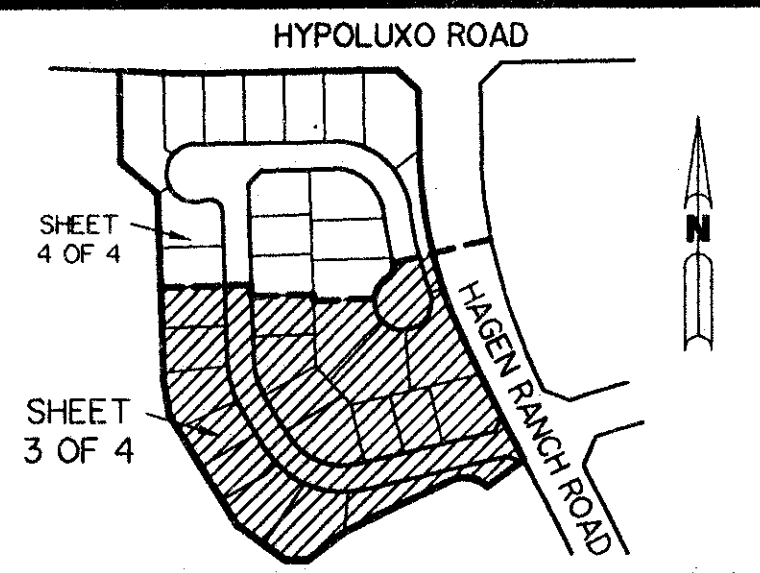


LAKE CHARLESTON - TRACT "CC"

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF ALL OF CHURCH TRACT 1 AND BUFFER TRACT 1 AS SHOWN ON LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 1, 2, 31, 32 AND A PORTION OF ABANDONED ROAD RIGHT OF WAY, BLOCK 41, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF SAID PALM BEACH COUNTY PUBLIC RECORDS. LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 3 OF 4 MARCH 1995



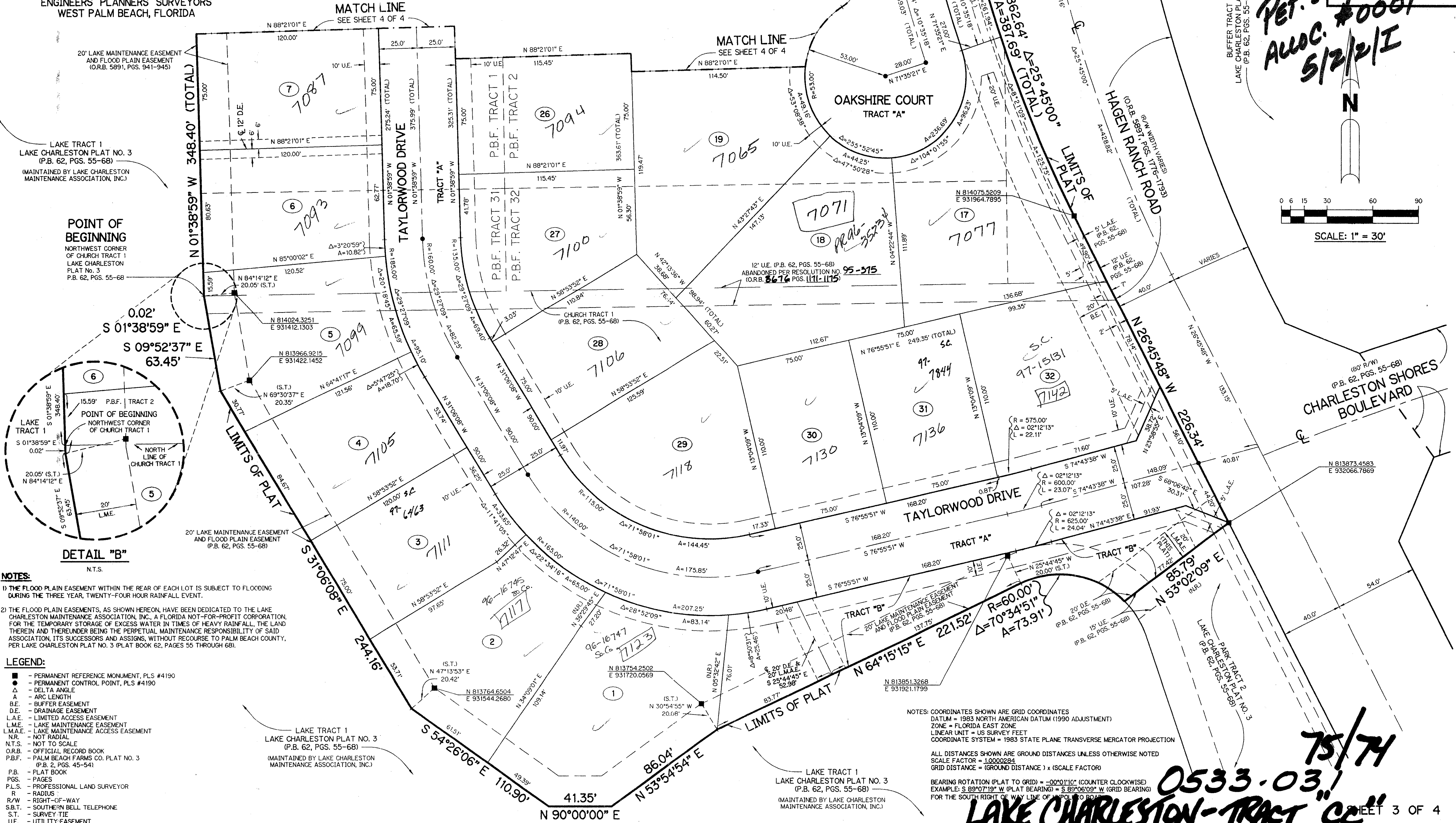
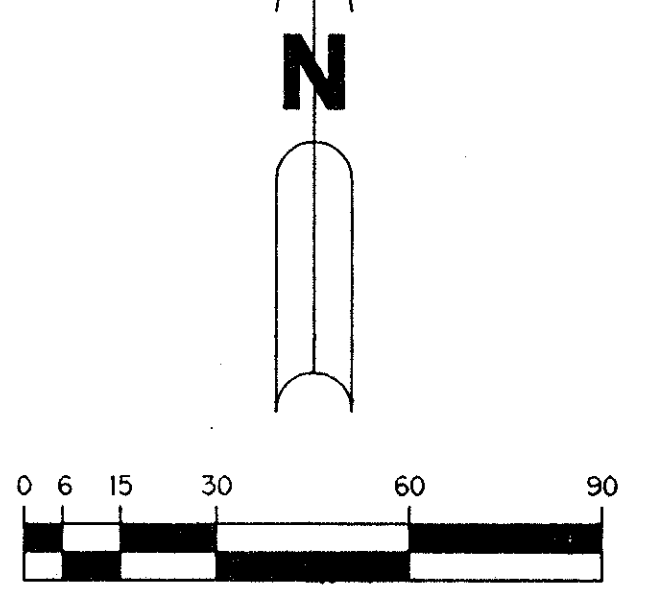
KEY MAP
N.T.S.

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.L.S. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

MATCH LINE
SEE SHEET 4 OF 4

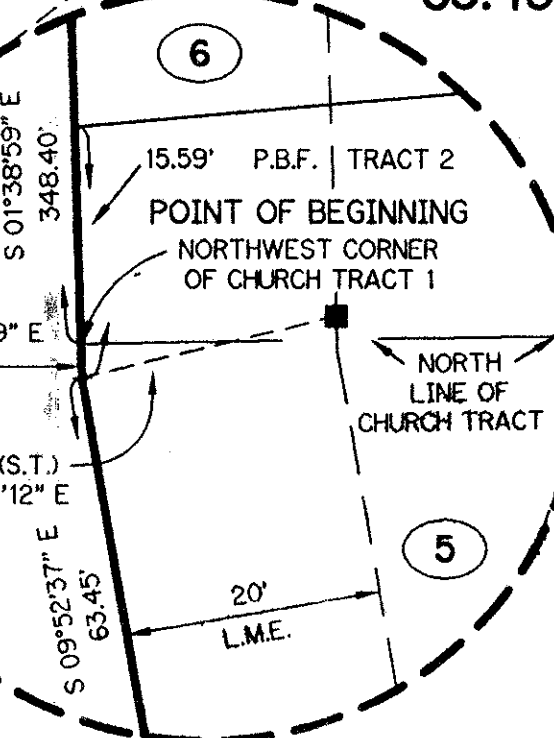
MATCH LINE
SEE SHEET 4 OF 4

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



POINT OF BEGINNING
NORTHWEST CORNER
OF CHURCH TRACT 1
LAKE CHARLESTON
PLAT NO. 3
P.B. 62, PGS. 55-68

0.02'
S 01°38'59" E
S 09°52'37" E
63.45'



DETAIL "B"
N.T.S.

- NOTES:**
- THE FLOOD PLAIN EASEMENT WITHIN THE REAR OF EACH LOT IS SUBJECT TO FLOODING DURING THE THREE YEAR, TWENTY-FOUR HOUR RAINFALL EVENT.
 - 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 TIMES OF HEAVY RAINFALL, THE LAND THEREIN AND THEREON 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).

- LEGEND:**
- PERMANENT REFERENCE MONUMENT, PLS #4190
 - PERMANENT CONTROL POINT, PLS #4190
 - DELTA ANGLE
 - ARC LENGTH
 - BE. - BUFFER EASEMENT
 - DE. - DRAINAGE EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B.F. - PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)
 - P.B. - PLAT BOOK
 - PGS. - PAGES
 - P.L.S. - PROFESSIONAL LAND SURVEYOR
 - R. - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.B.T. - SOUTHERN BELL TELEPHONE
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT

NOTES: COORDINATES SHOWN ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0002284
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

BEARING ROTATION (PLAT TO GRID) = -00°01'10" (COUNTER CLOCKWISE)
EXAMPLE: S 89°07'19" W (PLAT BEARING) = S 89°06'09" W (GRID BEARING)
FOR THE SOUTH RIGHT OF WAY LINE OF HYPOLUXO ROAD

SUBDIVISION * Lake Charleston Tract 'CC'
BOOK 75
FLOOD ZONE B
QUAD # 41Q
SE 86-96
PUD NAME 30
PAGE 74
FLOOD MAP #185A
ZONING RTS
ZIP CODE 33467
9/15/92

TAZ 459

75/74

0533-03/
LAKE CHARLESTON - TRACT "CC"
SHEET 3 OF 4