

# CHARLESTON SQUARE SHOPPING CENTER

5000-349

SHEET 2 OF 3

90

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 16, 17 AND 18, BLOCK 40 AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH-SOUTH QUARTER SECTION LINE OF SECTIONS 3 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND THE EAST LINE OF SAID BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF ALL OF LOTS 31, 32, 33, 34, 125 AND TRACT D AND A PORTION OF TRACTS A AND O-3, SPINNAKER BAY AT LAKE CHARLESTON AS RECORDED IN PLAT BOOK 74, PAGES 59 THROUGH 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 3 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_  
M. This day of \_\_\_\_\_, 19\_\_\_\_  
and duly recorded in Plat Book No. \_\_\_\_\_  
on Page \_\_\_\_\_  
Dorothy H. Wilken, Clerk of the Circuit Court  
By \_\_\_\_\_ D.C.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 8261 AT PAGE 670 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF April, 19 97.

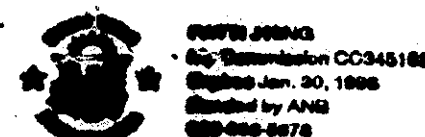
CAPITAL BANK  
A FLORIDA BANKING CORPORATION  
WITNESS: Maria Pasos Garcia  
MARIN PASOS GARCIA  
MARINE BURNSIDE  
MARINE BURNSIDE  
BY: David H. Promoff  
DAVID H. PROMOFF,  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH DADE

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CAPITAL BANK, A 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 25 DAY OF April, 19 97.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
James J. King  
NOTARY PUBLIC



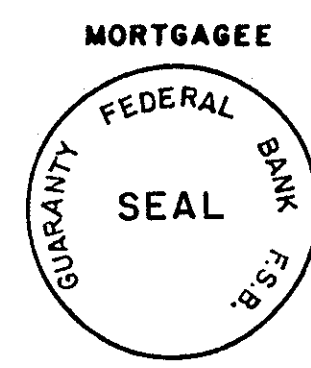
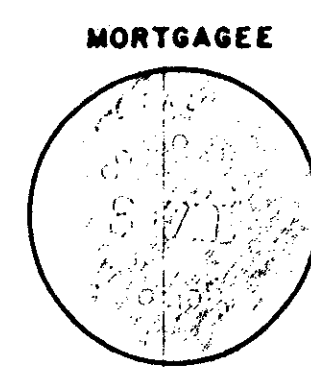
### MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF HARRIS

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 9712, AT PAGES 882 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 17th DAY OF April, 19 97.

GUARANTY FEDERAL BANK, F.S.B.  
A FEDERAL SAVINGS BANK  
WITNESS: John P. Brennan  
John P. Brennan  
BY: D.W. Reid  
DAVID W. REID, VICE PRESIDENT



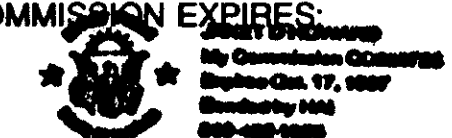
### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED DAVID W. REID, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GUARANTY FEDERAL BANK, F.S.B., 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 17th DAY OF April, 19 97.

MY COMMISSION EXPIRES: \_\_\_\_\_  
Janet D. Howard  
NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CHARLESTON SQUARE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID LIMITED PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF April, 19 97.

CHARLESTON SQUARE ASSOCIATES,  
A FLORIDA GENERAL PARTNERSHIP  
BY: Stiles Charleston Square, Inc.  
STILES CHARLESTON SQUARE, INC., A  
FLORIDA CORPORATION, GENERAL  
PARTNER OF STILES CHARLESTON  
SQUARE, LTD., GENERAL PARTNER OF  
CHARLESTON SQUARE ASSOCIATES

WITNESS: Patricia Clements  
Patricia Clements  
Judy Sherman  
Judy Sherman  
BY: Dennis F. O'Shea  
DENNIS F. O'SHEA,  
VICE PRESIDENT

### ACKNOWLEDGEMENT

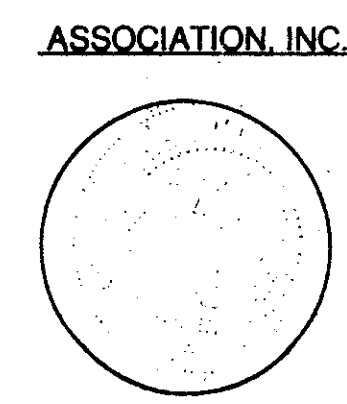
STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED DENNIS F. O'SHEA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF STILES CHARLESTON SQUARE, INC., A FLORIDA 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 18 DAY OF April, 19 97.

MY COMMISSION EXPIRES: \_\_\_\_\_  
Patricia Clements  
NOTARY PUBLIC

LAKE CHARLESTON MAINTENANCE



### TABULATION DATA

TOTAL ACREAGE ..... 16.30 ACRES  
SHOPPING CENTER PARCEL (TRACTS "A" & "B") ..... 15.42 ACRES  
SPINNAKER BAY REPLAT  
(TRACTS "C","D","E","F" & LOTS 31A & 125A) ..... 0.88 ACRES

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 97.

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
WITNESS: Bradley Cline  
Bradley Cline  
Laura Sproule  
BY: \_\_\_\_\_  
BRADLEY CLINE  
PRESIDENT

### ACKNOWLEDGEMENT

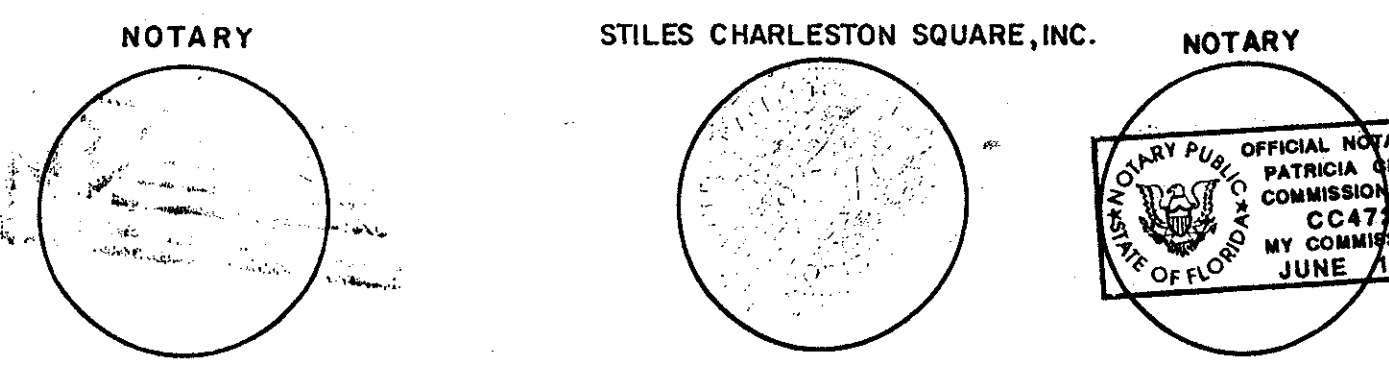
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRADLEY CLINE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 12 DAY OF MAY, 19 97.

MY COMMISSION EXPIRES: \_\_\_\_\_  
Laura Sproule  
NOTARY PUBLIC

5000-349



PET. 95-101  
5/2/2/I

### SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SCHOOL TRACT, AS SHOWN ON LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A PLATTED BEARING OF NORTH 00°53'02" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING 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 ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- F.P.L.E. DENOTES FLORIDA POWER AND LIGHT EASEMENT  
U.E. DENOTES UTILITY EASEMENTS  
R DENOTES RADIUS  
P.O.B. DENOTES POINT OF BEGINNING  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT  
L DENOTES ARC LENGTH  
Δ DENOTES DELTA ANGLE  
C DENOTES CENTERLINE  
NR DENOTES NON-RADIAL LINE  
O.A. DENOTES OVERALL DIMENSION  
FND. DENOTES FOUND  
PBCO DENOTES PALM BEACH COUNTY  
CONC. DENOTES CONCRETE  
MON. DENOTES MONUMENT  
P.S.M. DENOTES PROFESSIONAL SURVEYOR & MAPPER  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
O.H.E. DENOTES OVERHANG EASEMENTS  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
B.E. DENOTES BUFFER EASEMENT  
P.B. DENOTES PLAT BOOK  
C.B. DENOTES CHORD BEARING

80/90

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA  
CHARLESTON SQUARE SHOPPING CENTER

5000-349  
BOOK 80 PAGE 90  
FLOOD ZONE B  
QUAD # 34  
SE  
USED NAME  
SHOPPING CENTER