

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS "CHARLESTON COMMONS", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 33, OF PLAT OF SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED TO PALM BEACH COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 20178, PAGE 1712 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 24.00 FEET OF TRACT 33 OF PLAT OF SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 33; THENCE NORTH 88°30'37" WEST, ALONG THE SOUTH LINE OF SAID TRACT 33, A DISTANCE OF 24.00 FEET; THENCE NORTH 01°28'51" EAST, ALONG A LINE PARALLEL WITH AND 24.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT 33, A DISTANCE OF 635.63 FEET TO THE NORTH LINE OF SAID TRACT 33; THENCE SOUTH 88°30'37" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 24.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 33; THENCE SOUTH 01°28'51" WEST, ALONG SAID EAST LINE OF TRACT 33, A DISTANCE OF 635.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED TO PALM BEACH COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 22808, PAGE 789, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 33; THENCE NORTH 88°30'37" WEST, ALONG THE SOUTH LINE OF SAID TRACT 33, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°30'37" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 13°34'34" EAST, A DISTANCE OF 71.59 FEET; THENCE SOUTH 01°28'51" WEST, ALONG A LINE PARALLEL WITH AND 24.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT 33, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 386,989 SQUARE FEET (8.884 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A-1 (PRIVATE STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS, EGRESS, DRAINAGE, UTILITIES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

2. TRACT B-1 (LANDSCAPE BUFFER TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

3. TRACTS B-2 AND B-3 (RIGHT-OF-WAY BUFFER TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RIGHT OF WAY BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

4. TRACTS C-1 THROUGH C-16 (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA. TRACTS C-2 AND C-3 ARE ADDITIONALLY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE DETENTION PURPOSES, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

5. TRACT C-1, IN ADDITION TO BEING OPEN SPACE AS NOTED ABOVE, IS ALSO A NON-EXCLUSIVE EASEMENT HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, OR WALLS SHALL BE CONSTRUCTED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH.

6. TRACT R-1 (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

7. THE FIVE FOOT UTILITY EASEMENTS RUNNING ADJACENT TO TRACT A-1 (PRIVATE STREET), AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, OR WALLS SHALL BE CONSTRUCTED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH.

8. THE 20' x 20' AT&T EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO ATLANTIC TELEPHONE AND TELEGRAPH, INC., ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF THEIR FACILITIES.

9. THE 10' x 15' UTILITY EASEMENTS ALONG THE SOUTH BOUNDARY, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES AND RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, OR WALLS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH.

WITNESS

Angel Rodriguez
PRINT NAME

Lily Gonzalez
WITNESS

Lily Gonzalez
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, CARLOS GONZALEZ, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS DIVISION PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF April, 2014.

My COMMISSION EXPIRES:
COMMISSION NUMBER:
Notary Public, State of Florida
Yamil Junco
PRINT NAME



LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Carlos Gonzalez, AS DIVISION PRESIDENT

CHARLESTON COMMONS

A REPLAT OF A PORTION OF TRACT 33 OF PLAT OF SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY FLORIDA

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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 2nd DAY OF April, 2014.

Witness signature

Brad J. Stanis
PRINT NAME

Witness signature

Luis Javier Dominguez
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TERESA BALUJA, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS DIRECTOR OF PROPERTY MANAGEMENT OF THE CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF April, 2014.

My COMMISSION EXPIRES:
COMMISSION NUMBER:
Notary Public, State of Florida
Yamil Junco
PRINT NAME

COMMISSION NUMBER:

SEAL



TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

L. GILDAN
LAURIE GILDAN, 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 PROPERTY IN VESTED IN LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION AS DEPICTED BY THIS PLAT.

Laurie Gildan
LAURIE GILDAN
ATTORNEY AT LAW, LICENSED IN FLORIDA

DATED: MARCH 24, 2014

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

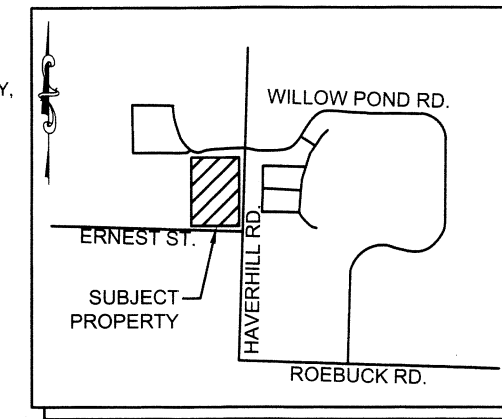
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 11th DAY OF April, 2014.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 4

ATTEST: Oneal Bardin, Jr.
ONEAL BARDIN, JR. ASSISTANT SECRETARY

BY: Adrian M. Salee
ADRIAN M. SALEE, PRESIDENT, BOARD OF SUPERVISORS



VICINITY MAP
SECTION 11-43-42
NOT TO SCALE



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:31 PM THIS 26 DAY OF June, 2014
AND DULY RECORDED IN PLAT BOOK NO. 118
ON PAGES 73-74
SHARON R. BOCK,
CLERK OF THE CIRCUIT COURT
BY: KIC Finke DEPUTY CLERK

SHEET 1 OF 2 SHEETS

CITY OF WEST PALM BEACH APPROVALS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH THIS 25 DAY OF April, 2014.

BY: Geraldine Mudio
GERALDINE MUDIO, MAYOR

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WEST PALM BEACH PLANNING & ZONING BOARD THIS 25th DAY OF April, 2014.

BY: Steven Mayans, Chair

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATE: 4/18/14

BY: Vincent J. Noel, P.S.M.
FLORIDA CERTIFICATE NO. 4169

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: Douglas M. Davie, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN REFERENCED TO THE SOUTH LINE OF TRACT 33 PLAT OF SUBDIVISION SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
3. 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.
4. THIS PLAT CONTAINS 386,989 SQUARE FEET OR 8.884 ACRES MORE OR LESS.
5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

