0837-001

TERRACINA
JOHNSON PROPERTY, P.U.D.

A Re-Plat of a portion of Blocks 5 and 6 including the platted rights-of-way contained therein,"PALM BEACH FARMS COMPANY PLAT NO. 3," as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, lying in Sections 33 and 34, Township 43 South, Range 42 East, Palm Beach County, Florida.

This Instrument Prepared by
Thomas R. Palbicke of
HAGER PALBICKE AND ASSOCIATES, INC.
Professional Land Surveyors - Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajlh @ bellsouth.net

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State of Florida } SS
County of Palm Beach }

This Plat was Filed for Record at _____ this _____ day of _____ 200__, and Duly Recorded in Plat Book _____ on Pages _____ and _____.

Dorothy H. Wilken, Clerk

By: _____ D.C.

Sheet 3 of 15 Sheets

Tract 13

N.24° 31'19"W. 582.17'

LANDSCAPE BUFFER

N.24° 31'19"W. 352.17'

20' L.M.E.

5' L.A.E.

5' U.E.

MATCH LINE - A

TRACT "B-12" (LANDSCAPE BUFFER)

Tract 24
BLOCK 6
"Palm Beach Farms Company Plat No. 3" P.R.M.
(P.B. 2, PG.S 45-54, P.B.C.R.)

N 855939.903
E 931219.389

SHEET 15, SHEET 11, SHEET 13, SHEET 14, SHEET 12, SHEET 8, SHEET 9, SHEET 10, SHEET 7, SHEET 3, SHEET 4, SHEET 5, SHEET 6

KEY MAP:
NOT TO SCALE

PLAT LEGEND:

P.R.M. ⊙	Denotes Set Permanent Reference Monument L.B. No. 6772, Unless otherwise shown
P.C.P. •	Denotes Set Permanent Control Point L.B. No. 6772
℄	Denotes Centerline
A=	Denotes Arc length
R=	Denotes Radius
D=	Denotes Delta (central angle)
P.O.B.	Denotes Point of Beginning
P.O.C.	Denotes Point of Commencement
P.B.C.R.	Denotes Palm Beach County Records
O.R.B.	Denotes Official Records Book
P.B.	Denotes Plat Book
PG.	Denotes Page
U.E.	Denotes Utility Easement
D.E.	Denotes Drainage Easement
R/W	Denotes Right-of-Way
SEC.	Denotes Section
SF	Denotes Square Feet
L.A.E.	Denotes Limited Access Easement
L.B.E.	Denotes Landscape Buffer Easement
L.M.E.	Denotes Lake Maintenance Easement
L.M.A.E.	Denotes Lake Maintenance Access Easement

N

SCALE: 1"=40'

GRAPHIC SCALE:
0 50 100 150 200

SUBDIVISION TERRACINA
PAGE 93
PLAT BOOK 101
PLANNING ZONE PDD
ZONING PDD
QUAD # 31
SE
TAZ 914
PUD NAME JOHNSON PROPERTY
FLOOD MAP # 1504
ZIP CODE 33413

TRACT "L-12" (WATER MANAGEMENT TRACT) TO BE MAINTAINED BY THE TERRACINA HOMEOWNERS ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 15723, PAGE 0363, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT "R-9"

TRACT "L-11" (WATER MANAGEMENT TRACT) TO BE MAINTAINED BY THE TERRACINA HOMEOWNERS ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 15723, PAGE 0363, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MATCH LINE - A

MATCH LINE - B

Gazetta Way

TRACT "A-3" (PRIVATE STREET) (UTILITY & DRAINAGE EASEMENT)

TRACT "B-12" (LANDSCAPE BUFFER)

TRACT "LW-3" (L.W.D.D. EASEMENT O.R.B. 16317, PG. 0358, P.B.C.R.) (OPEN SPACE)

L.W.D.D. CANAL L-4

30' PLATTED R/W (P.B. 2, PG.S 45-54, P.B.C.R.) (O.R.B. 1585, PG. 505, P.B.C.R.)

30' R/W (P.B. 49, PG. 49, P.B.C.R.)

TRACT 1 | TRACT 2 | TRACT "A"

TRACT 14

"Westport Industrial Park" (P.B. 49, PG. 49, P.B.C.R.)

CLEARY ROAD (P.B. 49, PG. 49, P.B.C.R.)

WESTPORT PLACE

P.R.M. N 855705.132 E 931272.520

P.O.B. N 855474.884 E 931276.466

P.O.C.

PALM BEACH COUNTY G.P.S. STATION "PBF-13" N 853405.732 E 931241.142

PALM BEACH COUNTY G.P.S. STATION "PBF-14" N 851092.202 E 931308.874

TRACT "L-11" lots: 310 (5272 SF.), 309 (5561 SF.), 308 (5564 SF.), 307 (7698 SF.), 306 (5264 SF.), 305 (5264 SF.), 304 (5264 SF.), 303 (5264 SF.), 302 (5264 SF.), 301 (4745 SF.), 300 (4745 SF.), 299 (4745 SF.)

TRACT "R-9" lots: 226 (4755 SF.), 227 (5065 SF.), 228 (4947 SF.), 229 (4755 SF.), 230 (4755 SF.), 231 (4755 SF.), 232 (4755 SF.), 233 (4875 SF.), 234 (4930 SF.), 235 (7370 SF.), 236 (9776 SF.), 237 (5745 SF.), 238 (4996 SF.), 239 (4761 SF.)

TRACT "A-3" lots: 317 (8993 SF.), 318 (4755 SF.), 319 (4755 SF.), 320 (4755 SF.), 321 (4755 SF.), 322 (4755 SF.), 323 (4755 SF.), 324 (4755 SF.), 325 (4755 SF.), 326 (5891 SF.), 327 (4755 SF.), 328 (4755 SF.), 332 (7567 SF.), 333 (4755 SF.), 334 (4755 SF.), 335 (4755 SF.), 336 (4755 SF.), 337 (4755 SF.), 338 (4755 SF.), 339 (4755 SF.), 340 (4755 SF.), 341 (5891 SF.), 342 (4755 SF.), 343 (4755 SF.), 240 (4755 SF.), 241 (4755 SF.), 242 (4997 SF.), 243 (4755 SF.), 244 (4755 SF.), 245 (4755 SF.), 246 (4755 SF.), 247 (4755 SF.), 248 (4755 SF.), 249 (4755 SF.)

SURVEYOR'S NOTES:

1. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. BEARINGS AND COORDINATES, SHOWN HEREON, ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1990 ADJUSTMENT - AS ESTABLISHED BETWEEN G.P.S. CONTROL STATIONS "PBF-13" AND "PBF-14", HAVING A GRID BEARING OF S. 01° 40'37" E. - (THE SCALE FACTOR USED IS 1.000030). BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.

3. 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.

4. 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.

5. NO PLANTINGS OVER 30" SHALL BE ALLOWED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE TRIANGLE BASED ON THE CROWN OF ROAD ELEVATION OF THE ADJACENT ROADWAY.

6. THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN.