

LAKE CHARLESTON TRACT "N"

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT N. OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGES 55 - 68, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK

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 HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 5530 AT PAGES 1549 THROUGH 1570, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CONTINENTAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF August, 1989.

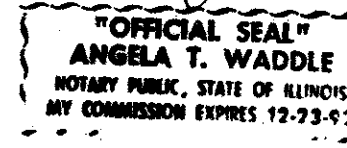
ATTEST:

Jean Callahan
JEAN CALLAHAN
VICE PRESIDENT

CONTINENTAL BANK, N.A.
A NATIONAL BANKING ASSOCIATION
By: *Moira A. Cary*
MOIRA A. CARY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK



BEFORE ME PERSONALLY APPEARED MOIRA A. CARY AND JEAN CALLAHAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF CONTINENTAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANKING ASSOCIATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF August, 1989.

MY COMMISSION EXPIRES: 12-23-92
Angela T. Waddle
NOTARY PUBLIC

TITLE CERTIFICATION

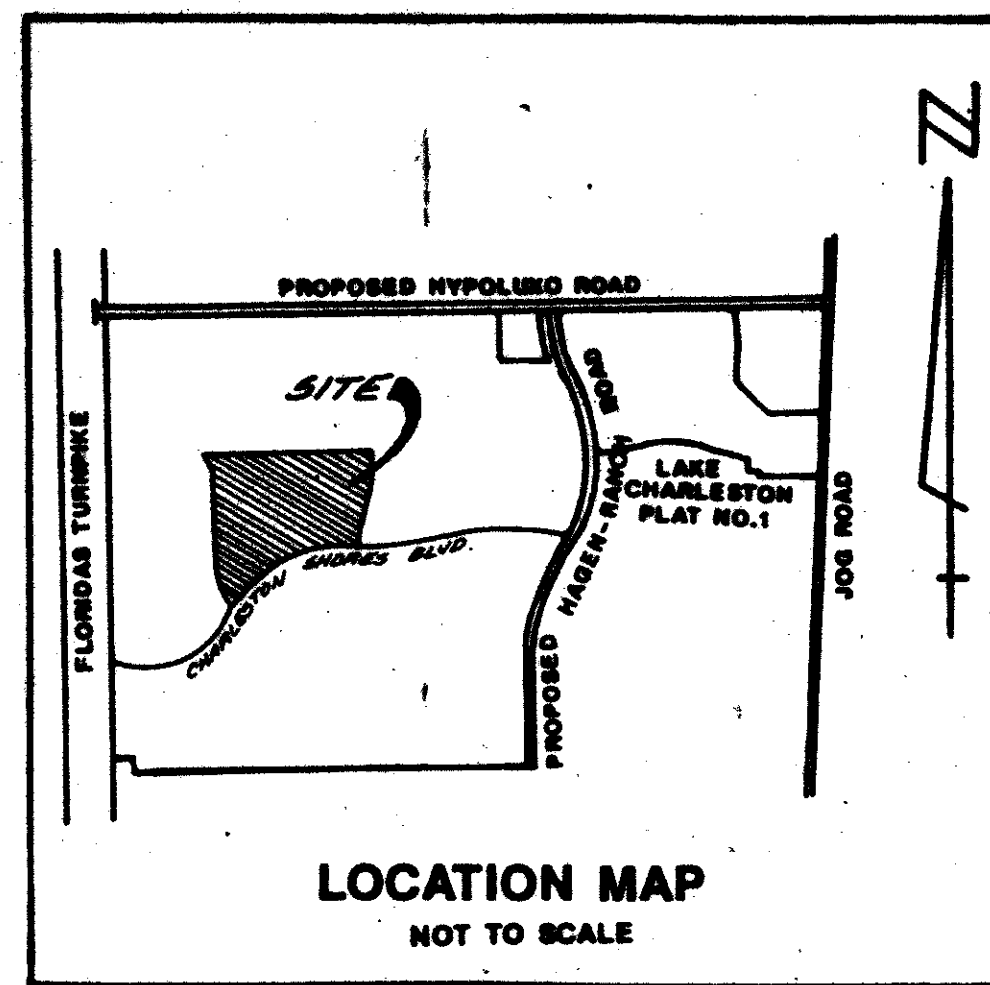
STATE OF FLORIDA
COUNTY OF PALM BEACH

ME, BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATES IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE IS VESTED IN R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND THERE ARE NO OTHER ENCUMBRANCES WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: AUGUST 28, 1989
By: *Robert L. Crane*
ROBERT L. CRANE,
ATTORNEY AT LAW

TRACT N TABULATION

TOTAL AREA	19.672 AC.
ROADWAYS	3.7692 AC.
TOTAL NUMBER OF UNITS (SINGLE FAMILY)	53 UNITS
DENSITY	2.69 UNITS/AC.
ZONING PETITION NUMBER	86-96



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON TRACT "N", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "N", LAKE CHARLESTON PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

EASEMENT:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR ACCESS TO AND MAINTENANCE OF THE LAKE TRACTS, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR ACCESS TO AND MAINTENANCE OF THE LAKE TRACTS, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION FACILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

STREETS:

THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF August, 1989.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP

By: *Doyle D. Dudley*
DOYLE D. DUDLEY, ASSISTANT SECRETARY

By: *Dwight W. Jundt*
DWIGHT W. JUNDT, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DWIGHT W. JUNDT AND DOYLE D. DUDLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE WILLIAM LYON COMPANY, AS MANAGING GENERAL PARTNER OF R-L PARTNERS, 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 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 23rd DAY OF August, 1989.

MY COMMISSION EXPIRES: 11-15-92
Teresa H. Cigarski
NOTARY PUBLIC

DEDICATION

DEDICATION NOTARY

MORTGAGEE

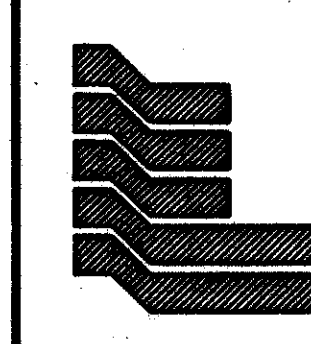
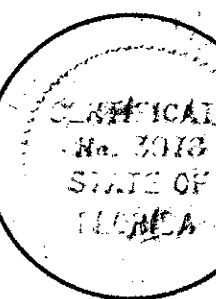
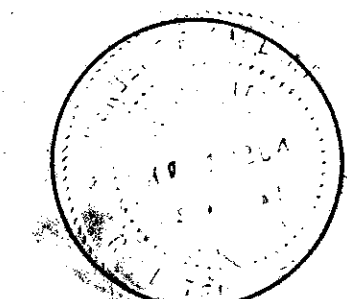
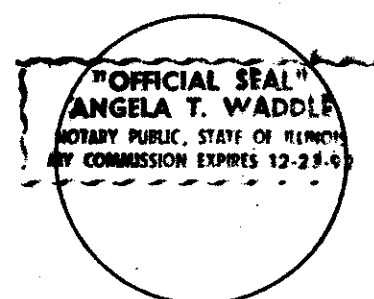
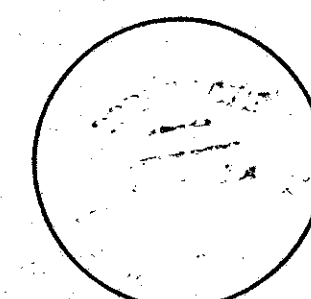
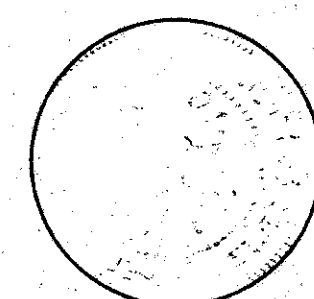
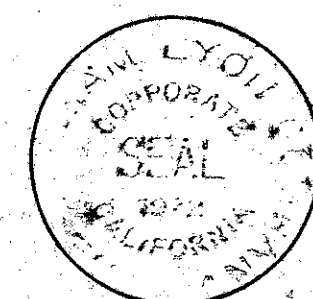
MORTGAGEE NOTARY

BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

CLERK OF CIRCUIT COURT

SURVEYOR

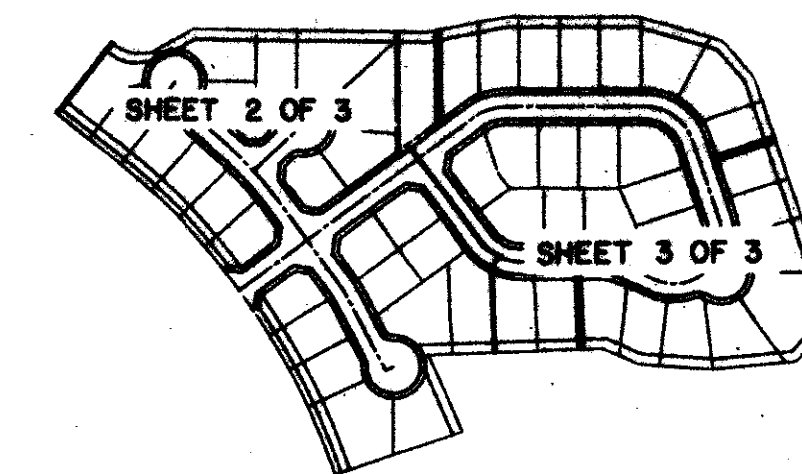


Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 200 W.P.B. FLORIDA

LAKE CHARLESTON TRACT "N"

0533-007
007

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APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF October, 1989.

By: *Carol J. Elmquist*
CAROL J. ELMQUIST, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK
By: *John B. Dunkle*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF October, 1989.

By: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OF DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
3. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: ■ PERMANENT CONTROL POINTS (P.C.P.'S) ARE SHOWN THUS: ●
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
6. BEARINGS CITED HEREON ARE IN A MERIDIAN ASSUMING SOUTH 17°34'26" EAST ALONG THE EAST LINE OF TRACT "N", SAID LINE ALSO BEING THE WEST LINE OF TRACT "O" AS SHOWN ON THE PLAT OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK NO. 62, PAGES 55-68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. D-E. DENOTES DRAINAGE EASEMENT
U-E. DENOTES UTILITY EASEMENT
L-A-E. DENOTES LIMITED ACCESS EASEMENT
L-M-E. DENOTES LAKE MAINTENANCE EASEMENT (PLAT BOOK 62, PAGES 55-68)
F-E. DENOTES FLOODPLAIN EASEMENT (PLAT BOOK 62, PAGES 55-68)
N-R. DENOTES NON RADIAL
R. DENOTES RADIAL
R-R. DENOTES REAR RADIAL
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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 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 THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 H-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 9-01-1989 By: *Richard P. Breitenbach*
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3928

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

TURNOUT REQUIRED
Pet 86-96
Assoc #0001

0533-007

PET 86-96
ASSOCIATION #0001
RTS/PUD

64/41

LAKE CHARLESTON TRACT N
PAGE 47
FLOOD MAP # 185A
ZONING RTS
ZIP CODE 33467
RTS/PUD
LAKE CHARLESTON TRACT N
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752 439