

42/146

# AMENDED PLAT OF CHARLESTON PLACE

A PART OF A P.U.D.

Lying In Section 35, Township 47 South,  
Range 42 East, Palm Beach County, Florida  
And Being A Replat Of CHARLESTON PLACE,  
Plat Book 42, At Pages 70 And 71, Public Records,  
Palm Beach County, Florida.

April, 1981

### P.U.D. TABULATIONS

TOTAL AREA THIS PLAT ..... 16.00 ACRES  
TOTAL PROPOSED UNITS THIS PLAT ..... 111 UNITS  
DENSITY THIS PLAT ..... 6.94 UNITS PER ACRE

# 146

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:10 A.M.  
THIS 14 DAY OF  
JUNE A.D. 1981 AND  
DULY RECORDED IN PLAT BOOK  
42 ON PAGES 70 AND  
71.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]*

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SANTIAGO DEVELOPMENT CO., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF CHARLESTON PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 70 AND 71, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND SHOWN HEREON LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS AMENDED PLAT OF CHARLESTON PLACE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT; THENCE, BEAR NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID PLAT AND THE SOUTH RIGHT OF WAY LINE OF S.W. 18TH STREET, A 120.00 FOOT ROAD RIGHT OF WAY, A DISTANCE OF 759.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PLAT AND THE WEST RIGHT OF WAY LINE OF SANTIAGO CIRCLE, AN 80 FOOT ROAD RIGHT OF WAY, A DISTANCE OF 413.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.87 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°30'58", A DISTANCE OF 337.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°37'48", A DISTANCE OF 36.49 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 49°06'50" WEST ALONG THE SOUTH LINE OF SAID PLAT AND THE NORTH RIGHT OF WAY LINE OF VIA DE SONRISA DEL SUR, AN 80.00 FOOT ROAD RIGHT OF WAY, A DISTANCE OF 61.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.87 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 89°31'41", A DISTANCE OF 751.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2123.48 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 06°03'18", A DISTANCE OF 224.41 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 623.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: 16.000 ACRES, MORE OR LESS.

SUBJECT TO THAT CERTAIN 10 FOOT UTILITY EASEMENT ADJACENT TO AND CONTIGUOUS TO SANTIAGO CIRCLE AND VIA DE SONRISA DEL SUR, AND THAT CERTAIN 10 FOOT UTILITY EASEMENT AND ACCESS STRIP ADJACENT AND CONTIGUOUS TO S.W. 18TH STREET AS SHOWN ON SAID PLAT OF BOCA DEL MAR NO. 8.

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

- TRACT "A" (PRIVATE ROAD RIGHT-OF-WAY) AS SHOWN HEREON IS HEREBY DEDICATED TO THE CHARLESTON PLACE HOMEOWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT "B" (PRIVATE PARKING DRIVE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE CHARLESTON PLACE HOMEOWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS C, D, E, AND F (PEDESTRIAN PATHS) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CHARLESTON PLACE HOMEOWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- TRACTS "H", "I", "J", "K", "M", "N", AND "Q" ARE HEREBY DEDICATED FOR RECREATIONAL PURPOSES TO THE CHARLESTON PLACE HOMEOWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS "G", "L", "O", AND "P" ARE HEREBY DEDICATED TO THE CHARLESTON PLACE HOMEOWNERS' ASSOCIATION, INC., FOR THE PRESERVATION OF OPEN SPACE AND OTHER PROPER AND LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS "A", "B" AND "G" ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
- TRACTS "A" AND "B" ARE HEREBY DEDICATED AS UTILITY EASEMENTS.
- ALL PEDESTRIAN PATHS AS SHOWN HEREON ARE HEREBY DEDICATED AS UTILITY EASEMENTS.
- TRACT "G" AS SHOWN HEREON, IS HEREBY DEDICATED AS A WATER MANAGEMENT TRACT TO THE CHARLESTON PLACE HOMEOWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF APRIL, 1981.

SANTIAGO DEVELOPMENT CO.  
A CORPORATION OF THE STATE OF FLORIDA  
ATTEST: *[Signature]*  
SARA G. O'CONNELL, SECRETARY  
BY: *[Signature]*  
RICHARD O'CONNELL, PRESIDENT

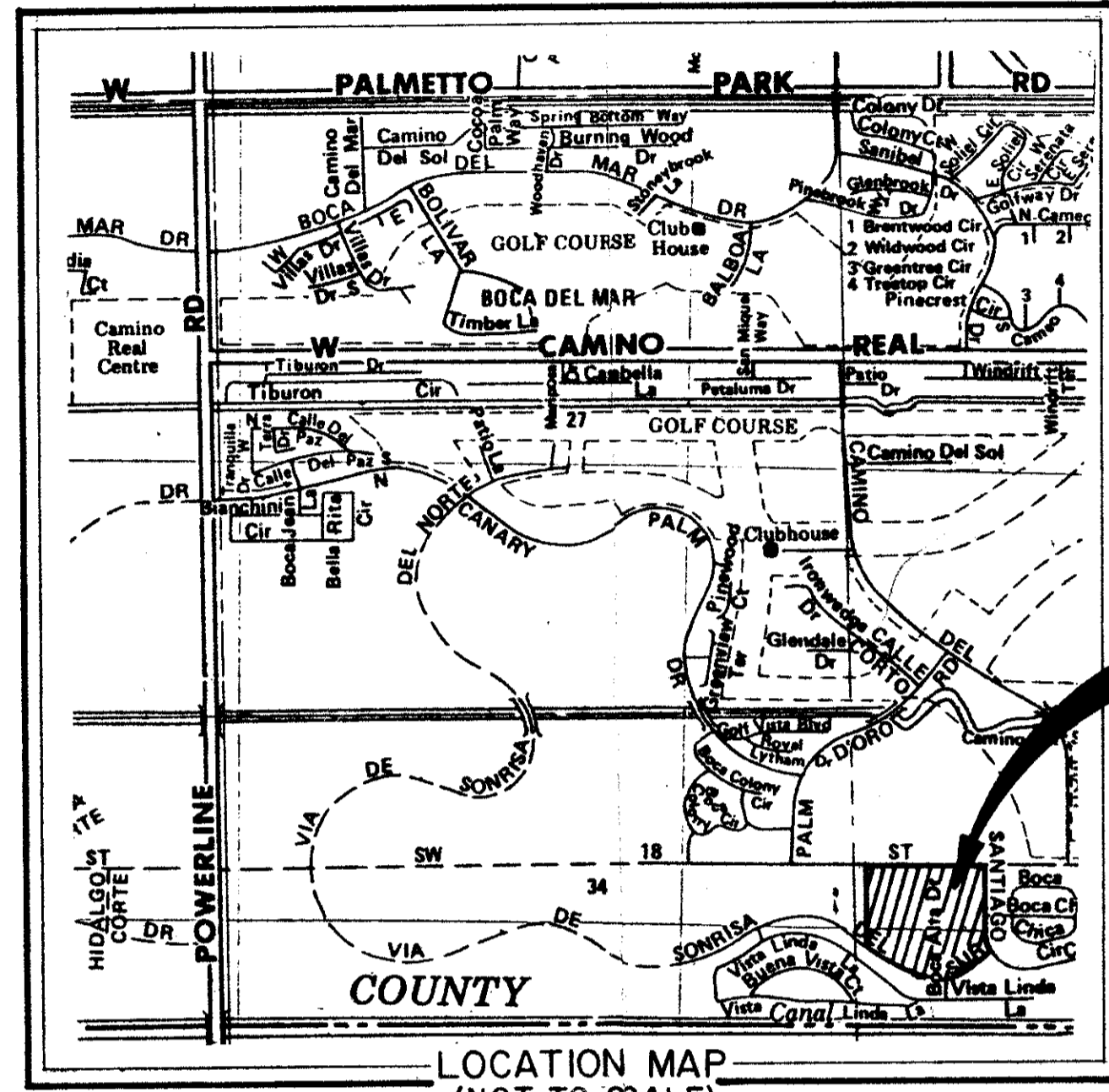
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD O'CONNELL AND SARA G. O'CONNELL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE SANTIAGO DEVELOPMENT CO., A FLORIDA 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 IT WAS AFFIXED TO THE FOREGOING 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 30 DAY OF APRIL, A.D. 1981.

NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: 1/13/82



### 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 HEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3324 AT PAGE 1204 - 1210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, ROBERT J. HADEN, VICE-PRESIDENT OF TEXACO BOCA DEL MAR, INC., AS GENERAL PARTNER OF BOCA DEL MAR ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP BETWEEN TEXACO BOCA DEL MAR, INC., A DELAWARE CORPORATION AND BOCA DEL MAR, INC., A DELAWARE CORPORATION DO HEREUNTO SET MY HAND AND SEAL THIS 30 DAY OF April, A.D. 1981.

WITNESSES: *[Signatures]*  
BY: *[Signature]*  
ROBERT J. HADEN, VICE PRESIDENT OF TEXACO BOCA DEL MAR, INC., AS GENERAL PARTNER

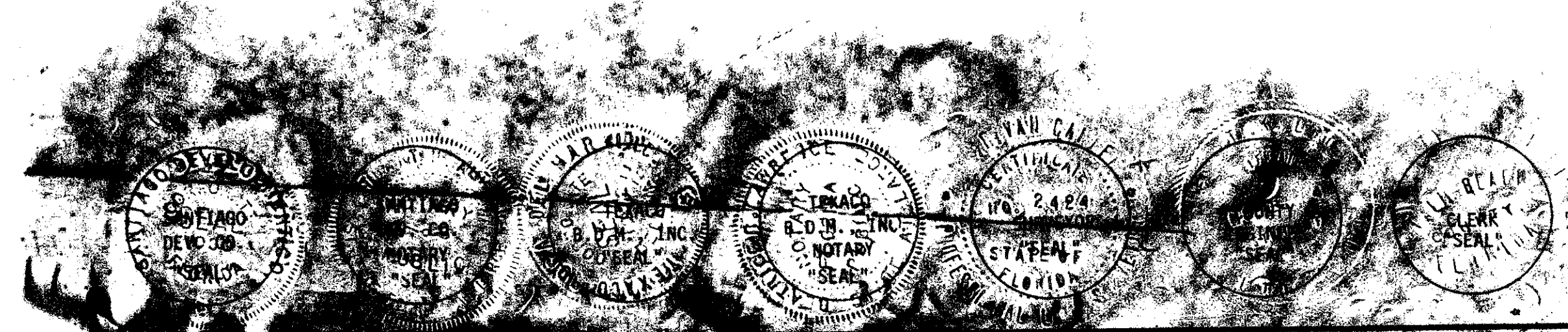
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED ROBERT J. HADEN, VICE-PRESIDENT OF TEXACO BOCA DEL MAR, INC., AS GENERAL PARTNER OF BOCA DEL MAR ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP BETWEEN TEXACO BOCA DEL MAR, INC., A DELAWARE CORPORATION AND BOCA DEL MAR, INC., A DELAWARE CORPORATION TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICAL SEAL THIS 30 DAY OF April, A.D. 1981.

NOTARY PUBLIC: *[Signature]*  
My Commission Expires: 1/11/82



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FOWLER, WHITE, BURNETT, HURLEY, BANICK & STRICKROOT, P.A. A DULY LICENSED LAW FIRM IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SANTIAGO DEVELOPMENT CO., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

FOWLER, WHITE, BURNETT, HURLEY, BANICK & STRICKROOT, P.A.

*[Signature]*  
STUART H. ALTMAN, ESQUIRE - FOR THE FIRM  
DATED: April 30, 1981

### SURVEYORS CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 4<sup>TH</sup> DAY OF April, A.D. 1981. BY: *[Signature]*  
W. B. VAN BUREN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA  
BENCH MARK LAND SURVEYING & MAPPING, INC.

### SURVEYOR'S NOTES:

- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY, FLORIDA, ZONING REGULATIONS.
- ALL P.R.M.'s, ARE FOUND 4" x 4" CONCRETE MONUMENTS, FLA. CERTIFICATE NO. 1141 AND ARE DESIGNATED THUS: *[Symbol]*
- ALL PERMANENT CONTROL POINTS, P.C.P.'s, ARE DESIGNATED THUS: *[Symbol]*
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS, AND THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- ALL BEARINGS STATED OR SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE ASSUMED BEARING OF NORTH 90°00'00" EAST FOR THE CENTERLINE OF S.W. 18TH STREET OF THE PLAT OF BOCA DEL MAR NO. 7, PLAT BOOK 30, PAGES 210 THROUGH 217, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. PHONE: (305) 689-2111

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>th</sup> DAY OF June, 1981.

*[Signature]*  
FRANK H. FOSTER, CHAIRMAN

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>th</sup> DAY OF June, A.D. 1981.

*[Signature]*  
HERB KARLERT (COUNTY ENGINEER)

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *[Signature]*

# 0205-314

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

**BENCH MARK**  
land surveying and mapping, inc.

AMENDED PLAT OF  
CHARLESTON PLACE

OWN	R/W	DATE	REV. NO.
1"=50'		1-22-81	P7500
DATE	REVISIONS	BY	