

0533-021

135

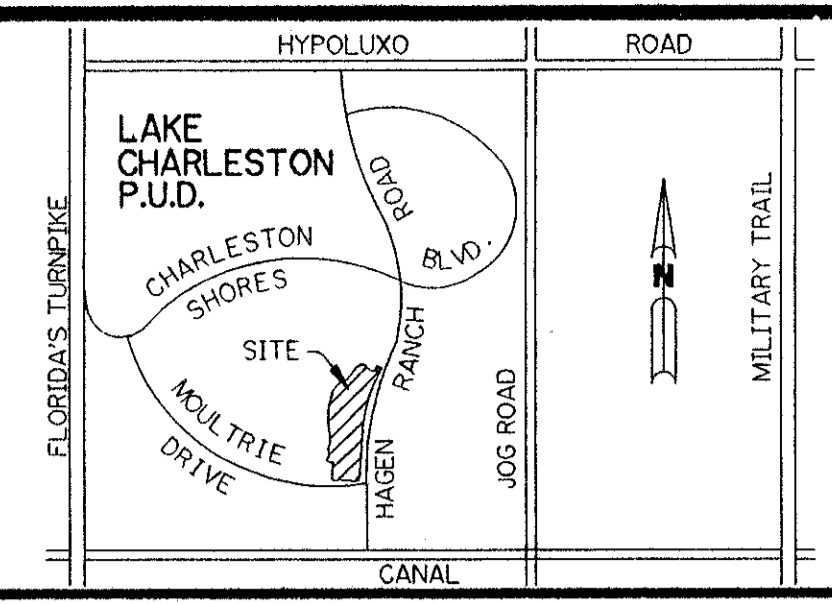
COUNTY OF PALM BEACH ) SS  
STATE OF FLORIDA )  
This Plat was filed for record at 11:59 AM  
this 13 day of November 1993  
and duly recorded in Plat Book No. 71  
on page 135 thru 137  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by [Signature] D.C.



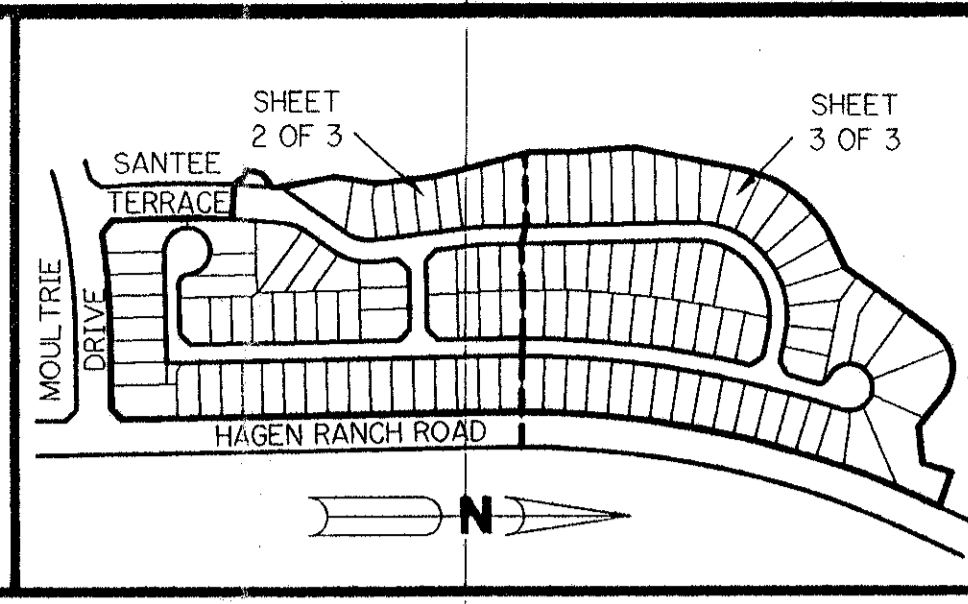
A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

# LAKE CHARLESTON - TRACT "X"

BEING A REPLAT OF TRACT "X" AND A PORTION OF TRACT "W" AND SANTEE TERRACE, ALL ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3 - P.U.D. AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST



LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.

### DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND K. HOVNANIAN AT LAKE CHARLESTON II, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 45, RANGE 42, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON - TRACT "X", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACT "W" AND A PORTION OF TRACT "X" AND SANTEE TERRACE ALL ACCORDING TO THE PLAT OF LAKE CHARLESTON PLAT NO. 3 - P.U.D. AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 68 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "X", SAID POINT BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 64°15'19" EAST FROM SAID POINT, HAVING A RADIUS OF 2251.37 FEET AND A CENTRAL ANGLE OF 26°45'29"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID TRACT "X", AN ARC DISTANCE OF 1051.42 FEET; THENCE SOUTH 01°00'48" EAST LONG SAID EAST LINE OF TRACT "X", A DISTANCE OF 876.91 FEET; THENCE SOUTH 43°59'12" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°59'12" WEST, A DISTANCE OF 200.34 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1340.00 FEET AND A CENTRAL ANGLE OF 08°30'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 198.94 FEET TO A POINT WHOSE RADIUS POINT BEARS SOUTH 07°29'34" WEST FROM SAID POINT; THENCE NORTH 01°08'16" WEST, A DISTANCE OF 37.38 FEET (THE LAST 2 DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT "X"); THENCE NORTH 32°45'23" WEST, A DISTANCE OF 65.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2210.00 FEET AND A CENTRAL ANGLE OF 05°31'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 213.18 FEET (THE LAST 2 DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "X"); THENCE NORTH 87°13'45" WEST ALONG A PROJECTION OF A RADIAL LINE FROM THE LAST DESCRIBED CURVE, A DISTANCE OF 92.00 FEET; THENCE NORTH 16°05'30" WEST, A DISTANCE 25.97 FEET; THENCE NORTH 76°36'53" WEST, A DISTANCE OF 15.04 FEET; THENCE NORTH 13°23'07" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 54°12'27" EAST, A DISTANCE OF 22.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 84°58'14" EAST, HAVING A RADIUS OF 2302.00 FEET AND A CENTRAL ANGLE OF 03°51'44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 155.18 FEET; THENCE SOUTH 10°15'14" WEST ALONG A NON-RADIAL LINE, A DISTANCE OF 28.40 FEET; THENCE NORTH 08°57'16" EAST, A DISTANCE OF 101.50 FEET; THENCE NORTH 06°38'52" WEST, A DISTANCE OF 137.72 FEET; THENCE NORTH 14°23'43" WEST, A DISTANCE OF 224.46 FEET; THENCE NORTH 00°36'57" WEST, A DISTANCE OF 111.90 FEET; THENCE NORTH 04°00'01" WEST, A DISTANCE OF 129.74 FEET; THENCE NORTH 11°48'55" EAST, A DISTANCE OF 254.99 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 52°33'39"; THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 275.21 FEET; THENCE NORTH 64°22'34" EAST, A DISTANCE OF 68.14 FEET; THENCE NORTH 34°46'25" EAST, A DISTANCE OF 251.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 93°30'56"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 163.22 FEET; THENCE SOUTH 51°42'39" EAST, A DISTANCE OF 92.73 FEET; THENCE NORTH 64°10'14" EAST, A DISTANCE OF 86.34 FEET; THENCE NORTH 19°27'47" EAST, A DISTANCE OF 69.62 FEET; THENCE SOUTH 71°32'13" EAST, A DISTANCE OF 84.12 FEET TO THE POINT OF BEGINNING (THE LAST FOURTEEN DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT "X")

CONTAINING 23.69 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "F" AND "G", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, BIRCH STREET BUILDERS, INC., A CALIFORNIA CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER OF R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF August, 1993 AND K. HOVNANIAN AT LAKE CHARLESTON II, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF August, 1993.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP BY: BIRCH STREET BUILDERS, INC., A CALIFORNIA CORPORATION, A CORPORATE GENERAL PARTNER LICENSED TO DO BUSINESS IN FLORIDA  
[Signature]  
DOUGLAS F. BAUER, PRESIDENT

WITNESS: [Signature]  
KATHRYN A. GIBSON.  
K. HOVNANIAN AT LAKE CHARLESTON II, INC., A FLORIDA CORPORATION  
[Signature]  
PAUL W. ASFAHL, PRESIDENT

WITNESS: [Signature]  
KATHLEEN A. PARKER  
WITNESS: [Signature]  
SHARON PARKER

ACKNOWLEDGEMENT  
STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON August 10, 1993 BEFORE ME Teresa O'Connor  
PERSONALLY APPEARED Douglas F. Bauer  
PERSONALLY KNOWN TO ME OR  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WRITTEN INSTRUMENT AND  
ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED  
CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE  
PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED,  
EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
TERESA O'CONNOR  
NOTARY PUBLIC

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL W. ASFAHL WHO IS PERSONALLY KNOWN TO ME, OR  
HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF K. HOVNANIAN AT LAKE  
CHARLESTON II, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND  
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION,  
AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID  
CORPORATION AND THAT ITS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR  
CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID  
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF August, 1993.  
MY COMMISSION EXPIRES: Sept. 20, 1994  
[Signature]  
NOTARY PUBLIC

SHEET 1 OF 3 JUNE, 1993

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OR  
RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS  
ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF  
August, 1993.

WITNESS: [Signature]  
MICHAEL J. BELMONT  
WITNESS: [Signature]  
ELIZABETH A. HEAVENER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY WHO IS PERSONALLY KNOWN TO ME, OR  
HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKE CHARLESTON  
MAINTENANCE ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT  
HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL  
AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND  
THAT ITS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND  
THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF August, 1993.  
MY COMMISSION EXPIRES: 3/5/94  
[Signature]  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF ILLINOIS  
COUNTY OF COOK  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE  
PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION  
OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS  
MORTGAGE(S) WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6537 AT PAGES 1155 THROUGH  
1171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO  
THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED  
BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE  
AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF August, 1993.

WITNESS: [Signature]  
STEPHEN P. BILLEY  
WITNESS: [Signature]  
JOHN M. SULIN

### ACKNOWLEDGEMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED ANNE SKORONSKI WHO IS PERSONALLY KNOWN TO ME, OR  
HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CONTINENTAL BANK,  
N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME  
THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT  
THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID  
CORPORATION AND THAT ITS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR  
CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID  
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF August, 1993.  
MY COMMISSION EXPIRES: 3/2/96  
[Signature]  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, ROOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, A PARTNERSHIP  
INCLUDING PROFESSIONAL ASSOCIATIONS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT  
WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE  
TO THE PROPERTY IS VESTED TO R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP AND  
K. HOVNANIAN AT LAKE CHARLESTON II, INC., A FLORIDA CORPORATION;  
CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF  
RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO  
OTHER ENCUMBRANCES OF RECORD.

DATED: August 11, 1993  
[Signature]  
ROOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, A PARTNERSHIP

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION  
OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY  
IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE  
MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT  
CONTROL POINTS ("C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM  
BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND  
FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177,  
FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] 8-17-93  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF Nov, 1993.  
BY: [Signature]  
DOROTHY H. WILKEN, CLERK  
DEPUTY CLERK

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF Nov, 1993.  
[Signature]  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

SURVEYOR'S NOTES:  
1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 81°00'48"  
EAST, ALONG THE EASTERLY BOUNDARY OF TRACT "X" ACCORDING TO THE PLAT OF LAKE  
CHARLESTON PLAT NO. 3.  
2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR  
DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON LAKE MAINTENANCE OR  
LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-  
21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH  
COUNTY.  
3) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE  
PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.  
4) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT  
OF ALL UTILITY COMPANIES OCCUPYING SAME.  
5) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE  
6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT  
MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.  
7) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN  
THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND  
MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES  
WITHIN THE AREAS OF INTERSECTION.  
8) THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE  
OR LAKE MAINTENANCE ACCESS EASEMENT WITHOUT THE CONSENT OF PALM BEACH  
COUNTY.  
9) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO THE  
LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-  
PROFIT, FOR ACCESS TO AND MAINTENANCE OF THE LAKE TRACTS, THE LANDS 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).  
10) THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, HAVE BEEN DEDICATED TO THE LAKE  
CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT,  
FOR THE TEMPORARY STORAGE OF EXCESS WATER IN TIMES OF HEAVY RAINFALL, THE  
LANDS 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).  
11) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE  
COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL  
HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER  
EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED  
BY USE RIGHTS GRANTED.

SITE PLAN DATA  
ZONING PETITION NO. 86-96A  
TOTAL AREA 23.69 ACRES  
DENSITY 4.9 LOTS/ACRE  
NUMBER OF LOTS 117  
OPEN SPACE TRACTS 0.374 ACRES

PET. 86-96  
AUG. #00M  
W/ASSENT. LETTER

TAZ 439

SUBDIVISION - TRACT X  
BOOK 71 PAGE 135  
FLOOD ZONE B FLOOD MAP # 185A  
ZONING ETS  
USE 49  
ZIP CODE 33437  
PUD NAME Lake Charleston

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC. [Seal]

ELIZABETH A. HEAVENER Notary Public, State of Florida [Seal]

K. HOVNANIAN AT LAKE CHARLESTON II, INC. [Seal]

NOT OFFICIAL SEAL TERESA O'CONNOR Notary Public, State of Florida [Seal]

BIRCH STREET BUILDERS, INC. [Seal]

CONTINENTAL BANK [Seal]

"OFFICIAL SEAL" ESTHER F. SALINAS Notary Public, State of Illinois [Seal]

0533-021

LAKE CHARLESTON - TRACT "X"

7/1/35

SHEET 1 OF 3