

0533-027

94

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

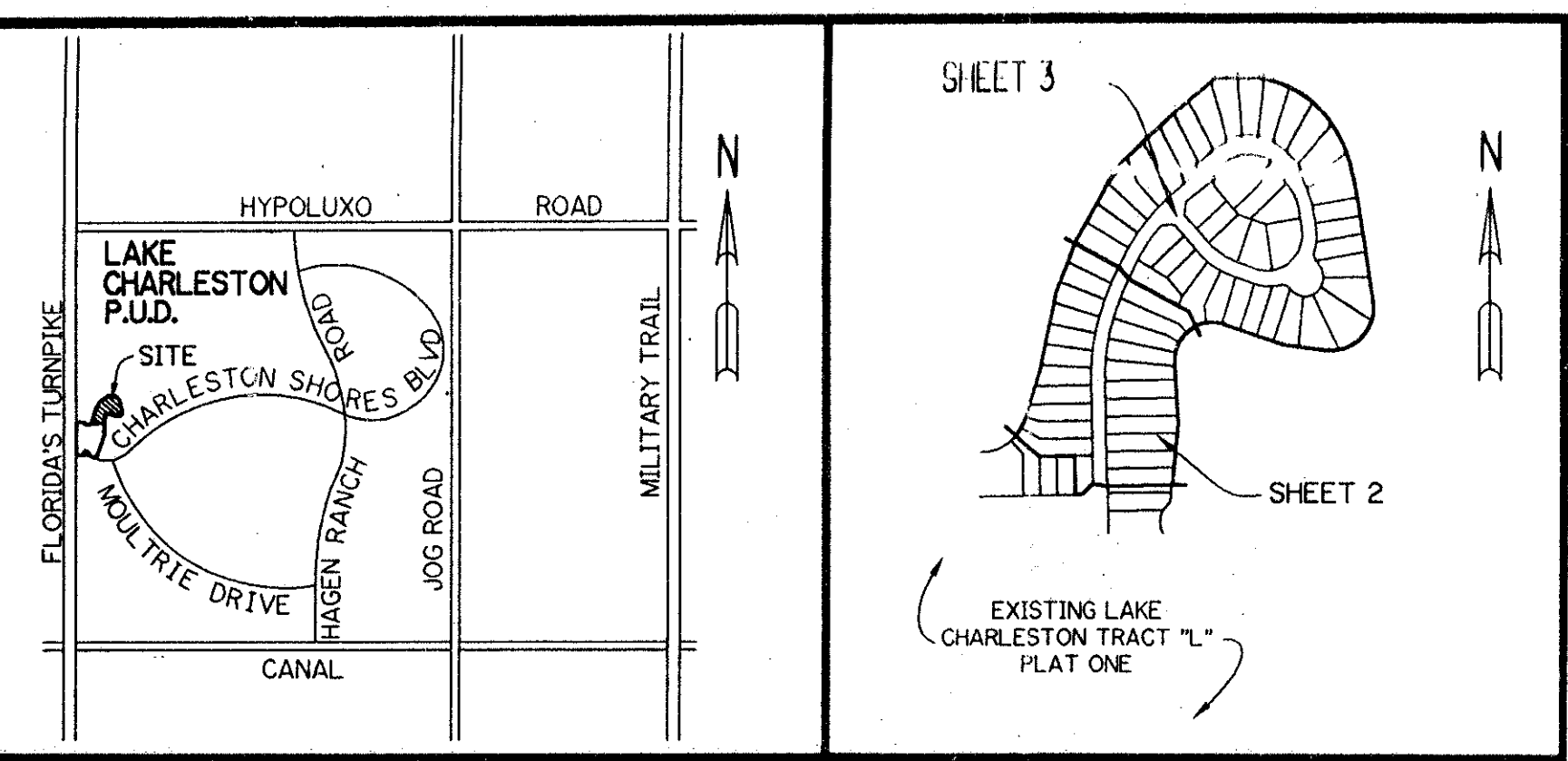
LAKE CHARLESTON - TRACT "L" - PLAT TWO

BEING A REPLAT OF A PORTION OF TRACT "L" 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. SECTIONS 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 1 OF 3 MAY, 1994



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:08 P.M.
this 25 day of August 1994
and duly recorded in Plat Book No. 62
on page 94-29
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Jan A. Martin* D.C.



LOCATION SKETCH
NOT TO SCALE
SEC. 9, TWP. 45S, RGE. 42E

KEY MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTIONS 8 AND 9, TOWNSHIP 45, RANGE 42, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON - TRACT "L" - PLAT TWO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ALSO BEING ALL OF TRACT "L" 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, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "L"; THENCE NORTH 01°03'37" WEST, A DISTANCE OF 456.05 FEET; THENCE NORTH 06°42'54" WEST, A DISTANCE OF 301.50 FEET; THENCE NORTH 01°00'37" WEST, A DISTANCE OF 324.72 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "L"); THENCE NORTH 88°59'23" EAST ALONG THE SOUTH LINE OF TRACT "G" ACCORDING TO SAID PLAT OF LAKE CHARLESTON PLAT NO. 3 - P.U.D., A DISTANCE OF 292.09 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 132.00 FEET, A CENTRAL ANGLE OF 110°54'19" AND WHOSE RADIUS POINT BEARS NORTH 69°08'37" EAST FROM SAID POINT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF LAKE TRACT 1 ACCORDING TO SAID PLAT OF LAKE CHARLESTON PLAT NO. 3 - P.U.D., AN ARC DISTANCE OF 273.94 FEET; THENCE SOUTH 49°45'42" EAST, A DISTANCE OF 91.98 FEET; THENCE NORTH 88°59'23" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°00'37" EAST, A DISTANCE OF 114.32 FEET; THENCE NORTH 88°59'23" EAST, A DISTANCE OF 20.32 FEET; THENCE NORTH 43°59'23" EAST, A DISTANCE OF 45.25 FEET; THENCE SOUTH 81°31'18" EAST, A DISTANCE OF 43.60 FEET; THENCE NORTH 88°59'23" EAST, A DISTANCE OF 185.39 FEET; THENCE SOUTH 05°17'48" WEST, A DISTANCE OF 49.47 FEET; THENCE SOUTH 41°49'56" WEST, A DISTANCE OF 23.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 58.03 FEET AND A CENTRAL ANGLE OF 117°14'48"; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 118.75 FEET; THENCE SOUTH 18°32'07" WEST, ALONG A NON-RADIAL LINE AND THE EAST LINE OF SAID TRACT "L", A DISTANCE OF 892.27 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 15°20'00" AND WHOSE RADIUS POINT BEARS NORTH 17°26'27" EAST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 71°49'04"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 43.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 245°36'02"; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 321.49 FEET; THENCE SOUTH 88°59'44" WEST, A DISTANCE OF 277.91 FEET TO THE POINT OF BEGINNING. (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT "L").

CONTAINING 14.253 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., 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.
- TRACTS "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, 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.

- 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 ASSOCIATION, INC., 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.

- THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

- 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.

- OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSOR AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ATTESTED BY ITS CONTROLLER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF July 1994.

ATTEST: *Leona Hammond* LEONA HAMMOND CONTROLLER
BY: *David Barclay* DAVID BARCLAY DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY AND LEONA HAMMOND, 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 DIVISION PRESIDENT AND CONTROLLER RESPECTIVELY OF CENTEX REAL ESTATE CORPORATION, A NEVADA 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 ITS SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF July, 1994.

February 19, 1998
MY COMMISSION EXPIRES: *July M. Seisman* NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, 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 14 DAY OF July, 1994.

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: *Leona Hammond* LEONA HAMMOND, PRESIDENT

WITNESS: *July M. Seisman*
WITNESS: *Henry Juddell*
WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEONA HAMMOND 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. 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 14 DAY OF July, 1994.

February 19, 1998
MY COMMISSION EXPIRES: *July M. Seisman* NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

WE, THE METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY, AS FULLY LICENSED 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 TO CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 7/15/94
METROPOLITAN TITLE AND GUARANTY COMPANY
BY: *Patricia C. Hardcastle* PATRICIA C. HARDCASTLE, MANAGER
2090 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATION

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.

DATE: 7-18-94
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA

SITE PLAN DATA

ZONING PETITION NO. 86-96(A)
TOTAL AREA 14.25 ACRES.
DENSITY 4.42 LOTS/ACRE
NUMBER OF LOTS 63
OPEN SPACE TRACTS 0.13 ACRES

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

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF August, 1994
BY: *Mark McCarty* MARK MCCARTY CHAIR OF COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK
BY: *Debra Powell* DEBRA POWELL DEPUTY CLERK

COUNTY ENGINEER

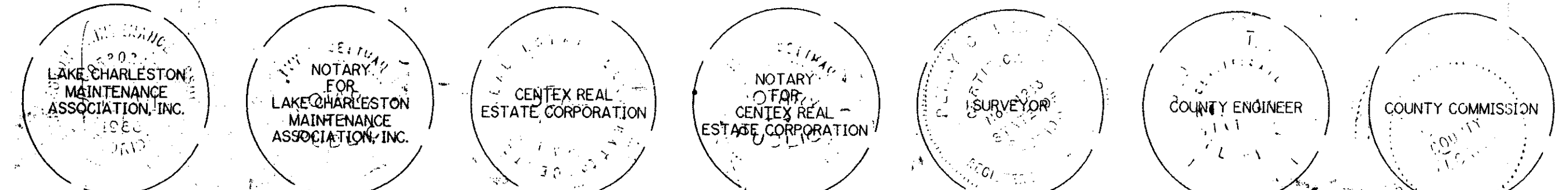
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF August, 1994

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

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°00'37" WEST, ALONG THE WEST LINE OF TRACT "L" ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3 - P.U.D. AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THIS INCLUDES THE 5 FOOT OVERLAP OF THE LANDSCAPE AND UTILITY EASEMENTS WITHIN TRACTS "C" AND "D".
- 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.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 NOT-FOR-PROFIT CORPORATION, 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).

SUBDIVISION: Lake Charleston Tract L
PLAT 2
PAGE 94
FLOOR ZONE: B
QUAD: 49
SE 94-1072
ZIP CODE: 33467
P.L.S. NAME: sana
P.L.S. NO: 4154
TR-439



LAKE CHARLESTON - TRACT "L" - PLAT TWO

PET. 86-96 A
ALOC. #0019
5/2/2/I
W/ASGMT.
OF CREDIT
LETTER
0533-027
73/94