

LAKE CHARLESTON TRACT "Z"

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

0533-030

85

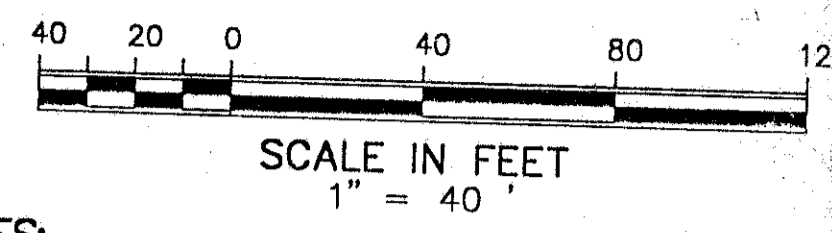
BEING A REPLAT OF TRACT Z AND A PORTION OF LAKE TRACT 6 OF LAKE CHARLESTON PLAT No. PLAT 3
 AS RECORDED IN PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA
 TOGETHER WITH A PORTION OF A VARIABLE WIDTH ROADWAY OF PALM BEACH FARMS CO. PLAT NO. 3
 AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA
 SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

PET. 86-96 D
 ALLOC. #0001
 5/2/2/I

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for
 record at _____
 this _____ day of _____
 1995 and duly recorded
 in Plat Book _____
 on pages _____ through _____

Dorothy H. Wilken
 Clerk of Circuit Court
 By: _____

SHEET 4 of 4



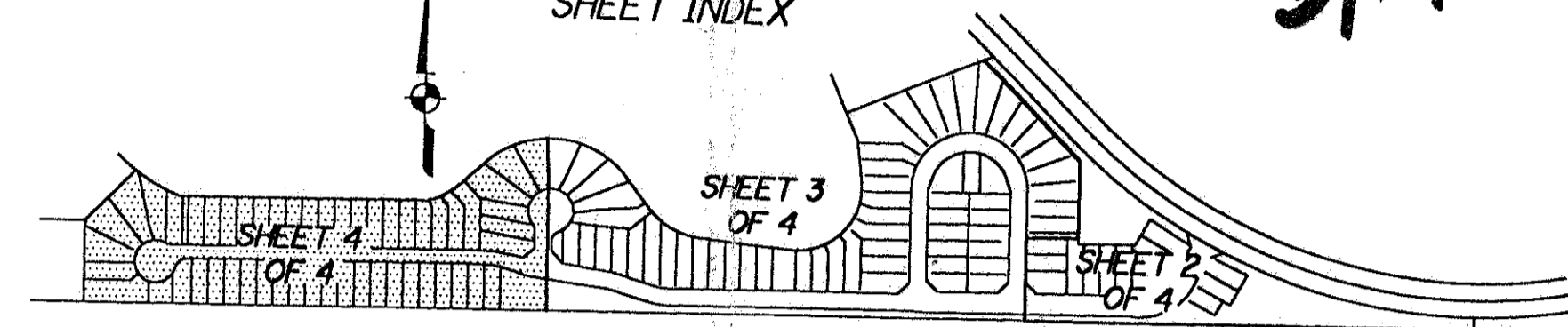
NOTES:

1. 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 of applicable County approvals or permits as required for such encroachments.
2. 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.
3. 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).
4. Building setback lines shall be as required by current Palm Beach County zoning regulations.
5. There shall be no above ground appurtenances within the 20' Lake Maintenance Easement without the consent of Palm Beach County.
6. 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.
7. There shall be no above ground encroachments where Utility Easements coincide with the Lake Maintenance Easement.
8. 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 2391, Page 323 of the Public Records of Palm Beach County, Florida.
9. 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 B442, Page 1623 of the Public Records of Palm Beach County, Florida.

- 10. ABBREVIATION LEGEND:**
- - Denotes Permanent Control Point.
 - - Denotes SET Permanent Reference Marker Number L.B. 3300
 - ▲ - 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
 - RAD. BRG. - RADIAL BEARING
 - Q - Denotes Centerlines
 - P.R.M. - Denotes Permanent Reference Marker.

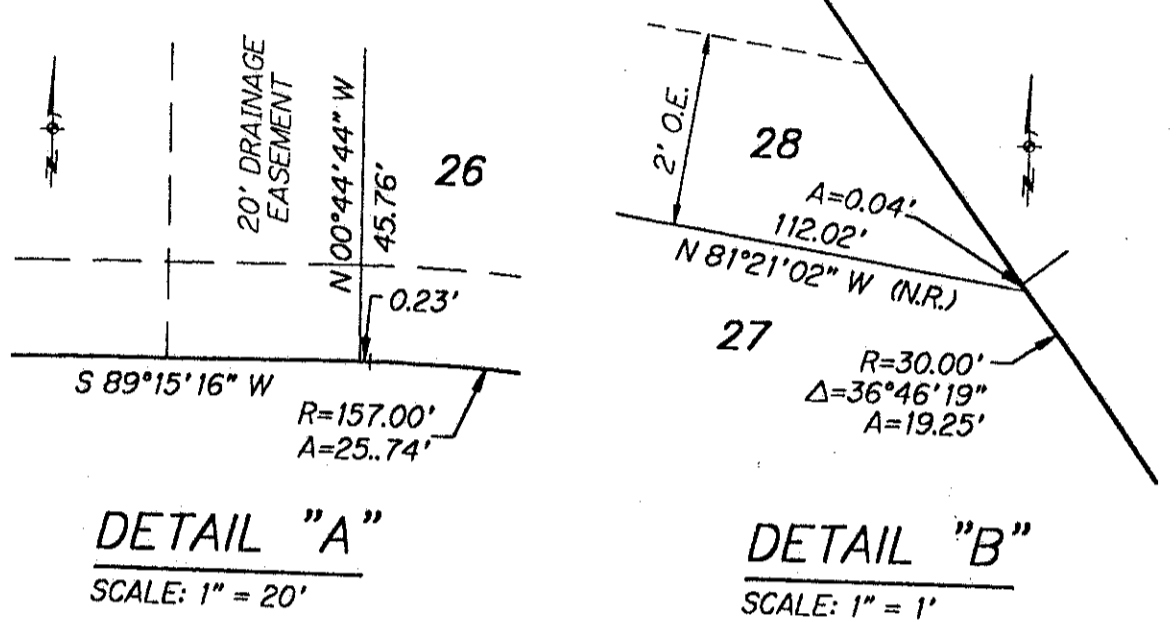
PREPARED BY
MICHAEL D. AVROM, P.L.S.
AVIROM-HALL and ASSOCIATES, INC.
 LAND SURVEYING / LAND DEVELOPMENT CONSULTANTS
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (407) 392-2594
 AUGUST 1994

SHEET INDEX



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

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.

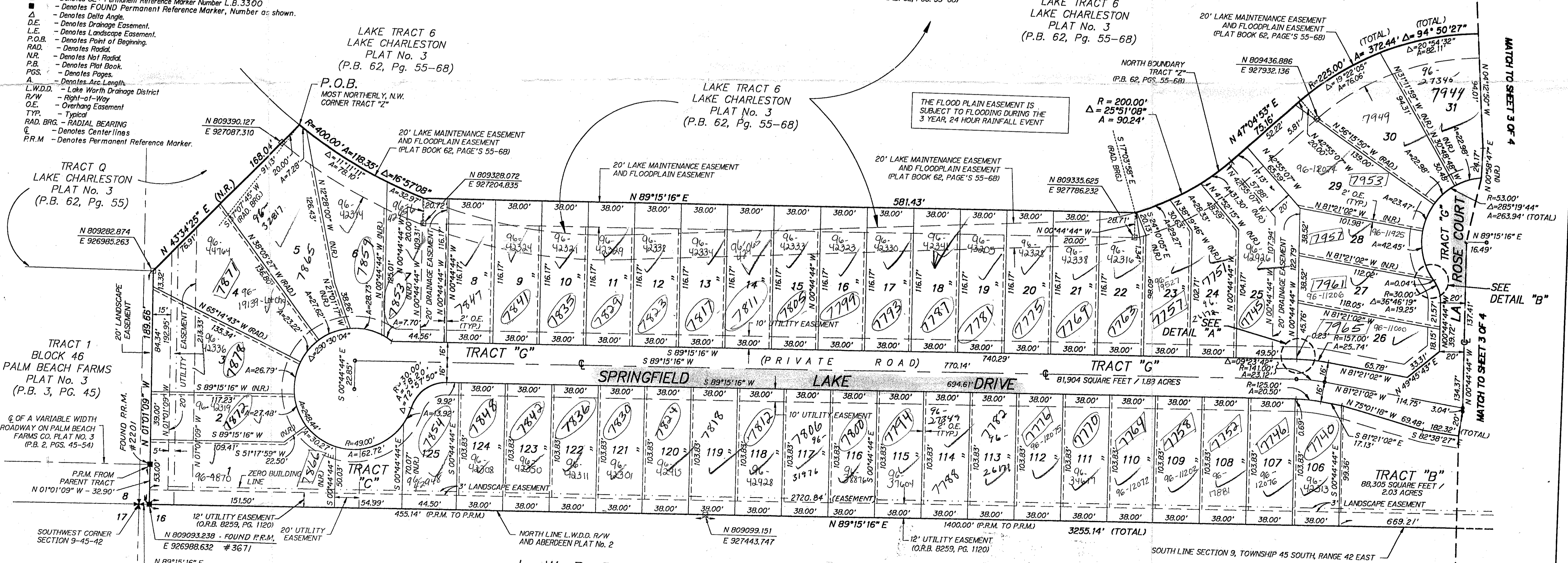


N 66°59'41" E (PLAT BEARING)
 N 66°59'46" E (GRID BEARING)
 00°00'05" = BEARING ROTATION (PLAT TO GRID)
 COMMON LINE BETWEEN EXISTING PLAT AND REPLAT - NORTH BOUNDARY OF TRACT "Z"
 LAKE CHARLESTON PLAT NO. 3
 (P.B. 62, PGS. 55-68)

LAKE TRACT 6
 LAKE CHARLESTON
 PLAT No. 3
 (P.B. 62, Pg. 55-68)

20' LAKE MAINTENANCE EASEMENT AND FLOODPLAIN EASEMENT (PLAT BOOK 62, PAGE'S 55-68)

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



TAZ-437

SUBDIVISION - Lake Charleston Tract Z
 BOOK 74
 FLOOD MAP # 185A
 ZONING R-15
 SE P-86-96
 ZIP CODE 33437
 SUB NAME SAJAC
 SHEET 4 OF 4

L. W. D. D. C A N A L L - 20 (100' R/W) (O.R.B. 5093, PG. 1843)
 ABERDEEN PLAT No. 2 (P.B. 55, PG. 11 - 22)

LAKE CHARLESTON TRACT "Z" 74/85

0533-030