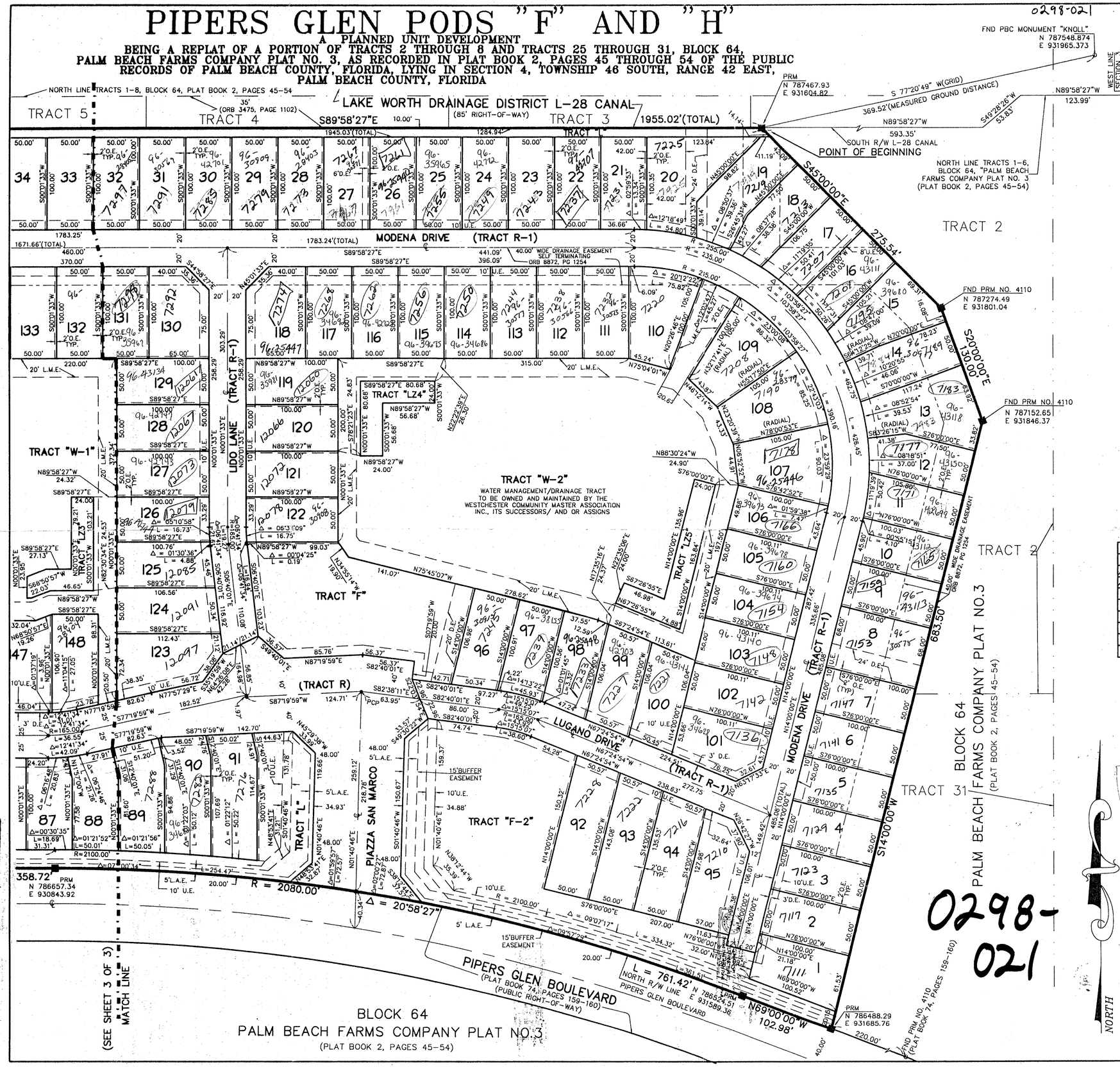
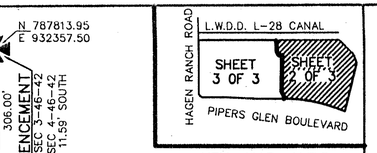
PIPERS GLEN PODS "F" AND "H"

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 2 THROUGH 6 AND TRACTS 25 THROUGH 31, BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0298-021





KEY MAP N.T.S.

99

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____ A.D. 1996 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 3

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (407)392-1991
FEBRUARY – 1996

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000275
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S89°58'27"E(PLAT BEARING)
N89°37'00"E(GRID BEARING)
(COUNTER CLOCKWISE) 00°24'33" = BEARING ROTATION (PLAT TO GRID)
NORTH LINE THIS PLAT

PUD TABULAR DATA

TOTAL AREA THIS PLAT	40.098 ACRES
AREA OF RESIDENTIAL	23.690 ACRES
AREA OF PRIVATE ROADWAY (TRACTS R,R1)	6.726 ACRES
AREA OF WATER MANAGEMENT (TRACTS W, W1, W2)	5.406 ACRES
AREA OF OPEN SPACE (TRACT L and L-1)	1.730 ACRES
AREA OF RECREATION (TRACTS F,F-1,F-2)	1.895 ACRES
AREA OF TRACTS LZ,LZ-1 THROUGH LZ-5	0.651 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	192
DENSITY PROPOSED THIS PLAT	4.79 UNITS/ACRE
LAND USE – TOWNHOUSE	

SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED UPON THE EAST LINE OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA BEARING S 00° 35' 08" E.
6. P.R.M. – INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
7. U.E. – INDICATES UTILITY EASEMENT.
8. D.E. – INDICATES DRAINAGE EASEMENT.
9. W.D.E. – INDICATES WATER DISTRIBUTION EASEMENT.
10. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
11. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
12. L.M.E. – DENOTES LAKE MAINTENANCE EASEMENT.
13. ● – DENOTES PERMANENT CONTROL POINT NO. 5005
14. OE – INDICATES OVERHANG EASEMENT.
15. L.A.E. – DENOTES LIMITED ACCESS EASEMENT.
16. ALL BEARINGS AND DISTANCES ARE PLAT UNLESS SHOWN OTHERWISE.

0298-021

SUBDIVISION # Pipers Glen Pods F+H
BOOK 77 PAGE 99 FLOOD MAP # 2001
FLOOD ZONE B ZONING RT
QUAD # 51 ZIP CODE 33446
SE 80-212
PUD NAME Pipers Glen Pods F+H

Recorded 9-24-96