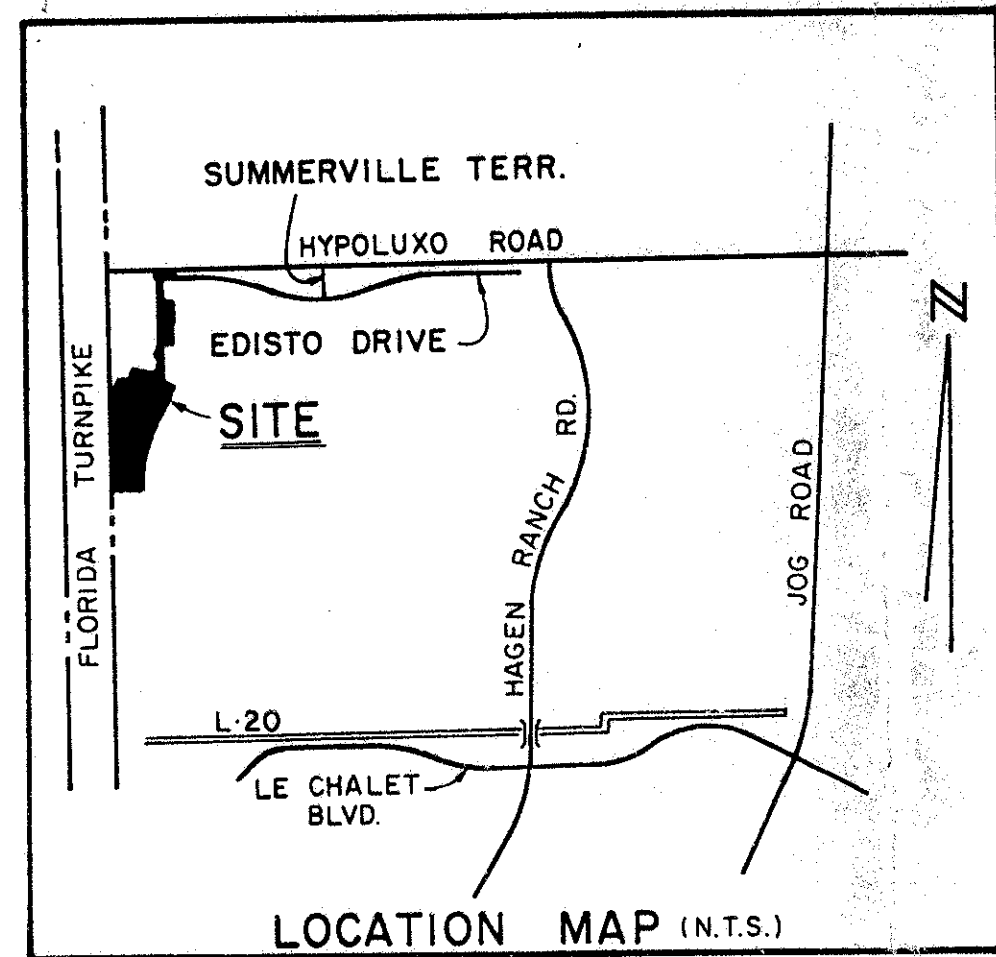


# LAKE CHARLESTON TRACT "G" PLAT 1

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACT G OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 6



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LOWELL AT LAKE CHARLESTON /RBG XI LTD., A FLORIDA GENERAL PARTNERSHIP AND R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT "G" OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON TRACT "G" PLAT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT G; THENCE NORTH 01°00'37" WEST ALONG THE WEST LINE OF SAID TRACT G, A DISTANCE OF 1035.05 FEET; THENCE NORTH 09°17'56" EAST, A DISTANCE OF 148.62 FEET; THENCE SOUTH 80°42'04" EAST, A DISTANCE OF 56.38 FEET; THENCE NORTH 09°17'56" EAST, A DISTANCE OF 0.33 FEET; THENCE SOUTH 80°42'04" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 09°17'56" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 80°42'04" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 09°17'56" WEST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 80°42'04" EAST, A DISTANCE OF 49.66 FEET; THENCE NORTH 09°17'56" EAST, A DISTANCE OF 151.94 FEET; THENCE SOUTH 80°42'04" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 35°42'04" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 80°42'04" EAST, A DISTANCE OF 130.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 11°12'31"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°05'25" EAST, A DISTANCE OF 88.32 FEET; THENCE NORTH 43°19'14" EAST, A DISTANCE OF 35.21 FEET; THENCE NORTH 01°26'57" WEST, A DISTANCE OF 130.64 FEET; THENCE NORTH 46°40'46" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 88°05'25" WEST, A DISTANCE OF 9.28 FEET; THENCE NORTH 01°26'57" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 43°19'14" EAST, A DISTANCE OF 35.21 FEET; THENCE NORTH 01°26'57" WEST, A DISTANCE OF 785.54 FEET; THENCE NORTH 52°39'25" WEST, A DISTANCE OF 38.97 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 111.48 FEET TO A POINT ON THE SOUTH-RIGHT-OF-WAY LINE OF HYPOLUXO ROAD AS RECORDED IN OFFICIAL RECORD BOOK 5897, PAGES 1776 THRU 1793 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°07'19" EAST ALONG SAID SOUTH-RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, A DISTANCE OF 301.66 FEET; THENCE SOUTH 00°52'41" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EDISTO DRIVE AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 191°43'54" AND A CHORD BEARING OF SOUTH 08°14'35" EAST; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 250.98 FEET; THENCE SOUTH 12°06'34" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 77°53'27" WEST, A DISTANCE OF 130.74 FEET TO A POINT ON THE EAST LINE OF SAID TRACT G; THENCE NORTH 00°52'41" WEST, A DISTANCE OF 127.70 FEET; THENCE SOUTH 89°07'19" WEST, A DISTANCE OF 90.67 FEET; THENCE SOUTH 43°50'11" WEST, A DISTANCE OF 35.53 FEET; THENCE SOUTH 01°26'57" EAST, A DISTANCE OF 223.58 FEET; THENCE NORTH 88°33'03" EAST, A DISTANCE OF 114.64 FEET TO A POINT ON THE EAST LINE OF SAID TRACT G; THENCE SOUTH 01°26'57" EAST, ALONG SAID EAST LINE OF TRACT G, A DISTANCE OF 462.00 FEET; THENCE SOUTH 88°33'03" WEST, A DISTANCE OF 114.64 FEET; THENCE SOUTH 01°26'57" EAST, A DISTANCE OF 401.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 07°27'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.21 FEET; THENCE SOUTH 83°59'57" EAST, A DISTANCE OF 117.37 FEET TO A POINT ON THE EAST LINE OF SAID TRACT G SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°49'14" AND A CHORD BEARING OF SOUTH 14°03'01" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF TRACT G, A DISTANCE OF 181.69 FEET TO A POINT OF TANGENCY; THENCE CONTINUE SOUTHERLY ALONG SAID EAST LINE OF TRACT G FOR THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH 24°27'38" WEST, A DISTANCE OF 529.24 FEET; THENCE
  - 2) SOUTH 07°54'21" WEST, A DISTANCE OF 174.08 FEET; THENCE
  - 3) SOUTH 15°44'58" WEST, A DISTANCE OF 222.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 132.00 FEET AND A CENTRAL ANGLE OF 36°36'22"; THENCE
  - 4) SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.33 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT G;
- THENCE SOUTH 88°59'23" WEST ALONG SAID SOUTH LINE OF TRACT G, A DISTANCE OF 292.09 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 16.167 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. TRACTS:

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MISTY CAY H.O.A., 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 "S-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MISTY CAY H.O.A., INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

TRACTS "0-1", "0-2", "0-3", "0-4" AND "0-5", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MISTY CAY H.O.A., INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. EASEMENTS:

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.

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.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MISTY CAY H.O.A., INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING MAY ONLY BE ACCOMPLISHED IN ACCORDANCE WITH THE NOTES SHOWN HEREON.

IN WITNESS WHEREOF, LOWELL AT LAKE CHARLESTON, INC., A FLORIDA CORPORATION, AS MANAGING PARTNER OF LOWELL AT LAKE CHARLESTON, /RBG XI, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF Sept. 1994.

LOWELL AT LAKE CHARLESTON / RBG XI, LTD., A FLORIDA LIMITED PARTNERSHIP, BY LOWELL AT LAKE CHARLESTON, INC., A FLORIDA CORPORATION, AS MANAGING PARTNER.

ATTEST:  
BY: S. Lawrence Kahn III SECRETARY  
BY: Katherine Nolting VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF DADE



BEFORE ME PERSONALLY APPEARED KATHERINE NOLTING, VICE PRESIDENT AND S. LAWRENCE KAHN, III, SECRETARY, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF LOWELL AT LAKE CHARLESTON, INC., MANAGING PARTNER OF LOWELL AT LAKE CHARLESTON / RBG XI, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT 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 15th DAY OF Sept. 1994.

MY COMMISSION EXPIRES: Susan Leibel-Kerrants NOTARY PUBLIC

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 ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 1994.

R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP

BY: BIRCH STREET BUILDERS, INC., A CALIFORNIA CORPORATION, A CORPORATE GENERAL PARTNER

ATTEST:  
BY: Shirley O'Connor SHIRLEY O'CONNOR ASSISTANT SECRETARY  
BY: Douglas F. Bauer DOUGLAS F. BAUER PRESIDENT

### ACKNOWLEDGEMENT

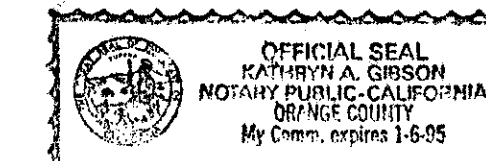
STATE OF CALIFORNIA

COUNTY OF ORANGE

ON September 9, 1994 BEFORE ME Kathryn A. Gibson PERSONALLY APPEARED Shirley O'Connor AND 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.

Kathryn A. Gibson SIGNATURE



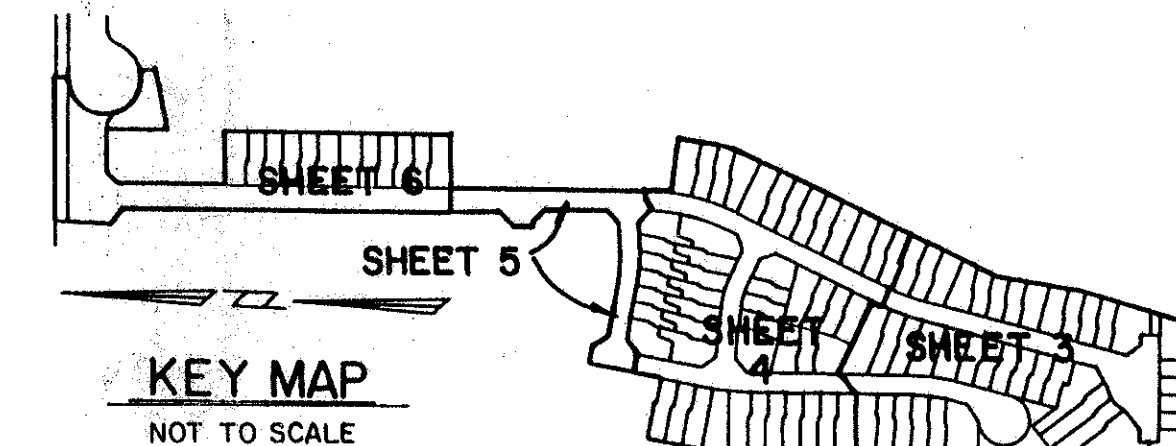
### TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF DADE

I, FERNANDO MARGARITESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LOWELL AT LAKE CHARLESTON / RBG XI, LTD., A FLORIDA LIMITED PARTNERSHIP AND R-L PARTNERS, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED September 9, 1994 at 11:00 a.m. Fernando Margaritesquire FERNANDO MARGARIT, ESQUIRE



0533-028

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:00 P.M. on this 13th day of January, 1995 and duly recorded in Plat Book No. 74 on Page 32-37  
Dorothy H. Wilken, Clerk of the Circuit Court  
By: Deborah A. Wallis D.C.

COUNTY APPROVALS  
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Jan, 1995.  
BY: Ken L. Foster CHAIR

ATTEST:  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY: Deborah A. Wallis DEPUTY CLERK

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Jan, 1995.  
BY: George T. Webb, P.E. COUNTY ENGINEER

- NOTES:
1. P.O.C. DENOTES POINT OF COMMENCEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
U.E. DENOTES UTILITY EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
P.U.D. DENOTES PLANNED UNIT DEVELOPMENT  
P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR  
C.B. DENOTES CHORD BEARING
  2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  3. PERMANENT REFERENCE MONUMENTS (P.L.S. # 5019) ARE SHOWN THUS: ■  
PERMANENT CONTROL POINTS (P.L.S. # 5019) ARE SHOWN THUS: ●
  4. BEARINGS AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF TRACT "G", LAKE CHARLESTON PLAT 3 AS RECORDED IN PLAT BOOK 62, PAGES 55 THRU 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING NORTH 01°00'37" WEST AS PLATTED.
  5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  6. ALL BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES.
  7. BEARINGS AS SHOWN HEREON ARE TO BE ASSUMED NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL SHOWN THUSLY: R
  8. 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.
  9. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
  10. 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 THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PER LAKE CHARLESTON PLAT NO. 3 (PLAT BOOK 62, PAGES 55 THROUGH 68).

PET. 96-96  
ALOC. #0001  
5/2/2/1

TAZ-439  
SUBDIVISION - Lake Charleston Tract "G"  
BOOK 74 PAGE 32  
FLOOD ZONE B  
QUAD # 49  
SE 86-96  
ZIP CODE 33437  
PUB. MAP # 9/25/42 S.C.M.C.

DEDICATION DEDICATION NOTARY DEDICATION DEDICATION NOTARY BOARD OF COUNTY COMMISSIONS CLERK OF CIRCUIT COURT COUNTY ENGINEER

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

LAKE CHARLESTON TRACT "G" PLAT 1

0533-028

74/32