

SPINNAKER BAY AT LAKE CHARLESTON

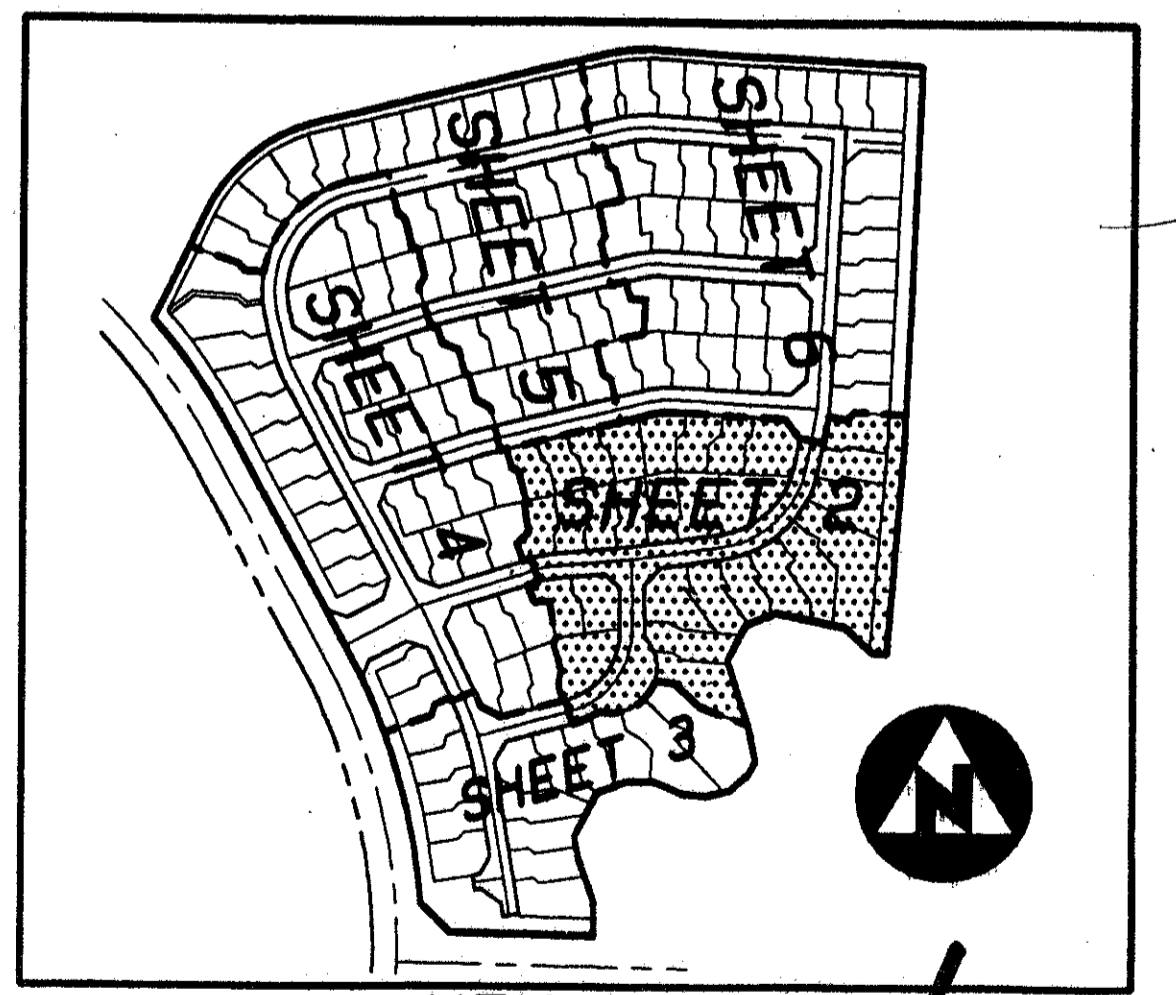
(A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF A PORTION OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGE 55, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
AND A PORTION OF BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

PET. 86-96D
ALOC. #0001
5/2/2/I

FLOOD PLAIN NOTE:
THE FLOOD PLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE TEMPORARY STORAGE OF EXCESS WATER IN TIME OF HEAVY RAINFALL. THE LAND THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).

- SURVEYOR'S NOTES AND LEGEND:
- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 04°26'54" WEST, ALONG THE EAST LINE OF TRACT B, LAKE CHARLESTON PLAT NO. 3.
 - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
 - C/L DENOTES A CENTERLINE
 - SQ. FT. DENOTES SQUARE FEET
 - DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
 - DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
 - DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
 - (R) DENOTES RADIAL LINE
 - P.C. DENOTES POINT OF CURVATURE
 - P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - P.C.C. DENOTES POINT OF COMPOUND CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - O.H.E. DENOTES OVERHANG EASEMENT
 - F.P.L. DENOTES FLORIDA POWER & LIGHT COMPANY
 - THE UNDERLYING EASEMENTS WERE ABANDONED AS PER PALM BEACH COUNTY RESOLUTION NO. 922-177 AS RECORDED IN OFFICIAL RECORDS BOOK 62, PAGE 622.

POD 73



KEY MAP (NOT TO SCALE)

74/60

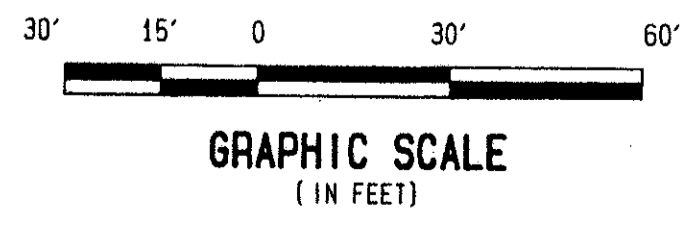
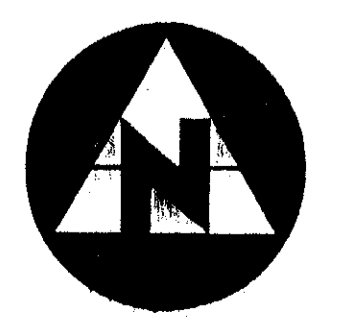
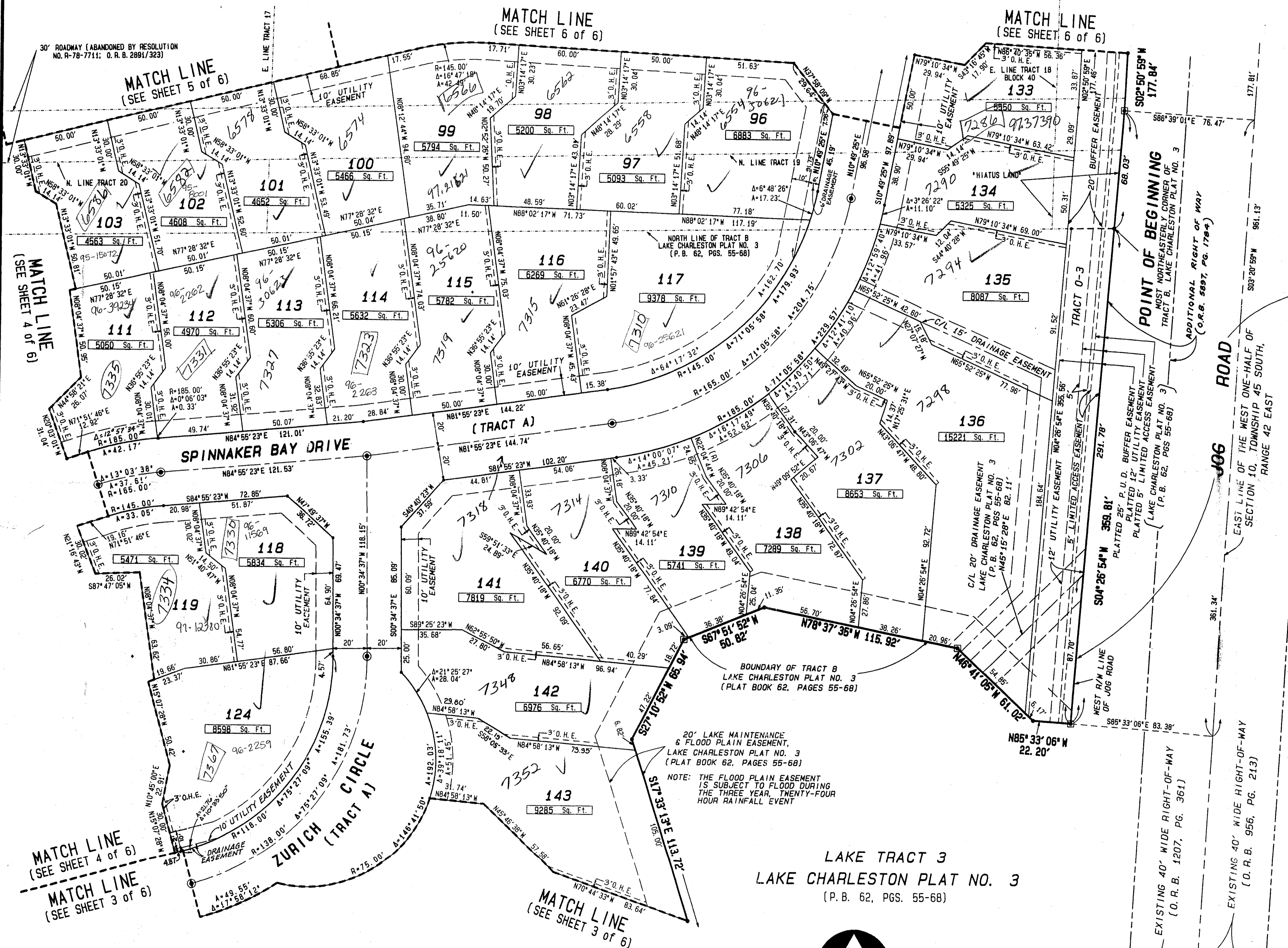
This instrument was prepared by Wm. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.

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RECORD PLAT
SPINNAKER BAY AT LAKE CHARLESTON

DWN	SW	TD	DATE: 02/23/94	PROJECT: P165
CKD	FILE: P165000.DWG	SCALE: 1"=30'	SHEET 2 OF 6	

0533-029



SUBDIVISION: Spinnaker Bay at Lake Charleston
BOOK: 74
PAGE: 60
FLOOD ZONE: B
FLOOD MAP: 185A
QUAD: 34
ZONING: RT-15
SE: 86-96
ZIP CODE: 33437
PUD NAME: Lake Charleston

TAZ-439