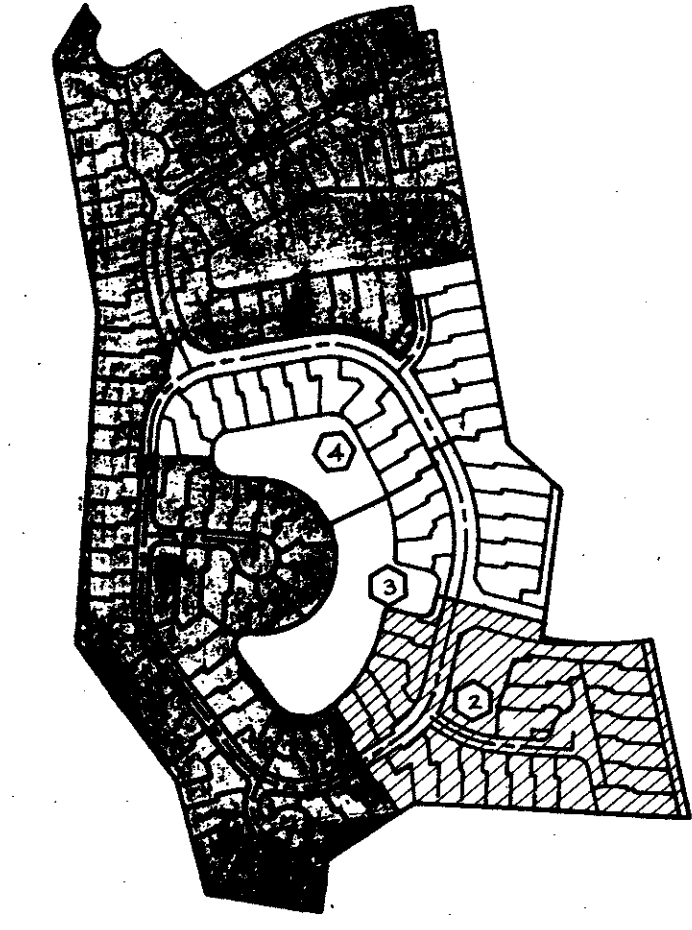
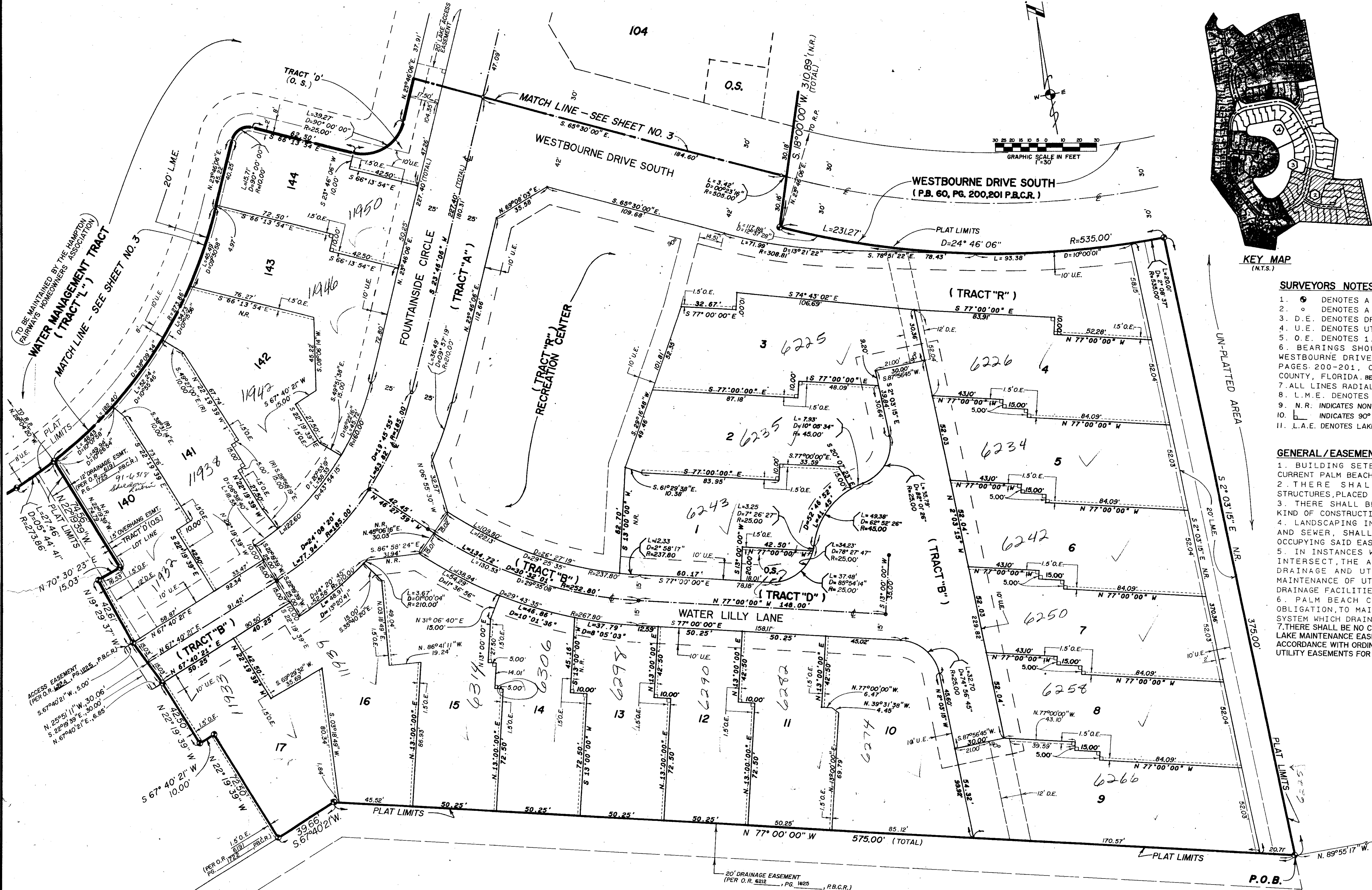


HAMPTON FAIRWAYS PLAT ONE

A PART OF INDIAN SPRING, A PLANNED UNIT DEVELOPMENT,
LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL.



KEY MAP (N.T.S.)

SURVEYORS NOTES

1. ● DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)
2. ○ DENOTES A PERMANENT CONTROL POINT (P.C.P.)
3. D.E. DENOTES DRAINAGE EASEMENT
4. U.E. DENOTES UTILITY EASEMENT
5. O.E. DENOTES 1.5' OVERHANG EASEMENT
6. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WESTBOURNE DRIVE SOUTH, AS RECORDED IN PLAT BOOK 60, PAGES 200-201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARINGS 0.00°04'43"E AS SHOWN ON THE EAST LINE, S.E. 1/4 34-45-42
7. ALL LINES RADIAL UNLESS OTHERWISE NOTED
8. L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
9. N.R. INDICATES NON-RADIAL LINE
10. ∟ INDICATES 90° ANGLE IN PROPERTY LINE
11. L.A.E. DENOTES LAKE ACCESS EASEMENT

GENERAL/EASEMENT NOTES & RESTRICTIVE COVENANTS

1. BUILDING SETBACK LINES, SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED IN UTILITY EASEMENTS.
3. THERE SHALL BE NO BUILDINGS, TREES, SHRUBS, OR ANY KIND OF CONSTRUCTION, PLACED IN DRAINAGE EASEMENTS.
4. LANDSCAPING IN UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL REQUIRE APPROVAL BY ALL UTILITIES OCCUPYING SAID EASEMENT.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
6. PALM BEACH COUNTY, HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
7. THERE SHALL BE NO CONSTRUCTION OR LANDSCAPING PERMITTED IN THE LAKE MAINTENANCE EASEMENTS OR LAKE ACCESS EASEMENTS EXCEPT IN ACCORDANCE WITH ORDINANCE 86-21. NO LANDSCAPING IS PERMITTED ON UTILITY EASEMENTS FOR WATER AND SEWER.

HAMPTON FAIRWAYS PLAT ONE
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 73-52
 INDIVIDUALS OFFICERS

THIS INSTRUMENT PREPARED BY:
 PAUL E. BREWER P.L.S.
 IN THE OFFICE OF

BREWER & THIELE
 CONSULTING ENGINEERS, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 (954) 753-5210

ADD. BY [Signature]
 CHECKED BY [Signature]

Pet. 73-52

0259-012

HAMPTON FAIRWAYS PLAT ONE 04/153