A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

LAKE CHARLESTON PLAT NO. 1

BEING A REPLAT OF ALL OF LOTS 30-33 AND 37-43 AND A PART OF LOTS 21-26, 28 & 29, 34-36, 44 & 45, 47-54, AND A PART OF THE ABANDONED 30 FOOT ROADWAY SOUTH OF LOTS 28-36, ALL IN BLOCK 40 AND A PART OF THE AREAS EAST OF LOTS 36, 37 AND 54 OF BLOCK 40, ALL IN PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45-54) AND IN

SECTIONS 9 AND 10, T. 45 S., R. 42 E., PALM BEACH COUNTY, FLORIDA

IN 5 SHEETS

SHEET NO. 3

MARCH 1988

149

DETAIL SHEET 5

SHEET 3

SHEET 4

INDEX MAP

N

SCALE 1"=100'

AREA TABULATION

TRACT C	21.312 ACRES
TRACT D	15.426 ACRES
TRACT E	22.913 ACRES
TRACT F	26.447 ACRES
BUFFER TRACT 1	1.852 ACRES
BUFFER TRACT 2	0.208 ACRES
BUFFER TRACT 3	0.139 ACRES
JOG ROAD TRACT A	0.192 ACRES
JOG ROAD TRACT B	0.471 ACRES
LAKE TRACT 4	3.400 ACRES
LAKE TRACT 7	13.404 ACRES
ROADWAYS	6.791 ACRES
COMMERCIAL TRACT	2.898 ACRES
TOTAL AREA	115.453 ACRES

P. U. D. TABLE

TOTAL ACREAGE	115.461 ACRES
DENSITY TOTAL DWELLING UNITS	(TO BE DETERMINED BY PLATTING OF TRACTS)
OPEN SPACE	2.059 ACRES
LAKES	16.804 ACRES

BLOCK 40

PALM BEACH FARMS CO. PLAT NO. 3 P.B. 2 PAGES 45-54

SEC. 9, T. 45 S., R. 42 E.
SEC. 10, T. 45 S., R. 42 E.

RADIAL
℄ 20' D.E.
S85°07'23"E
32.00'

R=1787.46'
Δ=5°38'48"
A=176.16'
R=1819.46'
Δ=6°19'47"
A=201.01'
Δ=0°34'30"
A=127.13'
Δ=0°51'36"
A=48.03'
32.83'
56.97'
N83°23'43"W
N65°41'22"E
79.66'
38.52'
41.14'
14.22'

BUFFER TRACT 3
LAKE TRACT 7

20' LAKE MAINTENANCE EASEMENT (ORB 5324 PP 1191 - 1197)

N83°49'47"E 102.19'
S86°59'14"E 201.44'
S81°22'29"E 186.92'
S72°00'15"E 168.19'
S74°36'32"E 163.26'
S74°58'10"E 304.76'
S68°40'59"E 169.56'
N72°28'28"E 91.20'
N70°25'37"E 145.71'
N77°45'13"E 138.16'
N68°40'59"E 102.70'
N62°08'48"E 41.44'
N65°41'22"E 79.66'
38.49'
Δ=5°38'50"
A=176.18'
R=1819.46'
Δ=6°19'47"
A=201.01'
S70°32'06"E 321.74'
N66°00'02"E 239.37'
56.97'
N83°23'43"W
NOT RADIAL
S31°49'57"W 239.85'
S70°25'44"E 256.45'
N77°45'37"E 141.06'
S15°26'37"W 23.59'
S63°20'10"E
S26°41'12"E
N46°52'23"W 168.03'
N38°38'39"W 69.34'
N18°08'40"W 115.01'
N13°00'35"E 413.03'
S13°08'48"W 128.36'
S03°42'30"E 108.96'
S03°18'23"W 153.74'
S05°00'02"W 160.84'
S02°01'51"W 140.20'
S01°51'20"W 342.09'
N00°40'41"W 160.71'
N05°28'53"E 196.72'
N05°35'30"E 179.70'
S01°51'55"W 20.68'
S77°13'52"W 152.97'
N73°18'03"W 144.10'
S23°19'49"E 314.72'
N45°53'52"E 186.85'
S47°53'11"W 184.79'
N65°01'47"E 382.12'
N24°46'41"W 191.32'
S45°39'49"W 20.00'
S82°52'30"W 250.93'
218.44'
32.49'
36.74'
268.04'
N76°08'49"E
RADIAL LINE
R=960.00'
Δ=29°59'24"
A=160.68'
A=290.28'
R=928.00'
Δ=17°55'21"
A=276.24'
A=16°29'12"
BUFFER TRACT 2 (ALSO A LAKE)
N65°44'07"E
80.00'
S46°37'58"E
87.36'
N45°15'51"W
91.87'
S89°00'03"E 640.17'
RADIAL TO CHARLESTON SHORES BOULEVARD
N89°00'03"W 843.55'
729.03'
624.51'
LAKE CHARLESTON BOULEVARD
50'
50.12'
74.49'
40.00'
WESTERN WAY
EXISTING R/W P. 361
EXISTING ROAD
55.65'
N46°59'28"E
S86°39'01"E
41.57'
7350
2645
EAST LINE OF W1/2 OF SEC. 10-45-42
2050.36'
P. 213
956
BOOK
DEED
EXISTING R/W
LINES ONLY
REFERENCE SURVEY
LINES ONLY
REFERENCE SURVEY
MATCH LINE ONLY SEE SHEET 4
MATCH LINE ONLY SEE SHEET 4
MATCH LINE ONLY SEE SHEET 4
MATCH LINE ONLY SEE SHEET 4
SEE DETAIL SHEET 5

LAKE TRACT 7
(ALSO A DRAINAGE EASEMENT)
MAINTAINED BY LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.

TRACT C
(TO BE REPLATTED PRIOR TO DEVELOPMENT)

TRACT D
(TO BE REPLATTED PRIOR TO DEVELOPMENT)

TRACT F
(TO BE REPLATTED PRIOR TO DEVELOPMENT)

BUFFER TRACT 1

LAKE TRACT 4
(ALSO A DRAINAGE EASEMENT)
(MAINTAINED BY LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.)

BUFFER TRACT 2
R=960.00'
Δ=1°49'07"
A=28.87'
32.49'
30.28'
N50°35'35"E
LAKE TRACT 7
TRACT D

Platted roadway (P.B. 2 Pg. 45-54) Also platted roadways (lying within BLOCKS 40 and 41, PALM BEACH FARMS CO. PLAT NO. 3, P.B. 2 PGS. 45-54) were abandoned by Resolution No. R-76-771 (ORB 2891 P. 323)

HAGEN RANCH ROAD
PROPOSED
CHARLESTON SHORES BOULEVARD
SEC. 9, T. 45 S., R. 42 E.
SEC. 10, T. 45 S., R. 42 E.
9 10 15 16

R=1000.00'
Δ=118°27'54"
A=1975.73
R=2067.60'
Δ=118°27'54"
A=4271.64'
R=1984.90'
Δ=95°51'02"
A=1658.99'
Δ=106°45'51"
A=1932.94'
CHARLESTON SHORES BOULEVARD

P.B. CO. BRASS DISC IN CONCRETE (FOUND)
P.O.B.
N00°13'04"E 374.48'
461.44'
S03°20'59"W
549.83'
S03°20'59"W
TRACT B
JOG ROAD
EXISTING CONC. POST
LIMITS OF LOT 36, BLOCK 40
40.11'
S89°07'19"W
31.17'
S89°07'19"W
EAST LINE OF LOTS IN BLOCK 40
5' L.A.E.
12' U.E.
20' D.E.
℄ 20' D.E.
20' LAKE MAINTENANCE EASEMENT
40'
20'
5' L.A.E.
12' U.E.
5' LAE

TAZ 439

SURVEYORS - Lake Charleston #1
BOOK 60 @ 149
PLAT BOOK 2 PAGES 45-54
SEC. 9 & 10, TWP. 45S, RGE. 42E
PBC, FLORIDA
PID NUMBER

60/149
0533-001

This instrument was prepared by Timothy M. Smith in the offices of Mock Roos & Assoc., Inc., 5720 Corporate Way, West Palm Beach, Florida 33407 (407 683-3113)

Mock, Roos and Associates, Inc.
Engineers Surveyors Planners
West Palm Beach, Florida

LAKE CHARLESTON PLAT NO. 1

Pet. 86-96