

LAKE CHARLESTON TRACT "Z"

0533-030

82

A PART OF LAKE CHARLESTON PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACT Z AND A PORTION OF LAKE TRACT 6 OF LAKE CHARLESTON PLAT NO. 3 AS RECORDED IN PLAT BOOK 62, PAGES 55-68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF A VARIABLE WIDTH ROADWAY OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 12:31 P.M. this 24th day of FEBRUARY 1995 and duly recorded in Plat Book 74 on pages 82 through 85

Dorothy H. Wilken
Clerk of Circuit Court
By: *Shirley O'Connor*

SHEET 1 of 4

P.U.D. TABULATION PETITION

TOTAL ACREAGE...20.40 ACRE
TOTAL DWELLING UNITS... 125
ROADWAYS..... 6.2 UNITS / ACRE
ROADWAYS..... 4.97 ACRES
OPEN SPACE.....2.90 ACRES

PREPARED BY
MICHAEL D. AVIROM, P.L.S.
AVIROM-HALL and ASSOCIATES, INC.
LAND SURVEYING / LAND DEVELOPMENT CONSULTANTS
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(407) 392-2594
AUGUST 1994

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R-L Partners, a Florida General Partnership, owner of the land shown hereon as LAKE CHARLESTON TRACT "Z", a part of Lake Charleston Planned Unit Development, being a replat of Tract "Z" and a portion of Lake Tract 6 of LAKE CHARLESTON PLAT NO. 3 as recorded in Plat Book 62, Pages 55 through 68, of the Public Records of Palm Beach County, Florida, together with a portion of a variable width roadway of PALM BEACH FARMS PLAT NO. 3 as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Beach County, Florida, in Section 9, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the most Northerly, Northwest corner of said Tract Z, said point being on the arc of a non-tangent curve concave to the Northeast, (a radial line to said point bears S 37°07'45" W); thence Southeasterly, along the arc of said curve, having a radius of 400.00 feet, a central angle of 16°57'08", an arc distance of 118.35 feet; thence N 89°15'16" E, 581.43 feet to a point on the arc of a non-tangent curve concave to the Northwest, (a radial line to said point bears S 17°03'58" E), said point also being on the North boundary of said Tract Z; thence Northeasterly, along said North boundary and along the arc of said curve, having a radius of 200.00 feet, a central angle of 25°11'08", an arc distance of 90.24 feet to a point of tangency; thence N 47°04'53" E, 75.16 feet to a point of curvature of a curve concave to the South; thence Easterly, along the arc of said curve, having a radius of 225.00 feet, a central angle of 94°50'27", an arc distance of 372.44 feet to a point of tangency; thence S 38°04'40" E, 90.67 feet to a point of curvature of a curve concave to the Northeast; thence Southeasterly, along the arc of said curve, having a radius of 175.00 feet, a central angle of 46°27'09", an arc distance of 141.88 feet to a point of tangency; thence S 84°31'48" E, 213.84 feet to a point of curvature of a curve concave to the Northwest; thence Northeasterly, along the arc of said curve, having a radius of 150.00 feet, a central angle of 102°59'17", an arc distance of 269.62 feet to a point of tangency; thence N 07°31'05" W, 96.44 feet; thence N 24°01'50" W, 69.28 feet; thence N 66°59'41" E, 368.46 feet to the South right-of-way line of Moultrie Drive, (60 foot width), (the preceding ten (10) courses and distances being coincident with the North boundary of said Tract Z); thence S 45°22'34" E, along said South right-of-way line, a distance of 266.49 feet to a point of curvature of a curve concave to the Northeast; thence Southeasterly, along the arc of said curve, having a radius of 1340.00 feet, a central angle of 45°08'53", an arc distance of 1055.90 feet to the Northeast corner of said Tract Z; thence S 00°31'27" E, along the East boundary of said Tract Z, 30.32 feet to the South line of Section 9, Township 45 South, Range 42 East, some being the North right-of-way line of the Lake Worth Drainage District Canal L-20 as recorded in Official Records Book 5099, Page 1843 of the Public Records of Palm Beach County, Florida; thence S 89°15'16" W, along said South Section line and North right-of-way line and the North boundary of Aberdeen Plat No. 2, as shown on the plat thereof recorded in Plat Book 55, Page 11 through 22, of the Public Records of Palm Beach County, Florida, 3255.14 feet; thence N 01°01'09" W, along the West boundary of said Tract Z and it's Southerly extension, 189.65 feet; thence N 43°34'25" E, along said West boundary, 168.04 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida and containing 888,691 square feet, (20.40 acres), more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- TRACTS "F", and "G" as shown hereon, are hereby reserved for the Lake Charleston Maintenance Association, Inc., its successors and assigns, as a residential access streets 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, with out recourse to Palm Beach County.
- TRACT "E", 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.
- TRACTS "A", "B", "C", and "D" as shown hereon, are hereby reserved for the Lake Charleston Maintenance Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, with out recourse to Palm Beach County.
- LANDSCAPE EASEMENTS, as shown hereon is hereby reserved for the Lake Charleston Maintenance Association, Inc., its successors and assigns, for landscaping purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- OVERHANG EASEMENTS, as shown hereon are hereby reserved for the lot owner whose dwelling unit abuts said easement, its successors and assigns, for roof overhang and building maintenance purposes without recourse to Palm Beach County.
- 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/or assigns, without recourse to Palm Beach County.
- LAKE MAINTENANCE EASEMENTS, as shown hereon are hereby reserved for the Lake Charleston Maintenance Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, 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 and lake maintenance easements associated with said drainage system.

- 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.
- LIMITED ACCESS EASEMENT, as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, Birch Street Builders, Inc., a California Corporation, authorized to transact business in the State of Florida, as General Partner of the above-named corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of November, 1994.

R-L Partners, a Florida General Partnership
By: Birch Street Builders, Inc.,
a California Corporation, a Corporate General Partner

Attest: *Shirley O'Connor*
By: *Shirley O'Connor*
Its: Assistant Secretary
By: *Douglas Bauer*
Its: President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
BEFORE ME, personally appeared Douglas F Bauer and Shirley O'Connor who is personally known to me, or has produced *California Drivers License* as identification and *did* did not take an oath, and who executed the foregoing instrument as President and Assistant Secretary of 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, 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 28th day of November, 1994.
My commission expires: 11/6/95
Richard A. Huber
Notary Public

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
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 24th day of November, 1994.
WITNESS: *Leona Hammond*
Leona Hammond, President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME personally appeared Leona Hammond who is personally known to me, or has produced *California Drivers License* as identification and *did* did not take an oath, and who executed the foregoing instrument as President of the Lake Charleston Maintenance Association, Inc., a not-for-profit corporation, 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 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 6th day of December, 1994.
My commission expires: February 19, 1998
Debra A. Huber
Notary Public

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
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 which is recorded in Official Record Book 6537 at Pages 1155 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

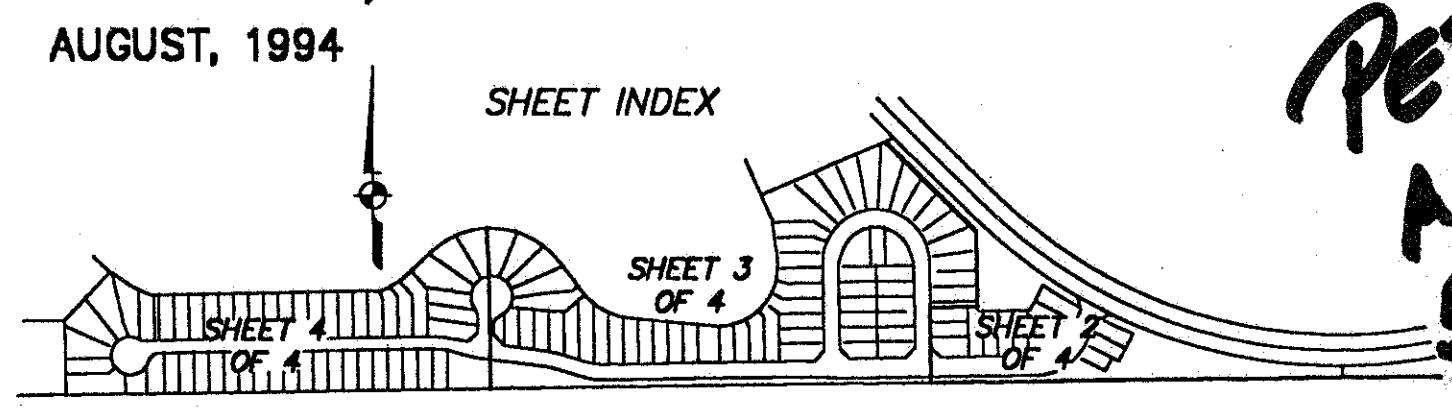
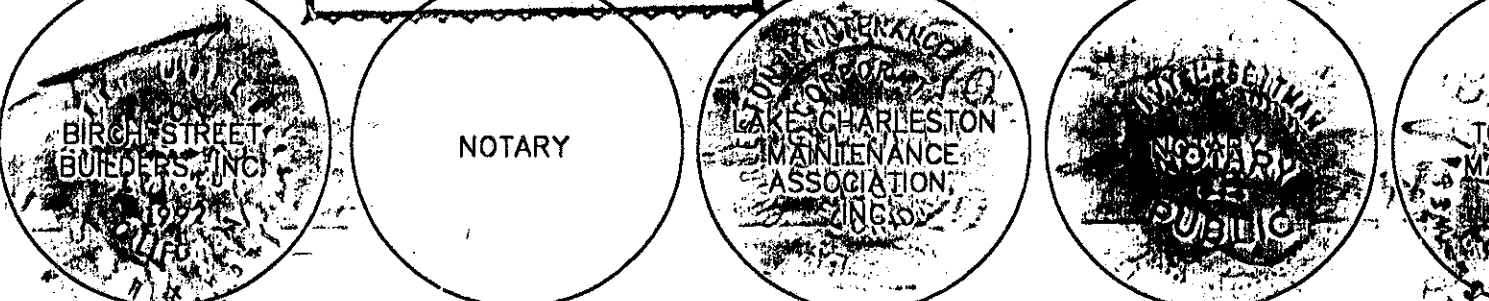
IN WITNESS THEREOF, the said corporation has caused these presents to be signed by its Managing Director and Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 30th day of November, 1994.

TCW SPECIAL CREDITS FUND III, a California limited partnership
By: TCW SPECIAL CREDITS, (a California general partnership)
By: TCW ASSET MANAGEMENT COMPANY, Its Managing General Partner
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

COMMON FUND FOR BOND INVESTMENT, a New York not-for-profit corporation
By: TCW SPECIAL CREDITS, (a California general partnership) Investment Manager
By: TCW ASSET MANAGEMENT COMPANY, Its Managing General Partner
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

WEYERHAEUSER COMPANY MASTER RETIREMENT TRUST a/k/a WEYERHAEUSER COMPANY MASTER PENSION TRUST, a corporate Pension Plan subject to ERISA
By: TCW SPECIAL CREDITS, (a California general partnership) Trustee
By: TCW ASSET MANAGEMENT COMPANY, Its Managing General Partner
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

BY ME, DEBRA A. HUBER, COM. # 06851, Notary Public - California, LOS ANGELES COUNTY, My Comm. Expires MAR 21, 1997



MORTGAGEE'S CONSENT (CONTINUED)

TCW SPECIAL CREDITS TRUST, a collective trust organized under the laws of California
By: TRUST COMPANY OF THE WEST, (a California corporation) Trustee
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

TCW SPECIAL CREDITS FUND IIIb, a California limited partnership
By: TCW SPECIAL CREDITS, (a California General Partnership) General Partner
By: TCW ASSET MANAGEMENT COMPANY, Its Managing General Partner
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

TCW SPECIAL CREDITS TRUST IIIb, a collective investment trust organized under the laws of California
By: TRUST COMPANY OF THE WEST, (a California corporation) Trustee
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

DELAWARE STATE EMPLOYEES RETIREMENT FUND a/k/a DELAWARE STATE EMPLOYEES PENSION PLAN, a state fund subject to PERISA
By: TCW SPECIAL CREDITS, (a California general partnership) Investment Manager
By: TCW ASSET MANAGEMENT COMPANY, Its Managing General Partner
By: *Kenneth Liang* - Vice President
By: *Richard Masson* - Managing Director

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
BEFORE ME personally appeared Kenneth Liang and Richard Masson who are personally known to me, or has produced *California Drivers License* as identification and *did* did not take an oath, and who executed the foregoing instrument as Managing Director and Vice President, respectively of TCW Asset Management Company, a managing general partner of TCW Special Credits, a general partner of TCW Special Credits Fund III and TCW Special Credits Fund IIIb, and severally acknowledged to and before me that they 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 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.

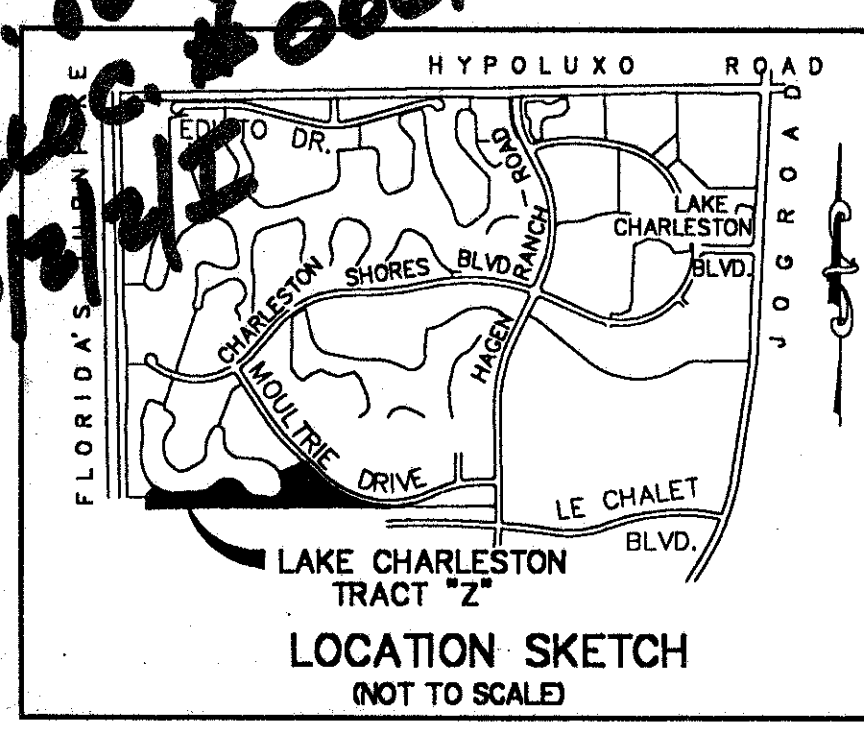
WITNESS my hand and official seal this 30th day of November, 1994.
My commission expires: 3/21/97
Debra A. Huber
Notary Public

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
BEFORE ME personally appeared Kenneth Liang and Richard Masson who are personally known to me, or has produced *California Drivers License* as identification and *did* did not take an oath, and who executed the foregoing instrument as Managing Director and Vice President, respectively of TCW Asset Management Company, a managing general partner of TCW Special Credits, which is the investment manager for the Common Fund for Bond Investment, Weyerhaeuser Company Master Retirement Trust, and Delaware State Employee Retirement Fund, and severally acknowledged to and before me that they 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 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 30th day of November, 1994.
My commission expires: 3/21/97
Debra A. Huber
Notary Public

BY ME, DEBRA A. HUBER, COM. # 06851, Notary Public - California, LOS ANGELES COUNTY, My Comm. Expires MAR 21, 1997



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
BEFORE ME personally appeared Kenneth Liang and Richard Masson who are personally known to me, or has produced *California Drivers License* as identification and *did* did not take an oath, and who executed the foregoing instrument as Managing Director and Vice President, respectively of Trust Company of the West, a trustee of TCW Special Credits Trust, and TCW Special Credits Trust IIIb, 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 30th day of November, 1994.
My commission expires: 3/21/97
Debra A. Huber
Notary Public

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 21st day of Feb, 1995.
By: *Robert J. Post*
Chairman

ATTEST: DOROTHY H. WILKEN, Clerk of the Circuit Court
By: *Della Oswald*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 21st day of Feb, 1995.
By: *George J. Webb*
George J. Webb, P.E.
County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
We, Boose, Casey, Ciklin, Lubitz, Martins, McBane and O'Connell, a partnership including professional associates in the State of Florida do hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to R-L Partners, a Florida General Partnership; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon, and there are no mortgages of record; and that there are no encumbrances of record that prohibit the creation of the subdivision depicted by this plat.

Boose, Casey, Ciklin, Lubitz, Martins, McBane and O'Connell
Robert J. Crane
Robert L. Crane
Attorney-at-Law
Date: DECEMBER 27, 1994

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 the Permanent Control Points ("P.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 ordinances of Palm Beach County, Florida.

Michael D. Avirom
Michael D. Avirom, P.L.S.
Florida Registration No. 3268
AVIROM-HALL & ASSOCIATES, INC.
L.B. No. 3300

0533-030

LAKE CHARLESTON TRACT "Z" 7/1/82

SUBDIVISION - Lake Charleston
BOOK 74
FLOOR ZONE B
QUAD # 49
SE P-86-96
PUD NAME same
PAGE 82
FLOOD MAP # 185A
ZONING RTS
ZIP CODE 33437