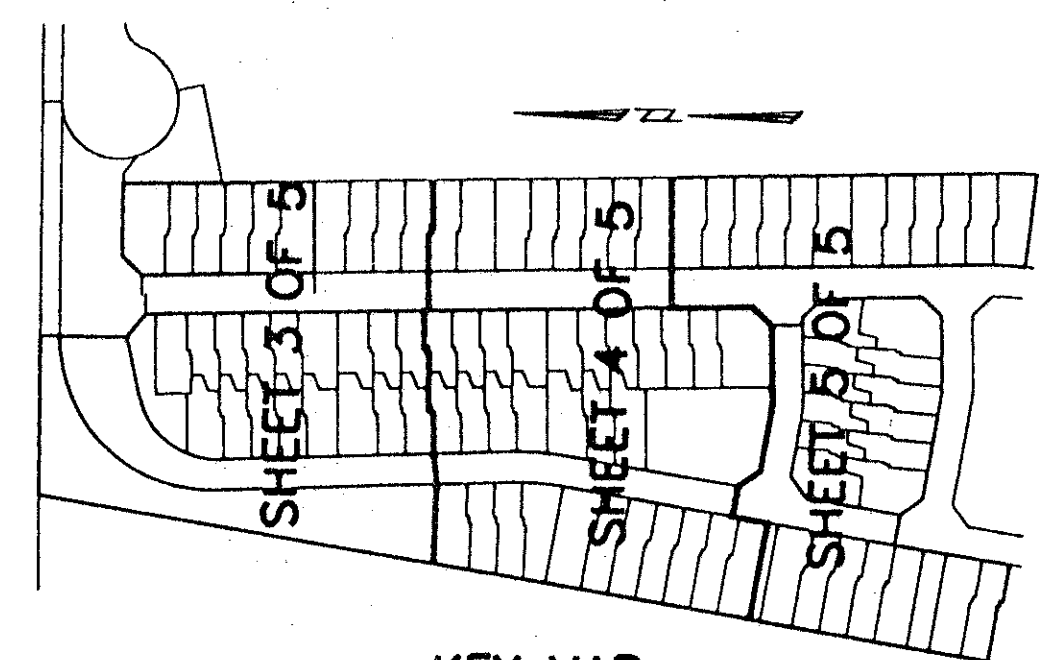


# LAKE CHARLESTON TRACT "G" PLAT 2

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 SECTIONS 4,5,8 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
 SHEET 1 OF 5  
 MARCH, 1996

# 102



KEY MAP  
NOT TO SCALE

### DEDICATION AND RESERVATION

**KNOW ALL MEN BY THESE PRESENTS THAT LOWELL AT LAKE CHARLESTON / RBG XI LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER 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 SECTIONS 4, 5, 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE CHARLESTON TRACT "G" PLAT 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE NORTHWEST CORNER OF LAKE CHARLESTON TRACT "G" PLAT 1, AS RECORDED IN PLAT BOOK 74, PAGES 32 THRU 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5897, PAGES 1776 THRU 1793, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°14'13" WEST ALONG THE WEST LINE OF SAID LAKE CHARLESTON TRACT "G" PLAT 1, A DISTANCE OF 111.48 FEET; THENCE SOUTH 52°39'25" EAST, A DISTANCE OF 38.97 FEET; THENCE SOUTH 01°26'57" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BURGESS DRIVE (TRACT "S-1") AS SHOWN ON SAID LAKE CHARLESTON TRACT "G" PLAT 1, A DISTANCE OF 785.54 FEET; THENCE SOUTH 43°19'14" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.21 FEET; THENCE SOUTH 01°54'35" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°05'25" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9.28 FEET; THENCE SOUTH 46°40'46" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.50 FEET; THENCE SOUTH 01°26'57" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 130.64 FEET; THENCE SOUTH 43°19'14" WEST, A DISTANCE OF 35.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHSMITH COURT (TRACT "S-2") AS SHOWN ON SAID LAKE CHARLESTON TRACT "G" PLAT 1; THENCE SOUTH 88°05'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 88.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 11°12'31" AND A RADIUS OF 110.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 80°42'04" WEST, A DISTANCE OF 130.12 FEET; THENCE NORTH 35°42'04" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 80°42'04" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EDISTO DRIVE (TRACT "S-2") AS SHOWN ON SAID LAKE CHARLESTON TRACT "G" PLAT 1; THENCE SOUTH 09°17'56" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.94 FEET; THENCE NORTH 80°42'04" WEST ALONG THE NORTH LINE OF LOT 87 OF SAID LAKE CHARLESTON TRACT "G" PLAT 1, A DISTANCE OF 49.66 FEET; THENCE NORTH 09°17'56" EAST ALONG SAID LINE, A DISTANCE OF 4.00 FEET; THENCE NORTH 80°42'04" WEST ALONG SAID LINE, A DISTANCE OF 6.67 FEET; THENCE NORTH 09°17'56" EAST ALONG SAID LINE, A DISTANCE OF 2.00 FEET; THENCE NORTH 80°42'04" WEST ALONG SAID LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTH 09°17'56" WEST ALONG SAID LINE, A DISTANCE OF 0.33 FEET; THENCE NORTH 80°42'04" WEST ALONG SAID LINE, A DISTANCE OF 56.83 FEET; THENCE NORTH 09°17'56" EAST, A DISTANCE OF 1248.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE NORTH 89°07'19" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 205.83 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, LAKE CHARLESTON TRACT "G" PLAT 1, AS RECORDED IN PLAT BOOK 74, PAGES 32 THRU 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°26'57" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BURGESS DRIVE (TRACT "S-1") OF SAID PLAT, A DISTANCE OF 223.58 FEET; THENCE NORTH 43°50'11" EAST, A DISTANCE OF 35.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EDISTO DRIVE (TRACT "S-1") OF SAID PLAT; THENCE NORTH 89°07'19" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 90.67 FEET; THENCE SOUTH 00°52'41" EAST, A DISTANCE OF 127.70 FEET; THENCE SOUTH 01°26'57" EAST, A DISTANCE OF 119.99 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID PLAT; THENCE SOUTH 88°33'03" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 114.64 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, LAKE CHARLESTON TRACT "G" PLAT 1, AS RECORDED IN PLAT BOOK 74, PAGES 32 THRU 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°33'03" EAST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 114.64 FEET TO A POINT ON THE EAST LINE 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; THENCE SOUTH 01°26'57" EAST ALONG THE EAST LINE OF TRACT "G", A DISTANCE OF 429.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 05°05'21" AND A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF TRACT "G", A DISTANCE OF 44.41 FEET; THENCE NORTH 83°59'57" WEST ALONG THE NORTH LINE OF LOT 13, OF SAID LAKE CHARLESTON TRACT "G" PLAT 1, A DISTANCE OF 117.37 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BURGESS DRIVE (TRACT "S-2"), AS SHOWN ON SAID LAKE CHARLESTON TRACT "G" PLAT 1; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 07°27'00", A RADIUS OF 440.00 FEET AND WHOSE CHORD BEARS NORTH 02°16'33" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 57.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°26'57" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 401.68 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 11.113 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-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 "O-6" AND "O-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MISTY CAY H.O.A., INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES ONLY, NOT TO BE USED FOR DRAINAGE DRY RETENTION PURPOSES EXCEPT AS SHOWN ON THE SITE PLAN AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-8" AND "O-9", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MISTY CAY H.O.A., INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MISTY CAY H.O.A., INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL 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 LANDSCAPING 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.

THE SAFE SIGHT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR SAFE SIGHT PURPOSES. LANDSCAPING AND / OR STRUCTURES WITHIN THIS EASEMENT SHALL BE LIMITED TO A HEIGHT OF 30 INCHES, SAID HEIGHT BEING MEASURED FROM THE STREET CROWN ELEVATION AT THE INTERSECTION OF EDISTO DRIVE AND BURGESS DRIVE.

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 PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 1996.

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: [Signature] ALAN HEARNE, VICE PRESIDENT  
 BY: [Signature] S. L. KAHN, III, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED S. L. KAHN, III AND ALAN HEARNE, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LOWELL AT LAKE CHARLESTON, INC., A FLORIDA CORPORATION, AS 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.

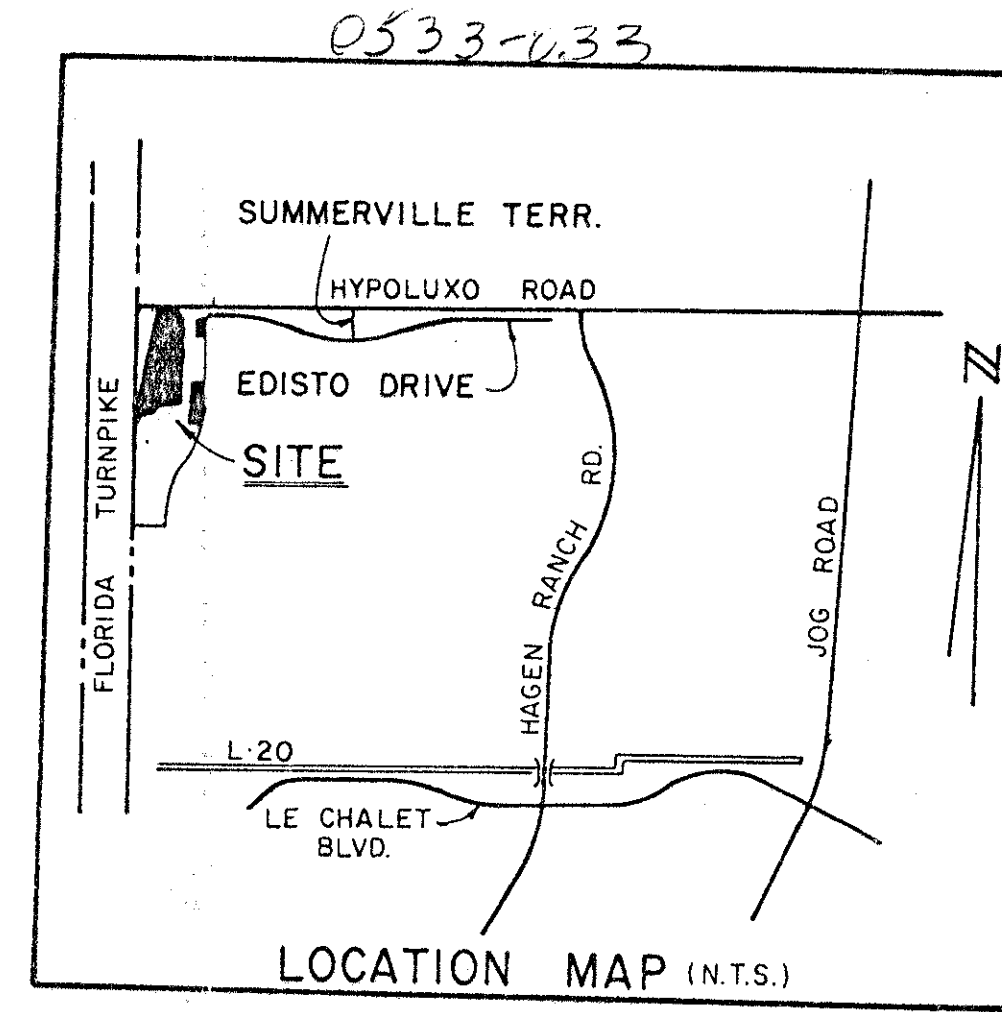
19 19 96 WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF September  
 MY COMMISSION EXPIRES: [Signature]  
 NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF DADE

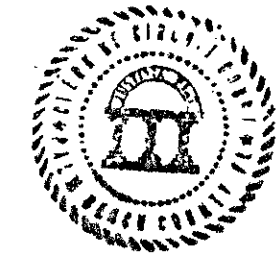
I, RICHARD J. GIUSTO ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LOWELL AT LAKE CHARLESTON / RBG XI LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT 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: 9/19/96  
[Signature]  
 RICHARD J. GIUSTO, ESQUIRE



LOCATION MAP (N.T.S.)

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 3:47  
 P.M. This 12 day of November, 1996  
 and duly recorded in Plat Book No. 28  
 on Page 102 thru 104  
 Dorothy H. Wilken, Clerk of the Circuit Court  
 By [Signature] D.C.



### COUNTY APPROVAL

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 12 DAY OF Nov, 19 96  
[Signature]  
 GEORGE T. WEBB, P.E. - COUNTY ENGINEER

**Ret 86-96**

### 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 ("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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9/22/96  
[Signature]  
 CRAIG S. PUSEY, P.S.M.  
 LICENSE NO. 5019  
 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT UNDER THE SUPERVISION OF CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER OF LANDMARK SURVEYING & MAPPING, INC.

**0533-033**      **78/102**

--	--	--	--

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

**LAKE CHARLESTON TRACT "G" PLAT 2**

SUBDIVISION # LAKE CHARLESTON  
 BOOK 78 PAGE 102  
 FLOOD ZONE 0  
 ZONING RTS  
 QUAD # 49  
 SR 86-96  
 ZIP CODE 33467  
 PUD NAME LAKE CHARLESTON  
 TAZ - 4138