PLAT OF GOLF COLONY
A PART OF PIPERS GLEN, A P.U.D.

BEING A REPLAT OF TRACT "B", TOGETHER WITH PORTIONS OF TRACTS "G" AND "3" OF PIPERS GLEN PLAT N°1 (P.B. 43, PGS. 97 THROUGH 101), LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA.

MARCH 1988

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THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR REPRESENTING SHALLOWAY, INC.

LEGEND:

- □ – DENOTES PERMANENT REFERENCE MONUMENT (SET)
- U.&S.S.E. – DENOTES UTILITY & SAFE SITE EASEMENT
- L.M.A.E. – DENOTES LAKE MAINTENANCE ACCESS EASEMENT.
- ● – DENOTES PERMANENT CONTROL POINT
- U.E. – DENOTES UTILITY EASEMENT
- L.A.E. – DENOTES LIMITED ACCESS EASEMENT
- L.M.E. – DENOTES LAKE MAINTENANCE EASEMENT
- P.O.B. – DENOTES POINT OF BEGINNING
- D.E. – DENOTES DRAINAGE EASEMENT

BEARING BASE:

THE CENTER LINE OF PIPERS GLEN BOULEVARD IS TAKEN AS BEING S 68°00'00" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO

GRAPHIC SCALE: 1" = 50'

TRACT "M-1" WATER MANAGEMENT TRACT MAINTAINED BY WESTCHESTER COMMUNITY MASTER ASSOCIATION INC.

TRACT "G" PIPERS GLEN PLAT N°1 (P.B. 43, PGS. 97-101) PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT "3" RECREATIONAL PIPERS GLEN PLAT N°1 (P.B. 43, PGS. 97-101)

PIPERS GLEN BLVD (PLATTED RD R/W (80.00') WIDE P.B. 43, PGS. 97-101)

GOLF VILLAS DRIVE

DOGLEG DRIVE

DIVOT DRIVE

HOOK LANE

BAY CLUB DR (PLAT OF WATERFORD HOMES (PROPOSED))

GLEN BLVD

EL CLAIR RANCH RD (WEST LINE OF SEC. 2)

N.W. CORNER SECTION 2/46/42.

POB (N.W. CORNER OF TRACT "3" PIPERS GLEN PLAT N°1)

MATCH POINT "A"

MATCH LINE — SEE SHEET 4 OF 4

LIMITS OF THIS PLAT

20' WIDE L.M.E.

10' U.E.

KEY MAP

115

STATE OF FLORIDA ss.
COUNTY OF PALM BEACH

This instrument was filed for record at ____ M. this ____ day of ____, 19____ and duly recorded in official record book ____ on page ____

JUN B. DUNKLE, Clerk Circuit Court

BY: ____, D.C.

SUBDIVISION # Golf Colony
BOOK 59 PAGE 115
FLOOD ZONE B PANEL MAP # 2004
QUAD # 36 PANEL RT
SE PUD 80-212 ZIP CODE 33455
PUD NAME Pipers Glen PUD

TAZ 456

ADD. BY TD
CHECKED BY

0298-010

THIS INSTRUMENT PREPARED BY R. LEE IN THE OFFICE OF

SHALLOWAY inc.
ENGINEERS PLANNERS SURVEYORS
TELEPHONE 395/33-1181 1201 SOLVIDERE ROAD WEST PALM BEACH FL 33405

DATE 10-28-87
DRAWN A.R.
CHECKED G.R.
SHEET NO. 3/4
JOB NO. 86077

GOLF COLONY 59/115