

2018 0160410

199

# CRESTWOOD NORTH REPLAT

BEING A REPLAT OF A PORTION OF CRESTWOOD NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 88 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
FEBRUARY - 2018

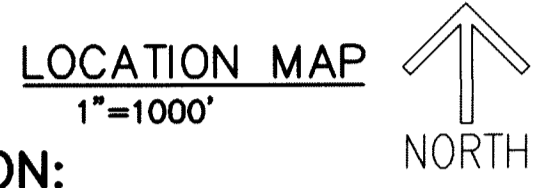
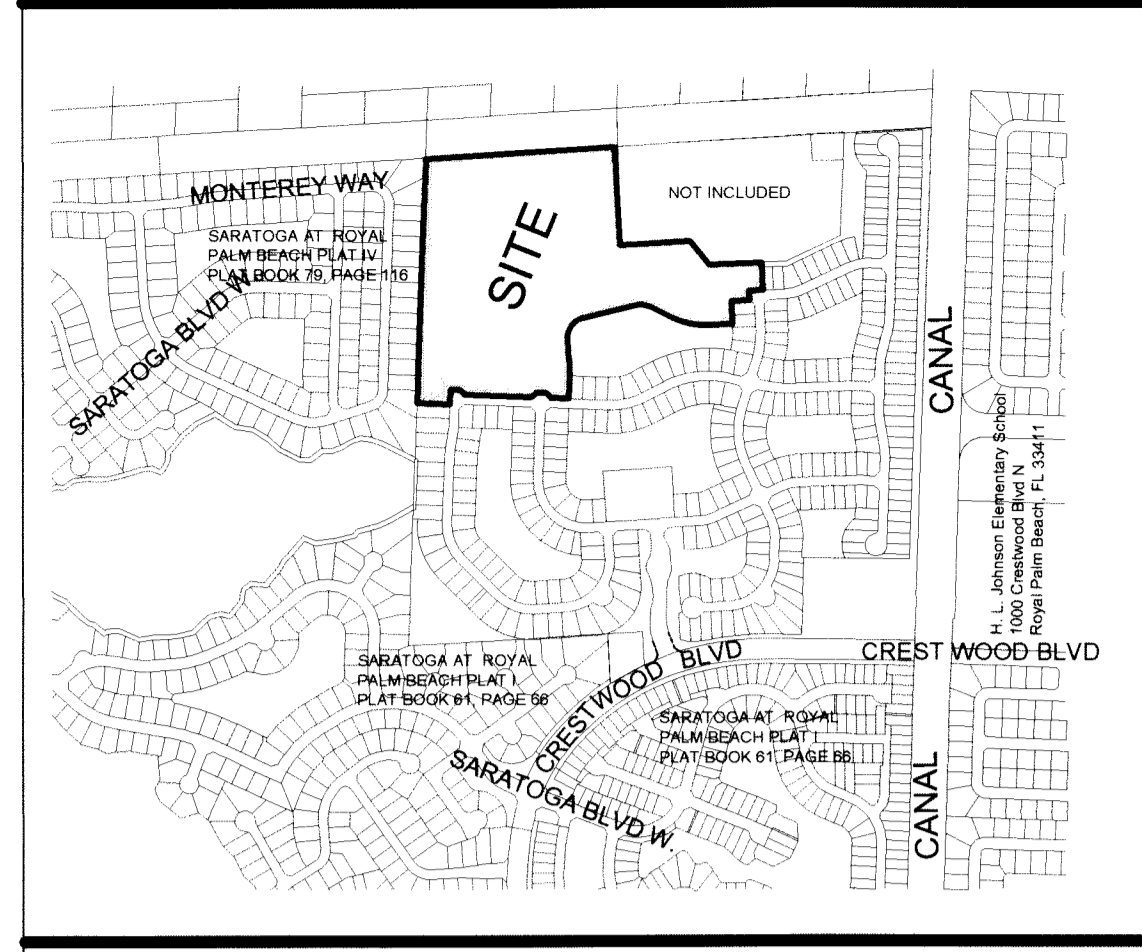


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:53 P.M.  
THIS 28 DAY OF March  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 125 ON  
PAGES 199 AND 200.

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: Debra McCaslin  
DEPUTY CLERK

**SHEET 1 OF 2**



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF CRESTWOOD NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 88 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF CRESTWOOD NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 88 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 30, AS SHOWN ON SAID PLAT; THENCE N.02°06'47"E. ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 1,269.91 FEET TO THE NORTHWEST CORNER OF LOT 45; THENCE N.86°31'21"E., A DISTANCE OF 986.22 FEET; THENCE S.03°22'18"E., A DISTANCE OF 511.26 FEET; THENCE N.86°37'42"E., A DISTANCE OF 367.02 FEET; THENCE S.38°57'54"E., A DISTANCE OF 157.36 FEET; THENCE N.87°53'54"E., A DISTANCE OF 273.81 FEET; THENCE S.02°06'06"E., A DISTANCE OF 145.00 FEET; THENCE S.87°53'54"W., A DISTANCE OF 70.51 FEET; THENCE S.02°06'06"E., A DISTANCE OF 50.00 FEET; THENCE S.87°53'54"W., A DISTANCE OF 95.00 FEET; THENCE S.02°06'06"E., A DISTANCE OF 120.00 FEET; THENCE S.87°53'54"W., A DISTANCE OF 125.80 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 27°27'44"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 189.33 FEET; THENCE N.64°38'22"W., A DISTANCE OF 137.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 38°43'56"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 70.98 FEET; THENCE S.76°37'42"W., A DISTANCE OF 284.13 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 80°47'11"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 148.05 FEET; THENCE S.04°09'29"E., A DISTANCE OF 110.07 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 06°16'16"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 70.60 FEET; THENCE S.02°06'47"W., A DISTANCE OF 127.91 FEET; THENCE N.87°53'13"W., A DISTANCE OF 95.00 FEET; THENCE N.42°53'13"W., A DISTANCE OF 35.36 FEET; THENCE N.87°53'13"W., A DISTANCE OF 50.00 FEET; THENCE S.47°06'47"W., A DISTANCE OF 35.36 FEET; THENCE N.87°53'13"W., A DISTANCE OF 350.00 FEET; THENCE N.42°53'13"W., A DISTANCE OF 35.36 FEET; THENCE N.87°53'13"W., A DISTANCE OF 50.00 FEET; THENCE S.02°06'47"W., A DISTANCE OF 76.71 FEET; THENCE N.87°53'13"W., A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,428,522 SQUARE FEET OR 32.7944 ACRES, MORE OR LESS.  
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CRESTWOOD NORTH REPLAT AND FURTHER DEDICATE AS FOLLOWS:

- 1. WATER MANAGEMENT TRACT**  
TRACT "LAKE", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLASERA 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 THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 2. FUTURE DEVELOPMENT TRACT**  
TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF TRACT A FROM TIME TO TIME, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH FLORIDA.
- 3. DRAINAGE AND LAKE MAINTENANCE EASEMENTS**  
THE 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 BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 4. UTILITY EASEMENTS (UE)**  
THE UTILITY EASEMENTS 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.
- 5. OPEN SPACE TRACT**  
TRACT "OSRP", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 6. BUFFER DRAINAGE EASEMENTS**  
THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER AND YARD DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLASERA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 28 DAY OF March 2018

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: Horacio Morcada  
PRINT NAME Horacio Morcada  
BY: Dean Androzzi  
VICE PRESIDENT

## ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED lalerieMcChesney WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS Vice President OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March 2018  
MY COMMISSION EXPIRES: 12/03/2018  
COMMISSION NUMBER: GG126802  
Michelle Staring  
NOTARY PUBLIC  
PRINT NAME Michelle Staring

## VILLAGE APPROVAL:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF CRESTWOOD NORTH REPLAT FOR RECORD THIS 20th DAY OF March 2018.  
VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Fred Pinto  
FRED PINTO, MAYOR  
BY: Diane Disanto  
DIANE DISANTO  
VILLAGE CLERK

## ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED FRED PINTO AND DIANE DISANTO WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF APRIL 2018

MY COMMISSION EXPIRES: FF083954  
Robin Cronk  
NOTARY PUBLIC  
NAME: Robin Cronk  
COMMISSION NO.: FF083954

## VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.  
BY: Christopher Marsh  
CHRISTOPHER MARSH, P.E. NO. 62560  
VILLAGE ENGINEER

## ACCEPTANCE OF RESERVATIONS:

THE BELLASERA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 28th DAY OF March 2018

BELLASERA HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Horacio Morcada  
PRINT NAME Horacio Morcada  
BY: Dean Androzzi  
PRESIDENT

WITNESS: Michael Wolf  
PRINT NAME Michael Wolf

LENNAR HOMES LLC    NOTARY LENNAR HOMES LLC    VILLAGE OF ROYAL PALM BEACH    VILLAGE OF ROYAL PALM BEACH-ENGINEER    HOA    NOTARY HOA    REVIEWING SURVEYOR    SURVEYOR

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DEAN ANDROZZI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLASERA HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 28 DAY OF MARCH 2018  
MY COMMISSION EXPIRES: 11-15-2020  
COMMISSION NUMBER: GG040532  
JEFF ALEXANDER  
NOTARY PUBLIC  
PRINT NAME

## 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) AND MONUMENTS ACCORDING TO SECTION 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.  
DATE: 3/29/18  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

## REVIEWING SURVEYOR'S STATEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(9), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.  
BY: Jim Sullivan  
NAME: JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS NO. 6889  
DATE: 4-4-2018

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Laurie L. Gildan A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE TAXES FOR 2017 AND ALL PRIOR YEARS HAVE BEEN PAID; 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: March 12, 2018  
NAME: LAURIE L. GILDAN  
ATTORNEY STATE OF FLORIDA

## SUMMARY DATA

PROJECT ENGINEER:	JOHN F. WHEELER, PE
STREET NAMES:	NOT APPLICABLE
NUMBER OF LOTS	0
APPROXIMATE LOT SIZES NOT APPLICABLE	
LINEAL FEET OF STREETS = NOT APPLICABLE	
TOTAL AREA THIS PLAT = 32.7944 ACRES	
OWNER:	LENNAR HOMES, LLC
AGENT:	JENNIFER VAIL-WANTMAN GROUP, INC.

## PROPERTY DEVELOPMENT REGULATIONS

	PATIO HOME (BRO-LT LINE) 55' WIDE LOT	SINGLE FAMILY 55' WIDE LOT	SINGLE FAMILY 65' WIDE LOT	SINGLE FAMILY 75' WIDE LOT
<b>MAIN STRUCTURE MINIMUM SETBACKS (MEASURED IN FEET)</b>				
Front (Side Loaded Garage)	15	15	15	15
Front (Front Loaded Garage)	25	25	25	25
Side (Interior)	20/0	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Rear	15	15	15	15
<b>SCREENS MINIMUM SETBACKS (MEASURED IN FEET)</b>				
Front	25	25	25	25
Side (Interior)	7.5	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Side from Zero	0	N/A	N/A	N/A
Rear	7.5	7.5	7.5	7.5
Rear (if adjacent to open space)	3	5	5	5
<b>POOLS MINIMUM SETBACKS (MEASURED IN FEET)</b>				
Front	28	28	28	28
Side (Interior)	10.5	10.5	10.5	10.5
Side (Corner)	18	18	18	18
Side from Zero	3	3	3	3
Rear	10.5	10.5	10.5	10.5
Rear (if adjacent to open space)	8	8	8	8
<b>ACCESSORY STRUCTURES MINIMUM SETBACKS (MEASURED IN FEET)</b>				
Front	25	25	25	25
Side (Interior)	7.5	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Side from Zero	7.5	7.5	7.5	7.5
Rear	10	10	10	10
<b>OTHER REQUIREMENTS</b>				
MAXIMUM HEIGHT	25	25	25	25
MINIMUM LOT WIDTH	55	55	65	75
MINIMUM LOT DEPTH	120	120	120	120
MINIMUM LOT AREA	6,600 SQ. FT.	6,600 SQ. FT.	7,800 SQ. FT.	9,000 SQ. FT.
MAXIMUM LOT COVERAGE	50%	50%	50%	50%
MINIMUM FLOOR AREA	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.

## NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF CRESTWOOD NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 88 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N02°06'47"E
- LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- THE VILLAGE OF ROYAL PALM BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS: ■
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.