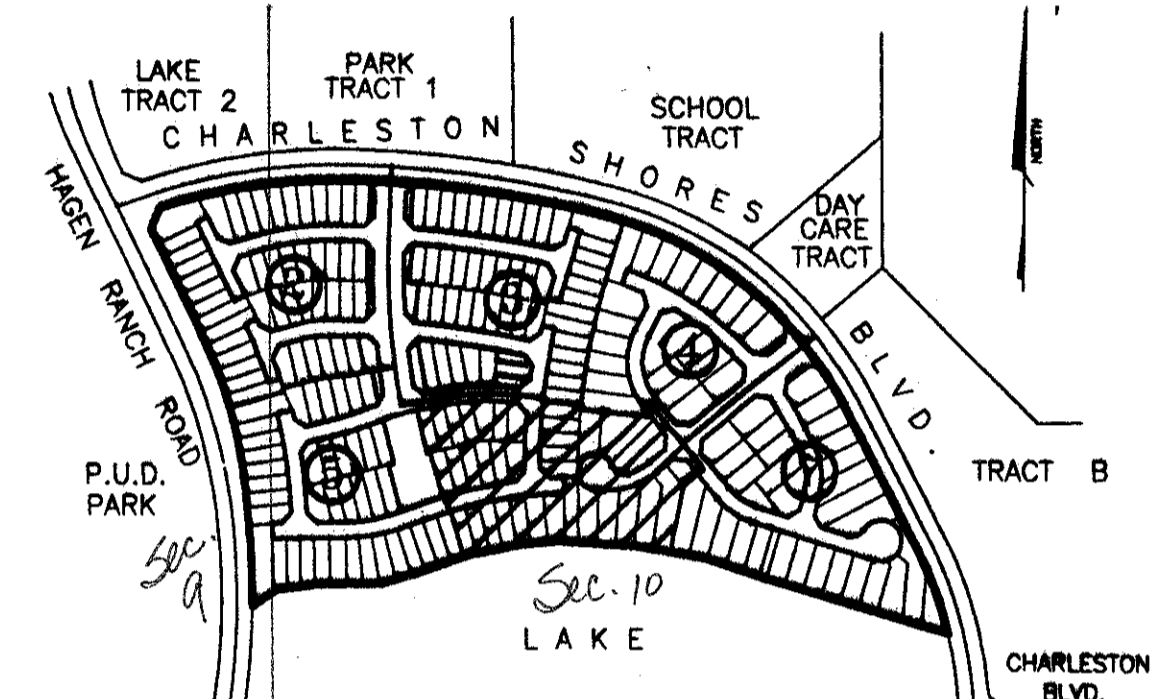
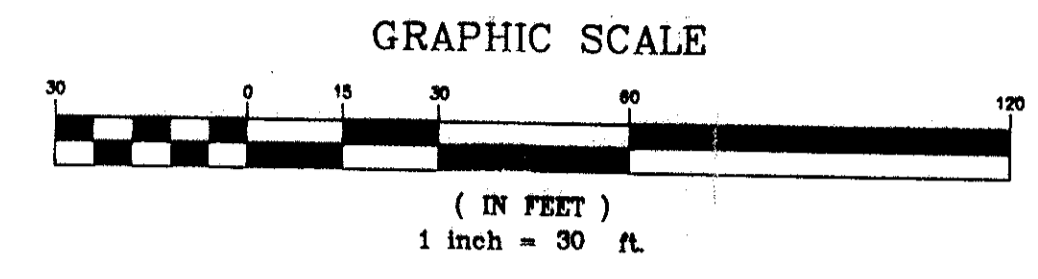


CHARLESTON SHORES

BEING A REPLAT OF TRACTS A AND AA, LAKE CHARLESTON PLAT NO. 3
AS RECORDED IN PLAT BOOK 62, PAGES 56 THROUGH 68, AND LYING IN
SECTIONS 9 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

This Instrument Prepared By:
CC CONSULTANTS
GREGORY S. MIRE, P.L.S.
2200 PARK CENTRAL BLVD. NORTH
SUITE 100
POMPANO BEACH, FLORIDA 33064
(305) 974-2200
ENGINEERS SURVEYORS PLANNERS

127



INDICATES SHEET NUMBER
INDEX
PET. 86-96A
ALLOC. #0017
W/ASSIGNMENT
LETTER

SURVEYOR'S NOTES:

- ⊙ Denotes Permanent Reference Monument (P.R.M.)
- Denotes Permanent Control Point (P.C.P.)
- NR Denotes Non Radial
- L.M.E. Denotes Lake Maintenance Easement
- U.E. Denotes Utility Easement
- D.E. Denotes Drainage Easement
- O.U.E. Denotes Roof Overhang Access Easement
- ⊖ Denotes centerline

Bearings shown hereon are based on the centerline of Hagen Ranch Road at the intersection of Charleston Shores Blvd. = N 26°45'48" W

Building Setback lines shall be as required by Palm Beach County Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements.

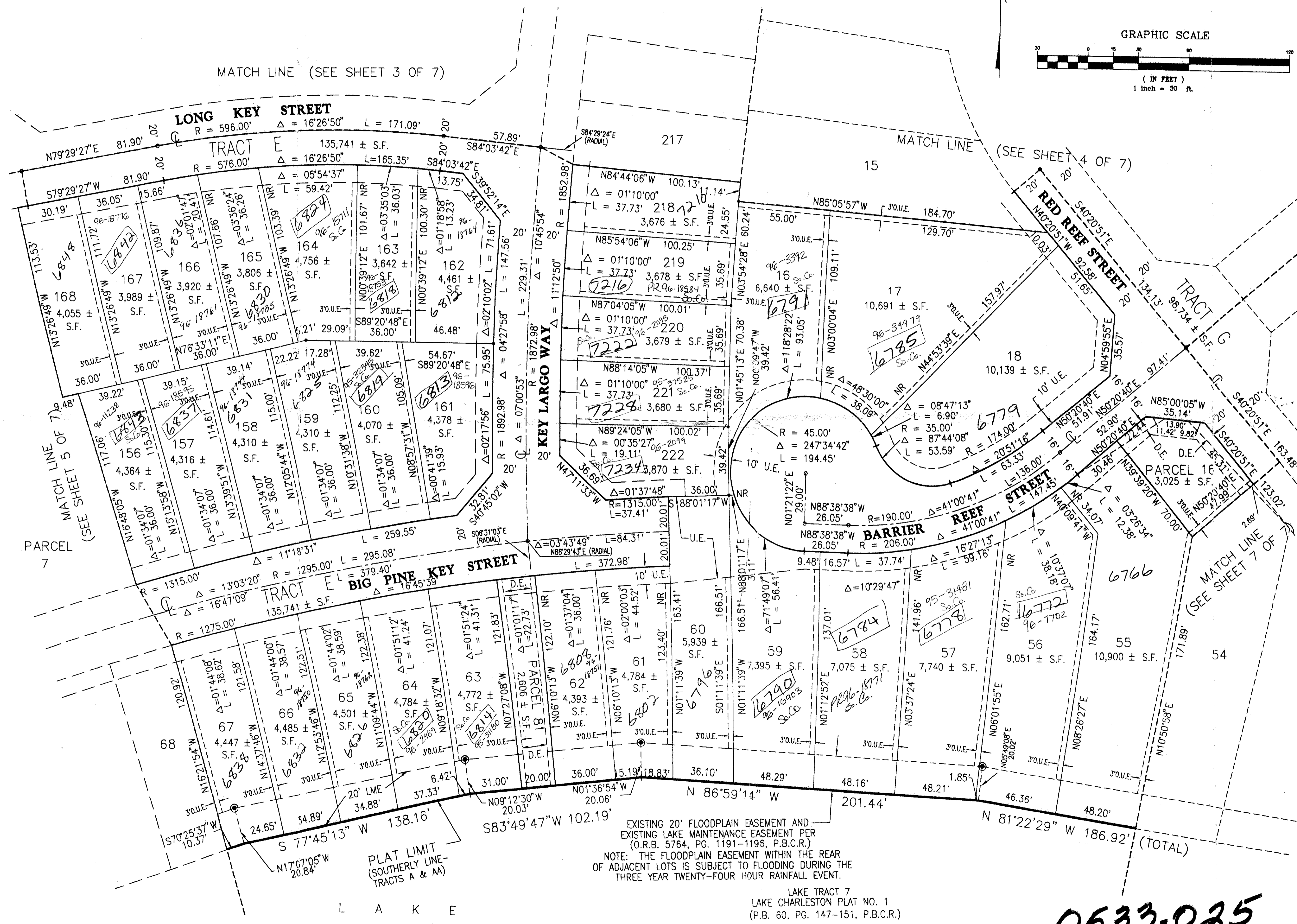
Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

No landscaping or construction shall be placed within the 20 foot lake maintenance easement except paved surfaces which shall be permitted.

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.

RECORDING # CHARLESTON SHORES
BOOK 72 PAGE 127
FLOOD ZONE B
FLOOD MAP # 185A
ZONING # 1134
BE P. 04/18/03 ZIP CODE 33463
GUD NAME LAKE CHARLESTON. 12/24/03



EXISTING 20' FLOODPLAIN EASEMENT AND
EXISTING LAKE MAINTENANCE EASEMENT PER
(O.R.B. 5764, PG. 1191-1196, P.B.C.R.)
NOTE: THE FLOODPLAIN EASEMENT WITHIN THE REAR
OF ADJACENT LOTS IS SUBJECT TO FLOODING DURING THE
THREE YEAR TWENTY-FOUR HOUR RAINFALL EVENT.

LAKE TRACT 7
LAKE CHARLESTON PLAT NO. 1
(P.B. 60, PG. 147-151, P.B.C.R.)

0533-025

CHARLESTON SHORES 72/127