

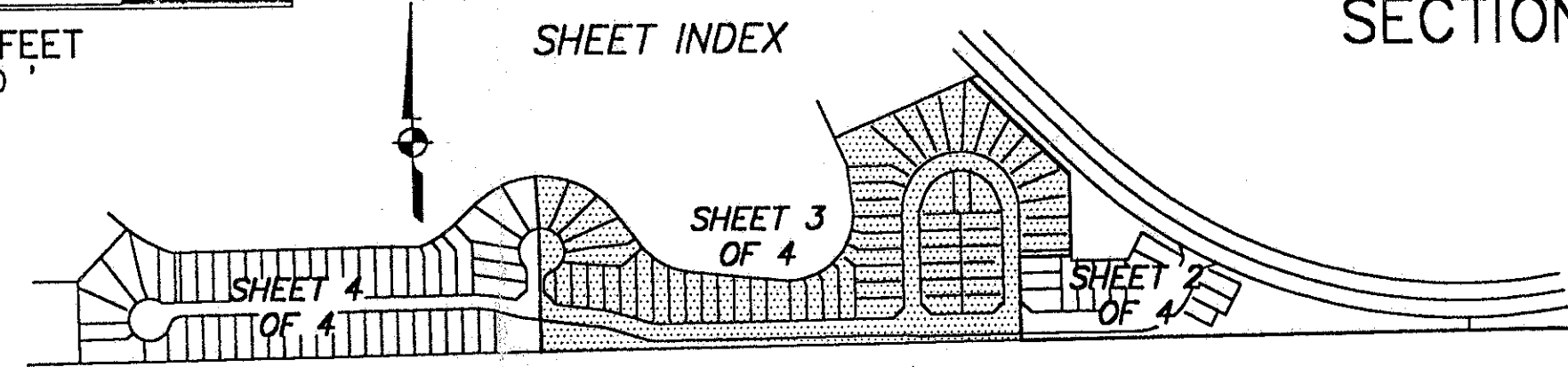
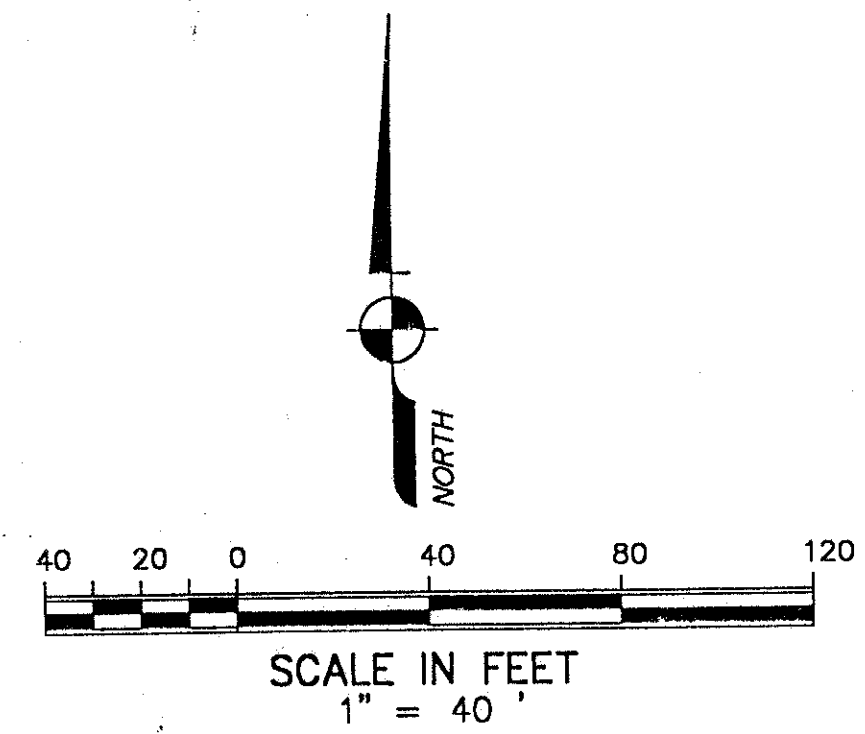
LAKE CHARLESTON TRACT "Z"

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT Z AND A PORTION OF LAKE TRACT 6 OF LAKE CHARLESTON PLAT No. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF A VARIABLE WIDTH ROADWAY OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54, 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 _____ day of _____ 1995 and duly recorded in Plat Book _____ on pages _____ through _____
Dorothy H. Wilken
Clerk of Circuit Court
By: _____

SHEET 3 of 4



PREPARED BY
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AUGUST 1994

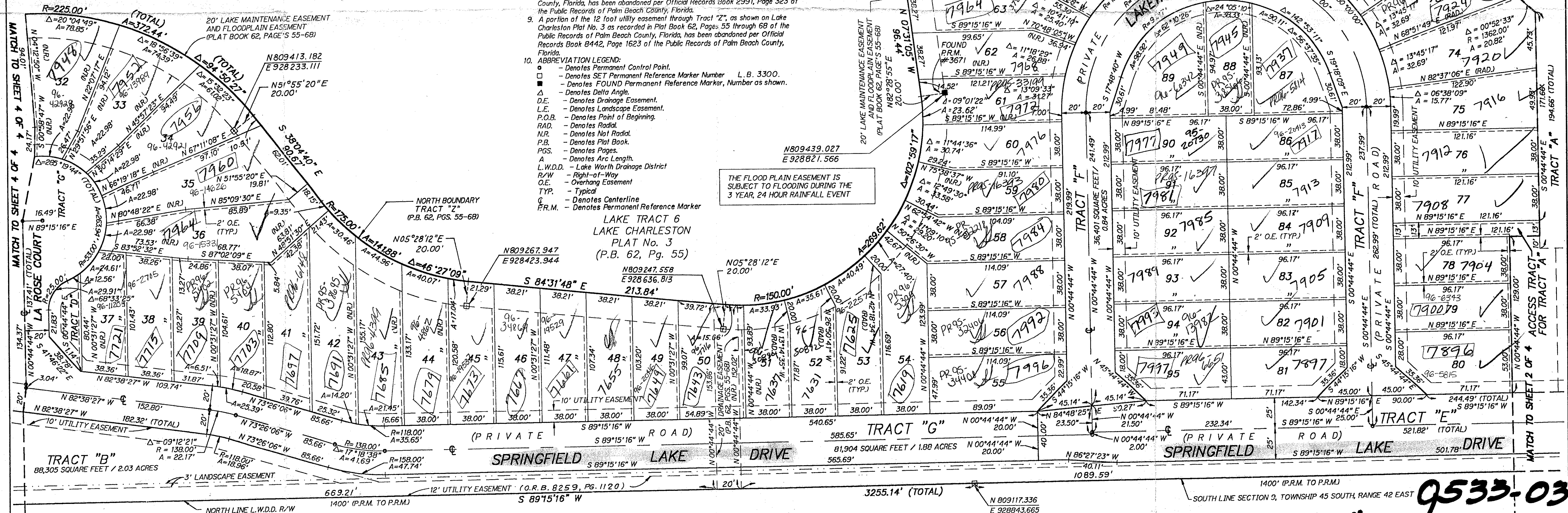
COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002628
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N 66°59'41" E (PLAT BEARING)
N 66°59'46" E (GRID BEARING)
00°0'05" = BEARING ROTATION (PLAT TO GRID)
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT - NORTH BOUNDARY OF TRACT "Z" LAKE CHARLESTON PLAT NO. 3 (P.B. 62, PGS. 55-68)

LAKE TRACT 6
LAKE CHARLESTON
PLAT No. 3
(P.B. 62, Pg. 55)

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.

- NOTES:**
- No buildings or 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.
 - Bearings shown hereon are relative to the plat Lake Charleston Plat No. 3, based on the north boundary of Tract Z of said plat at the Northwest corner of Tract Z bearing North 66°59'41" East.
 - The flood plain 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 land 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).
 - 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.
 - The variable width roadway as shown on Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida, has been abandoned per Official Records Book 2991, Page 323 of the Public Records of Palm Beach County, Florida.
 - A portion of the 12 foot utility easement through Tract "Z", as shown on Lake Charleston Plat No. 3 as recorded in Plat Book 62, Pages 55 through 68 of the Public Records of Palm Beach County, Florida, has been abandoned per Official Records Book 8442, Page 1623 of the Public Records of Palm Beach County, Florida.
- ABBREVIATION LEGEND:**
- o - Denotes Permanent Control Point.
 - o - Denotes SET Permanent Reference Marker Number L.B. 3300.
 - o - Denotes FOUND Permanent Reference Marker, Number as shown.
 - Δ - Denotes Delta Angle.
 - D.E. - Denotes Drainage Easement.
 - L.E. - Denotes Landscape Easement.
 - P.O.B. - Denotes Point of Beginning.
 - RAD. - Denotes Radial.
 - N.R. - Denotes Not Radial.
 - P.B. - Denotes Plat Book.
 - PGS. - Denotes Pages.
 - A - Denotes Arc Length.
 - L.W.D.D. - Lake Worth Drainage District
 - R/W - Right-of-Way
 - O.E. - Overhang Easement
 - TYP. - Typical
 - o - Denotes Centerline
 - P.R.M. - Denotes Permanent Reference Marker



THE FLOOD PLAIN EASEMENT IS SUBJECT TO FLOODING DURING THE 3 YEAR, 24 HOUR RAINFALL EVENT

LAKE TRACT 6
LAKE CHARLESTON
PLAT No. 3
(P.B. 62, Pg. 55)

SUBDIVISION - Lake Charleston Tract "Z"
BOOK 74 PAGE 84
FLOOD ZONE B
QUAD #49
SE P-86-96
ZIP CODE 33437
R/D NAME SCAND
5/15/94

L. W. D. D. CANAL L - 20 (100' R/W) (O.R.B. 5099, PG. 1843)
ABERDEEN PLAT No. 2 (P.B. 55, PGS. 11 - 22)

LAKE CHARLESTON TRACT "Z" 7/1/84