

PARCEL 32, P.U.D.

A PLANNED UNIT DEVELOPMENT
BEING A PLAT OF A PORTION OF THE NORTHEAST ONE-QUARTER OF
SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY- 2010

ZONING DATA			
PETITION NO. PDD2003-033			
ZONING DISTRICT: PUD			
LAND USE DESIGNATION: MR-5			
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT			
LAND USE CLASSIFICATION			
SINGLE FAMILY (OTHER) - REZ			
EXEMPT ACREAGE - EXM			
PARCEL	SQUARE FEET	ACREAGE	LAND USE CODE
LOT 1	11,447	0.263	REZ
LOT 2	10,570	0.243	REZ
LOT 3	9,980	0.229	REZ
LOT 4	10,413	0.239	REZ
LOT 5	6,544	0.150	REZ
LOT 6	11,825	0.272	REZ
LOT 7	9,372	0.215	REZ
LOT 8	9,702	0.223	REZ
LOT 9	10,134	0.233	REZ
LOT 10	10,936	0.251	REZ
LOT 11	10,929	0.251	REZ
LOT 12	13,494	0.310	REZ
LOT 13	16,598	0.381	REZ
LOT 14	10,523	0.242	REZ
LOT 15	11,070	0.254	REZ
LOT 16	11,282	0.259	REZ
LOT 17	11,215	0.257	REZ
LOT 18	10,870	0.250	REZ
LOT 19	10,800	0.248	REZ
LOT 20	11,425	0.262	REZ
LOT 21	10,534	0.242	REZ
LOT 22	13,559	0.311	REZ
LOT 23	12,656	0.291	REZ
LOT 24	13,115	0.301	REZ
LOT 25	12,359	0.284	REZ
LOT 26	13,773	0.316	REZ
LOT 27	42,846	0.984	REZ
LOT 28	27,613	0.634	REZ
LOT 29	28,384	0.652	REZ
LOT 30	27,403	0.629	REZ
LOT 31	26,468	0.608	REZ
LOT 32	25,277	0.580	REZ
LOT 33	24,648	0.566	REZ
LOT 34	24,434	0.561	REZ
LOT 35	24,809	0.565	REZ
LOT 36	31,942	0.733	REZ
LOT 37	32,813	0.753	REZ
LOT 38	24,668	0.566	REZ
LOT 39	24,456	0.561	REZ
LOT 40	24,536	0.563	REZ
LOT 41	24,599	0.565	REZ
LOT 42	24,474	0.562	REZ
LOT 43	23,950	0.550	REZ
LOT 44	22,891	0.528	REZ
LOT 45	34,785	0.799	REZ
LOT 46	24,882	0.571	REZ
LOT 47	25,919	0.595	REZ
LOT 48	33,632	0.772	REZ
TRACT A-1	69,431	1.594	EXM
TRACT A-2	47,691	1.085	EXM
TRACT A-3	57,650	1.323	EXM
TRACT A-4	54,164	1.243	EXM
TRACT LA-1	4,935	0.113	EXM
TRACT LA-2	5,380	0.124	EXM
TRACT OS-1	121	0.003	EXM
TRACT OS-2	487	0.011	EXM
TRACT OS-3	1,836	0.042	EXM
TRACT OS-4	7,579	0.174	EXM
TRACT OS-5	15,265	0.350	EXM
TRACT OS-6	719	0.017	EXM
TRACT OS-7	322	0.007	EXM
TRACT OS-8	1,329	0.031	EXM
TRACT P-1	67,141	1.541	EXM
TRACT R-1	261,864	6.012	REZ
TRACT RA-1	11,719	0.269	EXM
TRACT RA-2	11,758	0.228	EXM
TRACT WM-1	209,428	4.808	EXM
TRACT WM-2	186,665	4.285	EXM
TRACT WM-3	386,154	8.866	EXM
PRESERVATION TRACT 1	31,371	0.720	EXM
PRESERVATION TRACT 2	531,610	12.204	EXM
PRESERVATION TRACT 3	405,692	9.313	EXM
PRESERVATION TRACT 4	11,539	0.265	EXM
PRESERVATION TRACT 5	36,472	0.837	EXM
PRESERVATION TRACT 6	2,286	0.052	EXM
TOTAL PLATTED ACREAGE		76.29 ACRES	

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT BEARINGS ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST HAVING A GRID BEARING OF N88°03'47"W BASED UPON THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB3591
- - DENOTES PERMANENT CONTROL POINT
- UE - INDICATES UTILITY EASEMENT.
- ▲ - INDICATES ZERO LOT LINE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- ⊕ - DENOTES CENTERLINE
- O.S. - INDICATES OPEN SPACE
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- CH - INDICATES CHORD BEARING
- CD - INDICATES CHORD DISTANCE
- Δ - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- N - DENOTES NORTHING
- E - DENOTES EASTING
- FND - INDICATES FOUND
- PB - INDICATES PLAT BOOK
- PG - INDICATES PAGE
- R/W - INDICATES RIGHT-OF-WAY
- (R) - INDICATES RADIAL
- (T) - INDICATES TOTAL
- (WME) - INDICATES WATER MANAGEMENT EASEMENT
- (AE) - INDICATES ACCESS EASEMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, ACCESS EASEMENTS AND BRIDGE EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS MAINTENANCE OBLIGATIONS, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS AND THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN THE BRIDGES LYING WITHIN SAID BRIDGE EASEMENTS.

UNIT OF DEVELOPMENT NO. 51

DATED THIS 15th DAY OF July, 2010.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

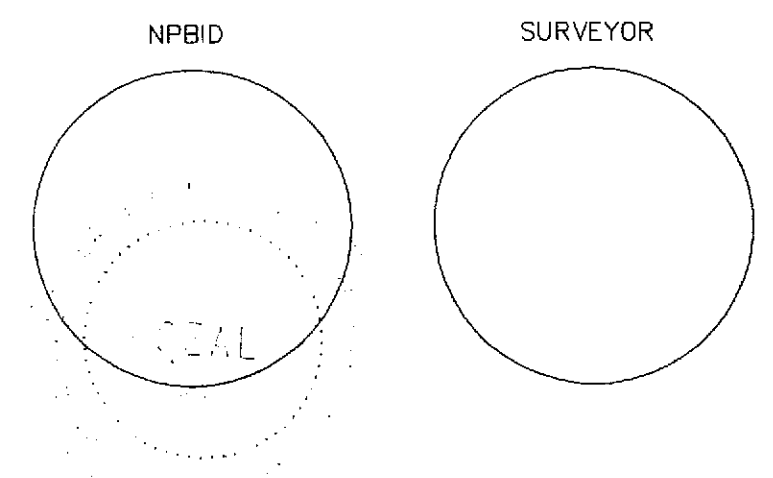
BY: Ronald M. Ash
RONALD M. ASH, PRESIDENT
BOARD OF DIRECTORS

ATTEST: Neal Bardin
O'NEAL BARDIN, JR., SECRETARY
BOARD OF DIRECTORS

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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.

DATED: 7-18-11
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK