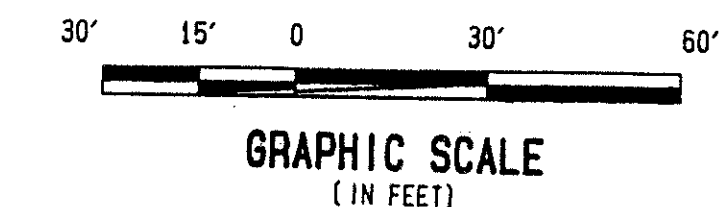
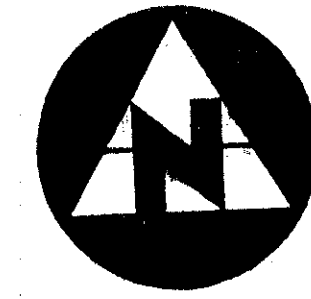


# SPINNAKER BAY AT LAKE CHARLESTON

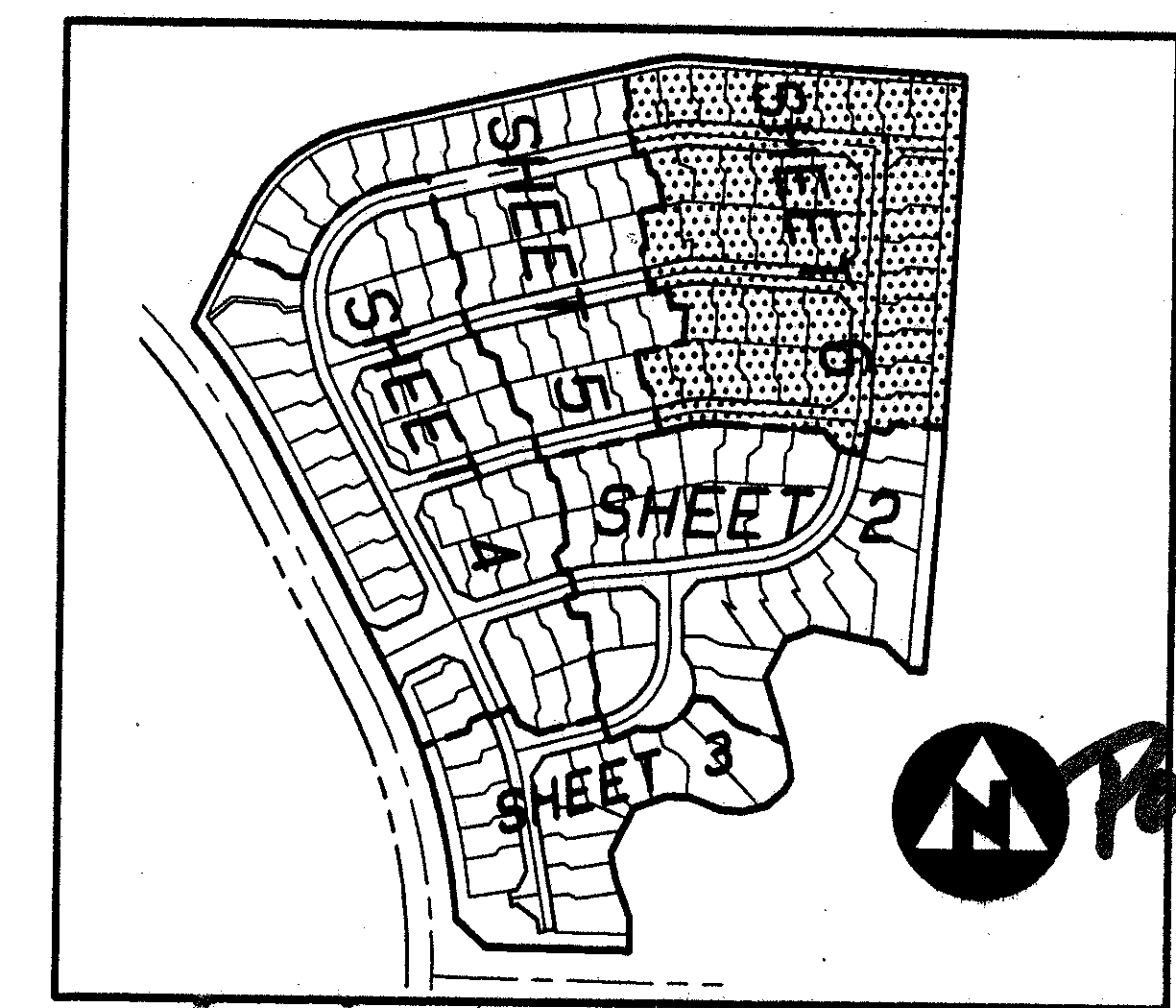
BEING A REPLAT OF A PORTION OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT AND A PORTION OF BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGE 55, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT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

0533-029

BLOCK 40, PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54) S86°45'43"E 435.68'



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



KEY MAP (NOT TO SCALE)

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. 224-227 AS RECORDED IN OFFICIAL RECORDS BOOK 224-227 PAGE 224-227

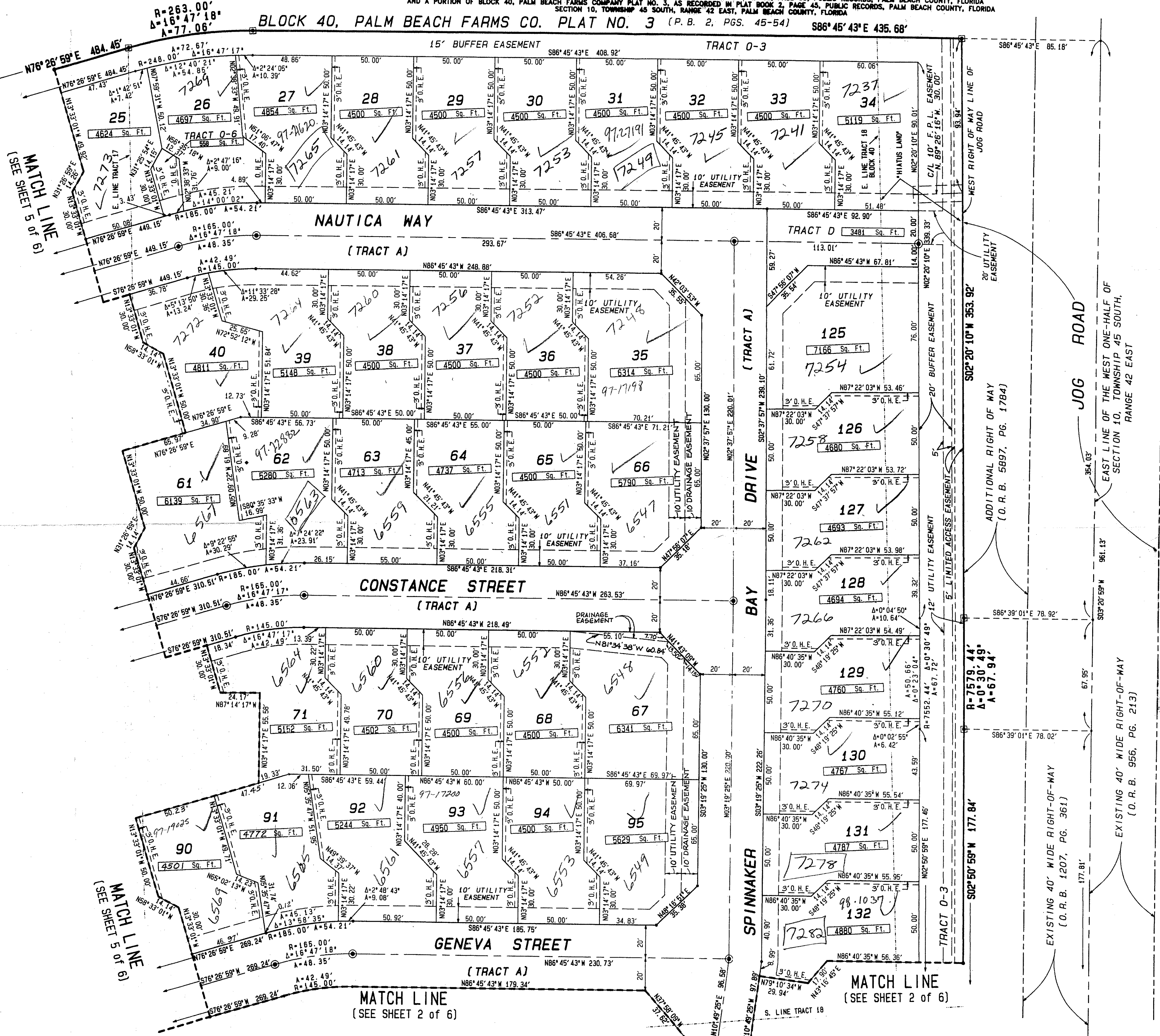
This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-2659 Phone (407) 848-2102

RECORD PLAT  
SPINNAKER BAY AT LAKE CHARLESTON

DWN	SCM	FB	DATE	P165
CKD	FILE	P165000.PW	SCALE	1"=30'
			SHEET	6 OF 6

# 0533-029



SUBDIVISION \* Spinnaker Bay  
BOOK 74 P. 64  
FLOOD ZONE B  
QUAD #34  
SE 86-96  
PLAT NAME Lake Charleston  
10/15/93  
TAZ-439

ZIP CODE 33487  
FLOOD MAP 185A  
ZONING RT3

SEE SHEET 5 OF 6  
MATCH LINE  
SEE SHEET 2 OF 6  
MATCH LINE

# 74/64