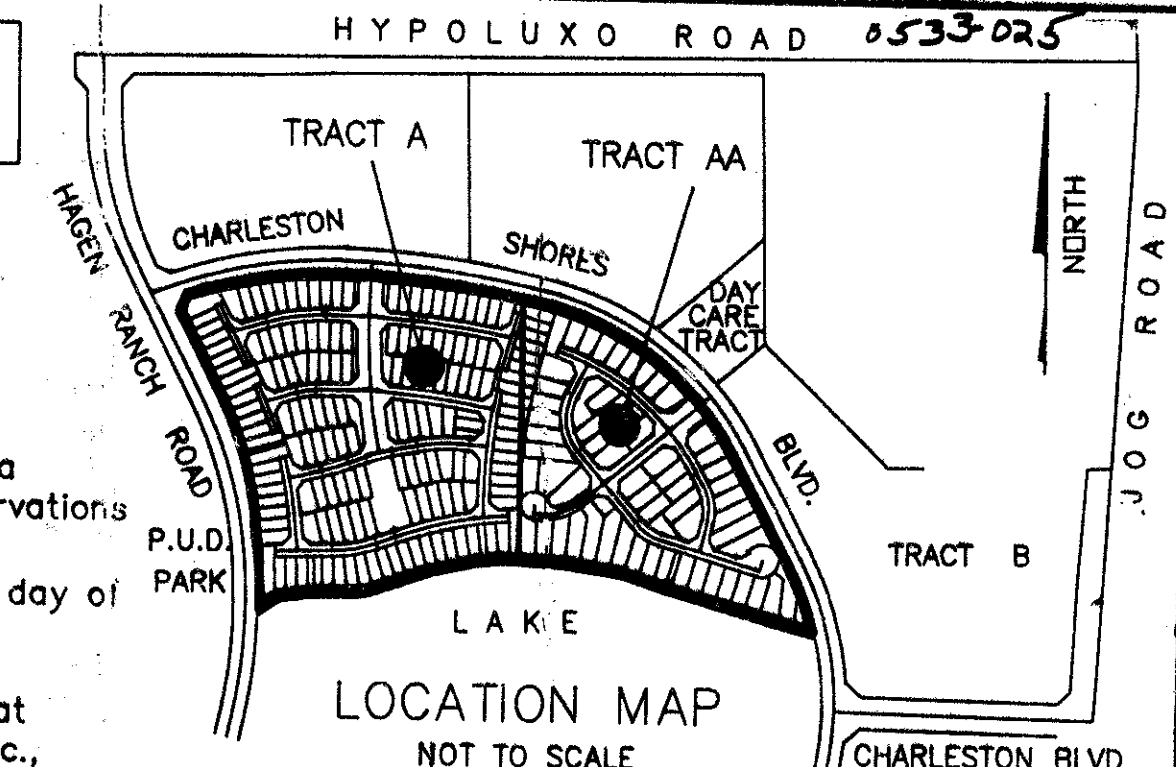
WITNESS my hand and official seal this 5th day of APRIL 1994.

My commission expires: 1996 Notary Public

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; 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 that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

This Instrument Prepared By: GREGORY S. MIRE, P.L.S. 2200 PARK CENTRAL BLVD. NORTH SUITE 100 POMPANO BEACH, FLORIDA 33064 (904) 974-2200 GREGORY S. MIRE, P.L.S. Registered Land Surveyor No. 4437 State of Florida



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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 10:17 AM on page 122-123 and duly recorded in Plat Book No. 62 on page 122-123 DOROTHY H. WILKEN, Clerk of Circuit Court, Palm Beach County, Florida

SHEET 1 OF 7



ACCEPTANCE OF RESERVATIONS:

State of Florida } County of Palm Beach }

Lake Charleston Maintenance Association, Inc., a Florida corporation not for profit, 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 5th day of April 1994.

Rikki Sposito Witness Elizabeth A. Heaven Witness By: Doyle D. Dudley President

ACKNOWLEDGEMENT:

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 corporation not for profit, 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 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 5th day of April 1994.

My commission expires: 3-5-98 Elizabeth A. Heaven Notary Public

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 3 day of MAY 1994

ATTEST: Dorothy H. Wilken By: Mary McCarty, Chair Karen Maren Acting Chair Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 3 day of MAY 1994

George T. Webb - County Engineer

TITLE CERTIFICATION:

State of Florida } County of Palm Beach } I, Ron Platt, a 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 the property is vested to Kennedy Properties, Ltd., that the current taxes have been paid; and that all mortgages not satisfied or released record nor otherwise terminated by law are shown hereon and that there are no encumbrances of record.

72/122 3-14-94 Ron Platt Attorney at Law licensed in Florida

SUBDIVISION # CHARLESTON SHORES BOOK 72 PAGE 122 PLATT 122-123

Notary seals and stamps for Kennedy Constr. Group, Inc., Harris Trust and Savings Bank, The Islands of Charleston Shores at Lake Charleston Association, Inc., Lake Charleston Maintenance Association, Inc., Gregory S. Mire, P.L.S., County of Palm Beach, County Engineer, Clerk of Circuit Court, and The Reef of Charleston Shores at Lake Charleston Association, Inc.