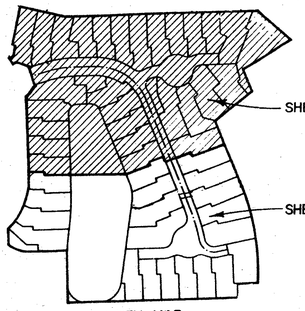
259-014

SHEET 2 OF 3

HAMPTON FAIRWAYS PLAT TWO

24

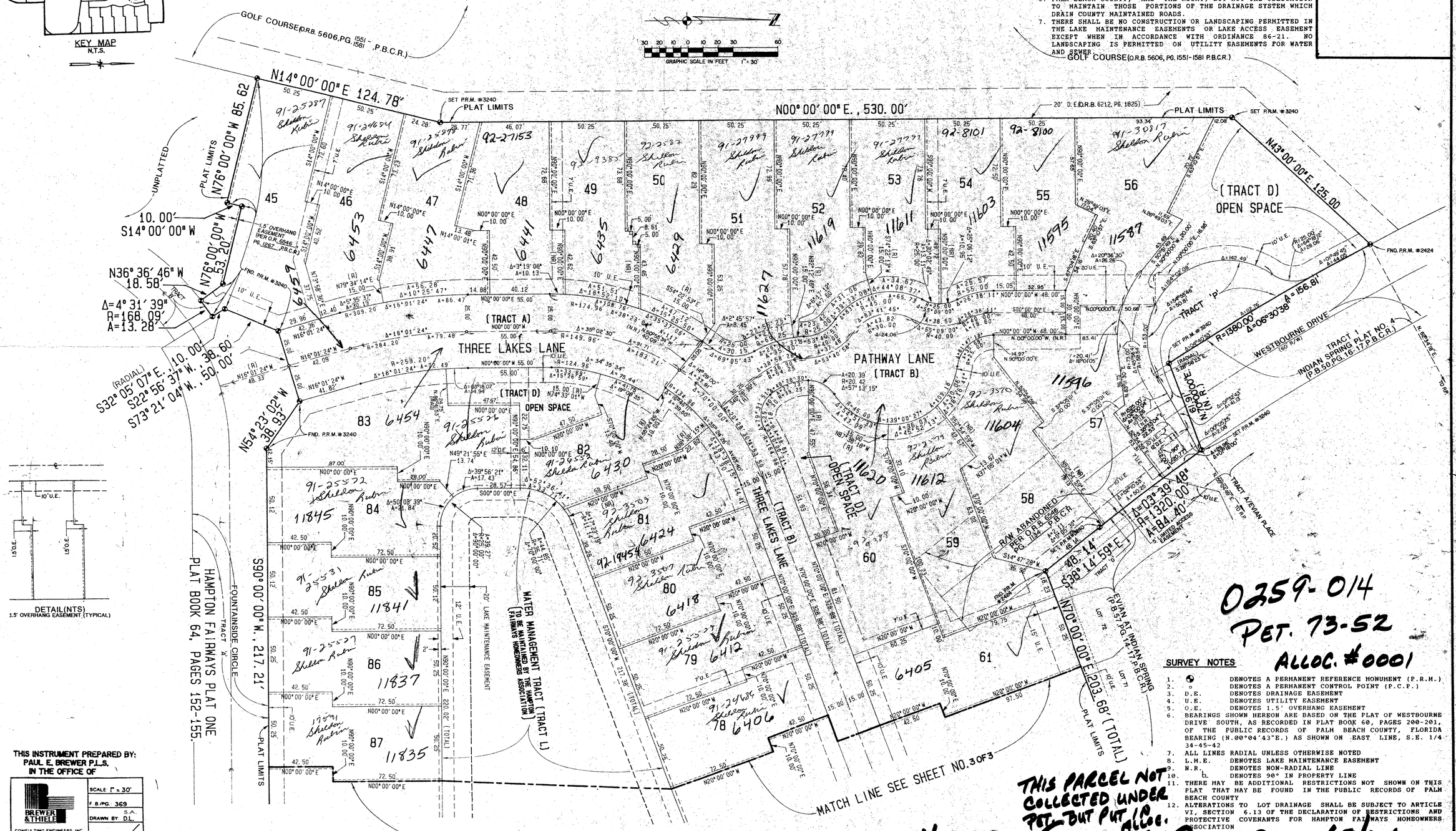
A PART OF INDIAN SPRING, A PLANNED UNIT DEVELOPMENT,
LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL.



KEY MAP
N.T.S.

GENERAL/EASEMENT NOTES & RESTRICTIVE NOTES

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 EASEMENT EXCEPT WHEN IN ACCORDANCE WITH ORDINANCE 86-21. NO LANDSCAPING IS PERMITTED ON UTILITY EASEMENTS FOR WATER AND SEWER.



DETAIL (NTS)
1.5' OVERHANG EASEMENT (TYPICAL)

0259-014
PET. 73-52
ALLOC. #0001

SURVEY 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 BEARING (N.00°04'43"E.) AS SHOWN ON 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. DENOTES NON-RADIAL LINE
10. ⊥ DENOTES 90° IN PROPERTY LINE
11. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY
12. ALTERATIONS TO LOT DRAINAGE SHALL BE SUBJECT TO ARTICLE VI, SECTION 6.13 OF THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION
13. L.A.E. DENOTES LAKE ACCESS EASEMENT
14. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
15. ℄ DENOTES CENTER LINE

THIS PARCEL NOT COLLECTED UNDER PET. BUT PUT IN ALLOC.

HAMPTON FAIRWAYS PLAT 2 6/8/24

TAL 453

SUBDIVISION: HAMPTON FAIRWAYS PLAT 2
BOOK 63 PAGE 24
FLOOD ZONE
QUAD 35
SE 73-52
FILE NAME

THIS INSTRUMENT PREPARED BY:
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SCALE	1" = 30'
F.B./PG.	369
DRAWN BY	S.A. D.L.
CK'D BY	
JOB NO.	89-02-24