

0638-001

A PLANNED UNIT DEVELOPMENT

# REGENCY LAKE ESTATES

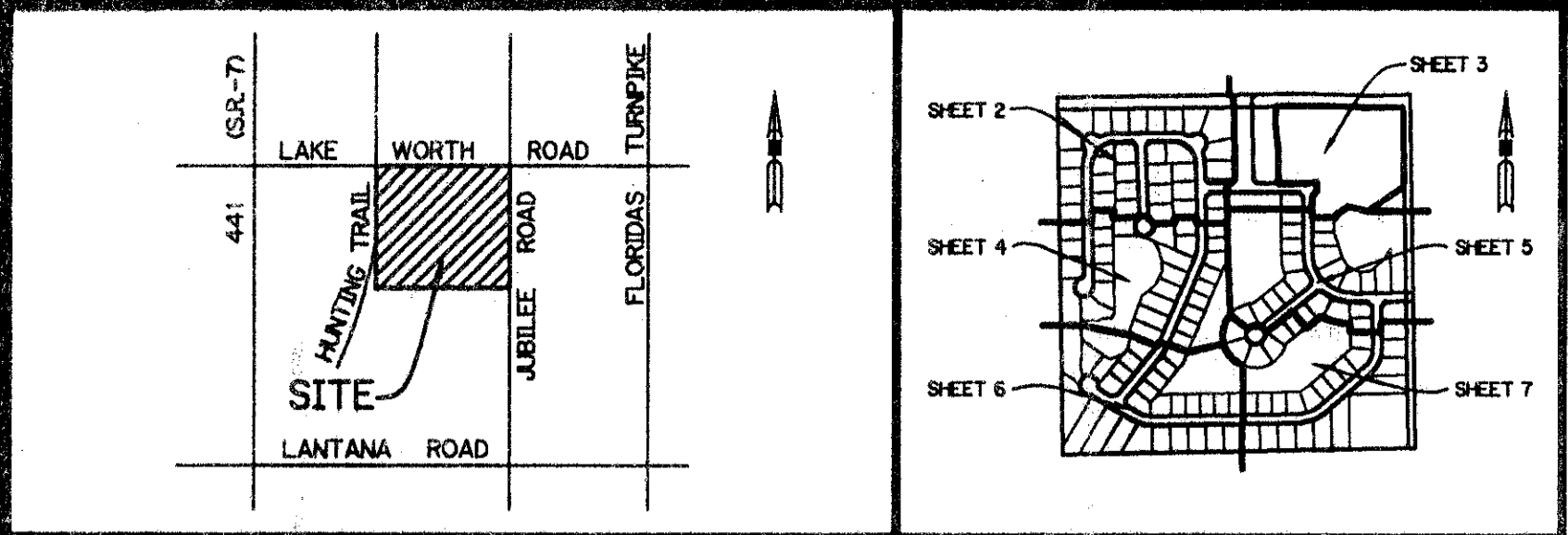
BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, 16, AND 17 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ALL IN BLOCK 27 ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

SHEET 1 OF 7 SEPTEMBER, 1994

# 100

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:47 P.M. this 20th day of July 1995 and duly recorded in Plat Book No. 75 on page 100-100  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.

PET. 94-4  
CURRENT  
5/2/95



LOCATION SKETCH  
SEC. 30 TWP. 44S. RGE. 42E.

KEY MAP  
N.T.S.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES / PALM BEACH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS REGENCY LAKE ESTATES, BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, 16 AND 17 TOGETHER WITH THAT 30 FOOT WIDE ROAD LYING ADJACENT TO AND SOUTH OF SAID TRACT 12 THROUGH 14 AND ADJACENT TO AND NORTH OF SAID TRACTS 15 THROUGH 17 ABANDONED PER OFFICIAL RECORD BOOK 5084, PAGE 872, ALL IN BLOCK 27 OF PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 15, BLOCK 27, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°59'40" WEST ALONG THE SOUTH LINE OF SAID TRACT 15, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°59'40" WEST ALONG SAID TRACTS 15, 16 AND 17, A DISTANCE OF 1944.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE NORTH 00°59'15" WEST ALONG THE WEST LINE OF SAID TRACT 17 AND THE NORTHERLY EXTENSION THEREOF, 688.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE NORTH 01°01'14" WEST ALONG THE WEST LINE OF SAID TRACTS 12 AND 3, A DISTANCE OF 1308.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LAKE WORTH ROAD (S.R. 802) AS DELINEATED ON THE PALM BEACH COUNTY ENGINEERING DEPARTMENT LAKE WORTH ROAD R/W ACQUISITION MAP, PROJECT NO. 86066, DATED 1987, (ORDER OF TAKINGS RECORDED IN OFFICIAL RECORD BOOK 6379, PAGES 23 AND 30, SAID PUBLIC RECORDS); THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES; THENCE NORTH 89°11'11" EAST, 608.53 FEET; THENCE NORTH 89°10'58" EAST, 703.02 FEET; THENCE SOUTH 89°56'01" EAST, 250.04 FEET; THENCE SOUTH 87°18'42" EAST, 180.37 FEET; THENCE NORTH 89°10'58" EAST, 160.01 FEET; THENCE SOUTH 45°58'47" EAST, A DISTANCE OF 56.56 FEET; THENCE SOUTH 00°59'32" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF JUBILEE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 2147, PAGES 1080 AND 1081, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 30.02 FEET; THENCE SOUTH 89°10'58" WEST, A DISTANCE OF 202.26 FEET; THENCE NORTH 87°18'42" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 89°56'01" WEST, A DISTANCE OF 247.81 FEET; THENCE SOUTH 89°10'58" WEST, A DISTANCE OF 61.75 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 65°10'07" EAST FROM SAID POINT, HAVING A RADIUS OF 173.00 FEET AND A CENTRAL ANGLE OF 59°18'22"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 180.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°03'50" WEST, A DISTANCE OF 257.35 FEET; THENCE SOUTH 89°23'29" EAST, A DISTANCE OF 215.64 FEET; THENCE SOUTH 00°03'50" WEST, A DISTANCE OF 44.41 FEET; THENCE NORTH 89°56'10" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 45°03'50" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°03'50" WEST A DISTANCE OF 118.79 FEET; THENCE NORTH 89°55'51" EAST, A DISTANCE OF 154.02 FEET; THENCE NORTH 51°05'22" EAST, A DISTANCE OF 31.47 FEET; THENCE NORTH 59°49'10" EAST, A DISTANCE OF 29.60 FEET; THENCE SOUTH 81°43'24" EAST, A DISTANCE OF 30.75 FEET; THENCE SOUTH 74°46'25" EAST, A DISTANCE OF 49.66 FEET; THENCE NORTH 55°35'47" EAST, A DISTANCE OF 281.90 FEET; THENCE SOUTH 00°59'32" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JUBILEE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 2147, PAGES 1080 AND 1081, INCLUSIVE, A DISTANCE OF 673.76 FEET; THENCE SOUTH 45°59'32" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.66 FEET; THENCE SOUTH 00°59'32" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 789.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.37 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ENGLE HOMES / PALM BEACH, INC. FOR DRAINAGE PURPOSES. SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ENGLE HOMES / PALM BEACH, INC. THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR CIVIC SITE PURPOSES.

- TRACTS "W1" & "W2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRESERVE AREAS FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT, AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
- TRACT "W3", AS SHOWN HEREON, IS HEREBY RESERVED FOR A PRESERVE AREA AND WATER MANAGEMENT PURPOSES FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L1", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

WETLAND BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WETLAND BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LITTORAL SHELF EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE C.L.E. HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

IN WITNESS WHEREOF, ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF April 1995.

ITS: ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION

ATTEST: *[Signature]* BY: *[Signature]*  
DAVID SHAPIRO JOHN A. KRAYNICK  
SECRETARY VICE-PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES / PALM BEACH, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF April, 1995.

September 9, 1995  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Museum Robbins  
NOTARY PUBLIC - STATE OF FLORIDA

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE C.L.E. HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF April, 1995.

C.L.E. HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*  
MARLENE BOWEN GREG PILLEN, PRESIDENT

WITNESS: *[Signature]*  
EMILY CRALL

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GREG PILLEN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF C.L.E. HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF April, 1995.

September 9, 1995  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Museum Robbins  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, KERRY D. SAFIER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: April 25th, 1995 BY: *[Signature]*  
KERRY D. SAFIER, ESQ.  
ATTORNEY

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA  
LAWSON, NOBLE AND ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

### 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 ("C.P.'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.

DATE: 5-4-95  
*[Signature]*  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA  
APPROVED FOR RECORD THIS 18 DAY OF July, 1995.

ATTEST: DOROTHY H. WILKEN, CLERK  
*[Signature]*  
KERRY D. SAFIER  
CHAIRMAN OF COUNTY COMMISSION  
*[Signature]*  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July, 1995.  
BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 00°59'32" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF JUBILEE ROAD LYONS ROAD AS RECORDED IN PLAT BOOK 46, PAGE 123 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00002125  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N. 89°31'51" E. (PLAT BEARING)  
N. 89°32'23" E. (GRID BEARING)  
00°00'32" BEARING ROTATION (PLAT TO GRID)  
N 10000.0000  
E 10000.0000  
DENOTES STATE PLANE COORDINATES



0638-001 75/100

### SITE PLAN DATA

ZONING PETITION NO.	94-04
TOTAL AREA	80.39 ACRES
OPEN SPACE TRACTS	1.37 ACRES
RECREATION SITE	1.53 ACRES
CIVIC PARCEL	2.09 ACRES
TOTAL OPEN SPACE	1.37

# REGENCY LAKE ESTATES

Subdivision: Regency Lake Estates  
BOOK 75 PAGE 100  
FLOOD ZONE 0 FLOOD MAP #170A  
QUAD #48 ZONING PUD  
SE 94-04 ZIP CODE 33467  
PUD NAME Kent PUD  
SD/44/42

TAZ-738

