

A PART OF INDIAN SPRING P.U.D.

# GREEN LAKES AT INDIAN SPRING

A parcel of land in the Northwest one-quarter of Section 35, Township 45 South, Range 42 EAST, being a replat of a part of tracts R-4 & G-2, Indian Spring Plat NO. 1, PB. 31, Pp. 43-47, Palm Beach County, Florida.

December 1977

SHEET 2 OF 2

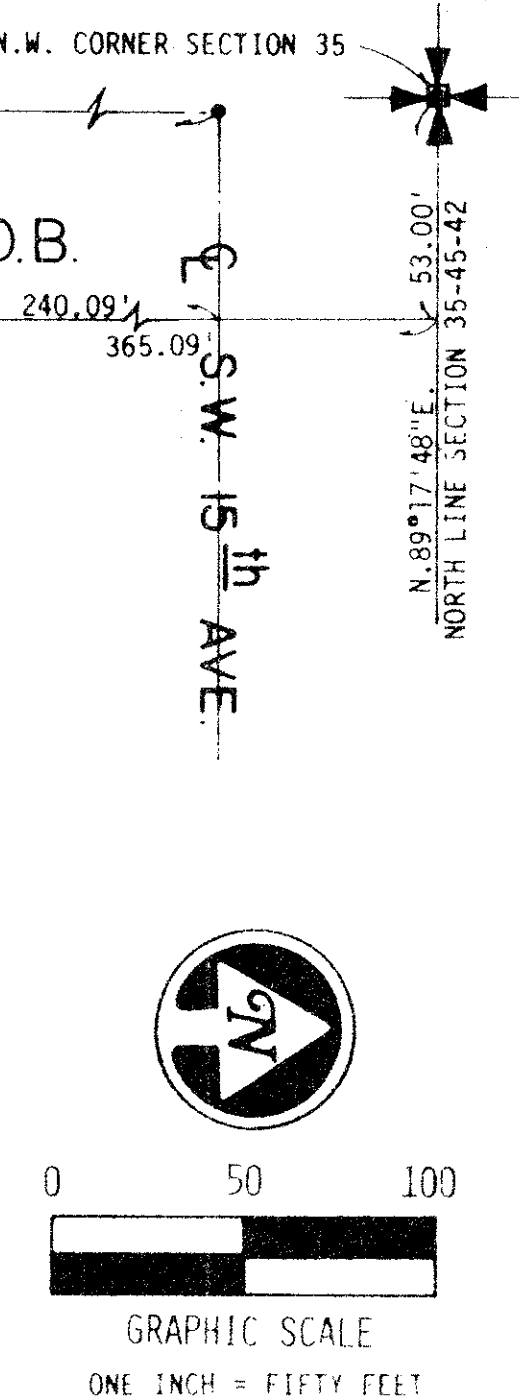
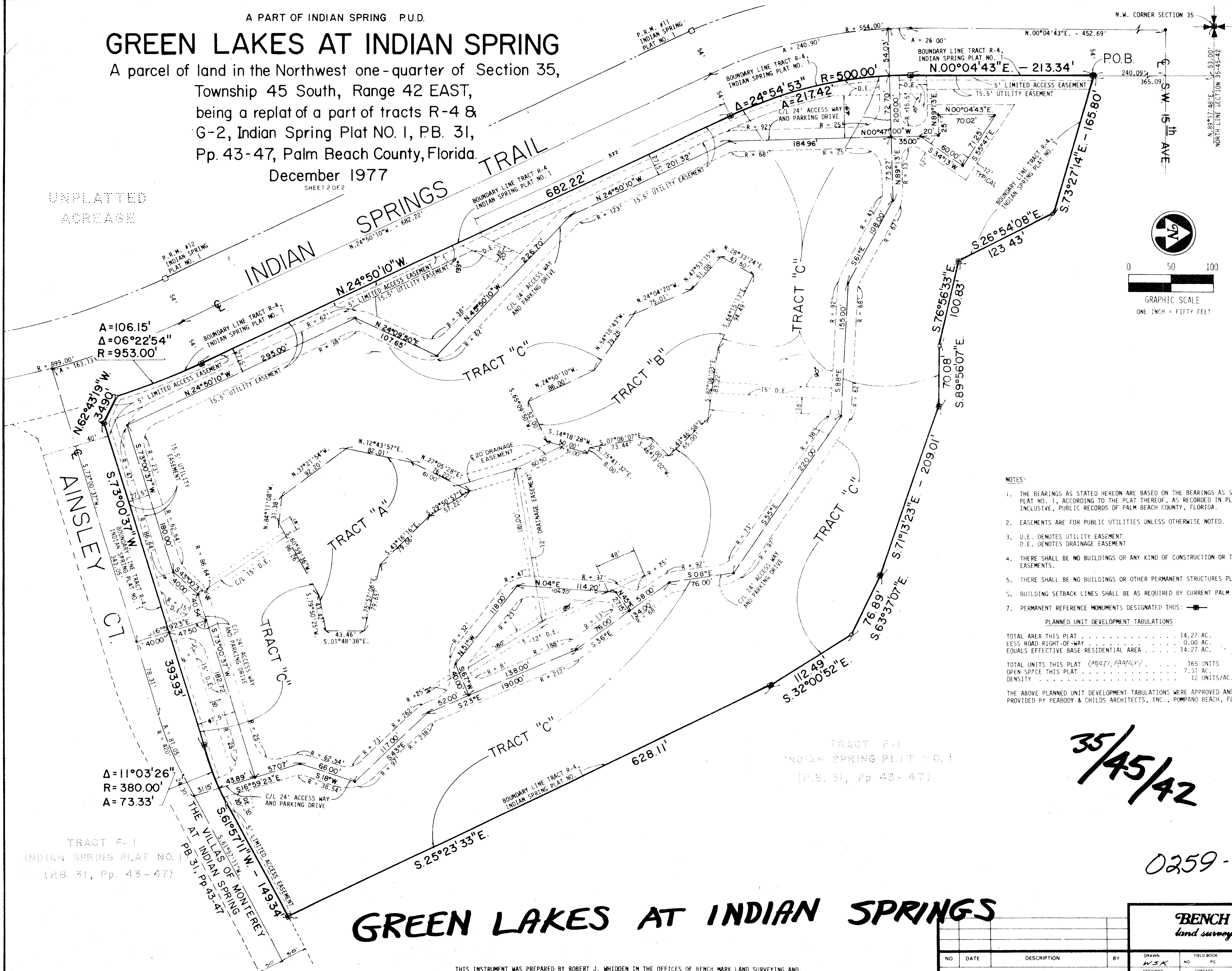
UNPLATTED  
ACREAGE

**39**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ TH DAY OF \_\_\_\_\_ AD. 1977 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND \_\_\_\_\_

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: \_\_\_\_\_ DC



**NOTES:**

1. THE BEARINGS AS STATED HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF INDIAN SPRING PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 43 THROUGH 47, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS:

**PLANNED UNIT DEVELOPMENT TABULATIONS**

TOTAL AREA THIS PLAT . . . . . 14.27 AC.  
LESS ROAD RIGHT-OF-WAY . . . . . 0.00 AC.  
EQUALS EFFECTIVE BASE RESIDENTIAL AREA . . . . . 14.27 AC.

TOTAL UNITS THIS PLAT (MULTI-FAMILY) . . . . . 165 UNITS  
OPEN SPACE THIS PLAT . . . . . 7.31 AC.  
DENSITY . . . . . 12 UNITS/AC.

THE ABOVE PLANNED UNIT DEVELOPMENT TABULATIONS WERE APPROVED AND PROVIDED BY PEABODY & CHILDS ARCHITECTS, INC., POMPANO BEACH, FL.

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**35/45/42**

0259-307 **34**  
**39**

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THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE 689-2111.

BENCH MARK land surveying and mapping, inc.			
NO	DATE	DESCRIPTION	BY

DRAWN	FIELD BOOK	DATE	JOB NO	SHEET
WJK		10-11-77	4000	2
DESIGNED	CHECKED	SCALE	DRAWING NO	
		1"=50'		