

# LAKE CHARLESTON PARCEL "O"

83

## A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT 0 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

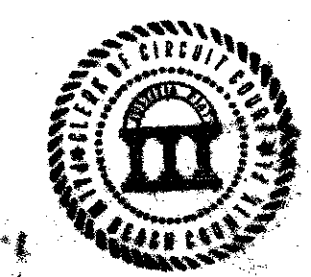
PREPARED BY  
MICHAEL D. AVIROM, P.L.S.  
**AVIROM-HALL & ASSOCIATES, INC.**  
LAND SURVEYING  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
AUGUST, 1989

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 10:44 AM this 12 day of March, 1990 and duly recorded in Plat Book 62 on Pages 83 and 84.

John B. Dunkle  
Clerk of Circuit Court

By: *Barbara A. Hoot*



### 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 PARCEL "O", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 0, LAKE CHARLESTON PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 10.4199 ACRES, MORE OR LESS.

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

#### EASEMENTS:

THE DRAINAGE EASEMENTS 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/OR 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 LAKE MAINTENANCE 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 RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

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

THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR THE TEMPORARY STORAGE OF EXCESS WATER IN TIMES OF HEAVY RAINFALL. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 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.

#### TRACTS:

TRACTS "A", "B", "C", AND "D" SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

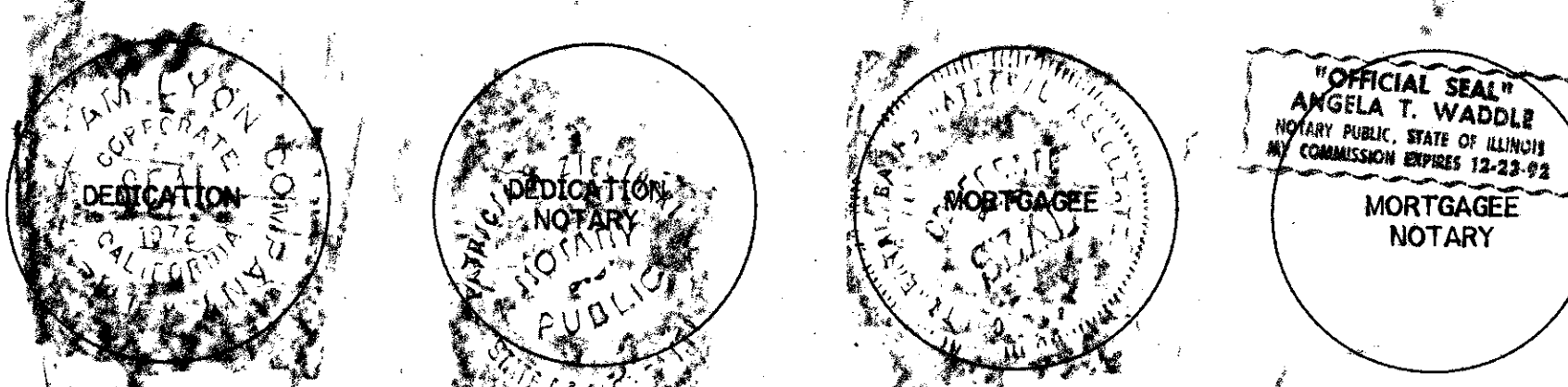
IN WITNESS WHEREOF, THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF December, 1989.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP  
BY THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, A GENERAL PARTNER

ATTEST:

BY: *Boyle D. Dudley*  
BOYLE D. DUDLEY  
ASSISTANT SECRETARY

BY: *Dwight W. Jundt*  
DWIGHT W. JUNDT  
VICE PRESIDENT



### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

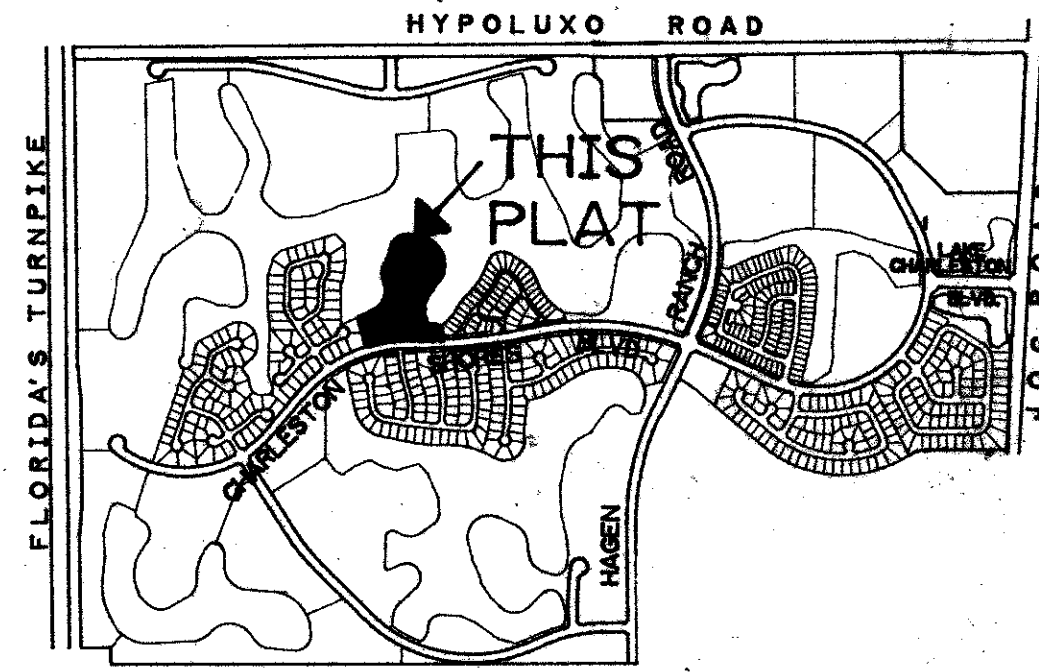
BEFORE ME PERSONALLY APPEARED DWIGHT W. JUNDT AND DOYLE D. DUDLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE WILLIAM LYON COMPANY, AS MANAGING GENERAL PARTNER OF R-L PARTNERS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 15th DAY OF December, 1989.

MY COMMISSION EXPIRES:

August 27, 1991

*Patricia A. Zielinski*  
NOTARY PUBLIC  
STATE OF FLORIDA



LOCATION SKETCH  
(NOT TO SCALE)

### MORTGAGEE'S CONSENT

STATE OF ILLINOIS ) SS  
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, 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 AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF December, 1989.

ATTEST:

*Jean Callahan*  
JEAN CALLAHAN  
VICE PRESIDENT

*Motra A. Cary*  
MOTRA A. CARY  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

BEFORE ME PERSONALLY APPEARED MOTRA 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 PRESIDENTS 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 IT 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 21st DAY OF December, 1989.

MY COMMISSION EXPIRES:

12-23-90

"OFFICIAL SEAL"  
ANGELA T. WADDLE  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES 12-23-92

### NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- D.E. DENOTES DRAINAGE EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
R.E.E. DENOTES ROOF ENCROACHMENT EASEMENT  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT (P.B.62,PGS.55-68)  
F.E. DENOTES FLOODPLAIN EASEMENT (P.B.62,PGS.55-68)
- PRM DENOTES PERMANENT REFERENCE POINT  
PCP DENOTES PERMANENT CONTROL POINT
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON A BEARING OF S02°50'51"E ALONG THE WESTERLY BOUNDARY OF LAKE CHARLESTON PARCEL "P" AND "U" (PB62,PGS154-157).
- 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, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- IN INSTANCES 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.

### BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1990

ATTEST: JOHN B. DUNKLE, CLERK  
BY: *Debra Cowart*  
DEBRA COWART  
DEPUTY CLERK

*Karen Marcus*  
CHAIRMAN  
KAREN MARCUS  
VICE CHAIRMAN

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF MARCH 1990

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

### TITLE CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

WE, BOOSE, CASEY, CIKLIN, LUBITZ, MARTINS, 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 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 ENGUMBERED 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.

BOOSE, CASEY, CIKLIN, LUBITZ,  
MARTINS, MCBANE AND O'CONNELL  
*Robert L. Crane*  
ROBERT L. CRANE  
ATTORNEY-AT-LAW

DATE: 1/9/90

### SURVEYOR'S CERTIFICATE

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

AVIROM-HALL & ASSOCIATES, INC.  
LAND SURVEYING  
*Michael D. Avirom*  
MICHAEL D. AVIROM, P.L.S.  
FLORIDA REGISTRATION NO. 3268  
Allocation 0001



SUBDIVISION # LAKE CHARLESTON PARCEL "O"  
BOOK 65 PAGE 83  
PLAT MAP # 185A  
QUAD # 49  
R.T.S.  
S.E. 86-96  
T12 439  
LAKE CHARLESTON

LAKE CHARLESTON PARCEL "O" 65/83