

**SMITH DAIRY WEST P.U.D.-PLAT No. 4**  
**BEING A REPLAT OF PART OF BLOCK 38 OF 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**  
**IN PART OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST,**  
**PALM BEACH COUNTY, FLORIDA**  
**SHEET 2 OF 7**  
**JUNE 1997**

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SMITH FARM MASTER 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 3 DAY OF Nov., 1997

SMITH FARM MASTER ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
T.R. BEER, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SMITH FARM MASTER ASSOCIATION, INC., A CORPORATION, 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 3 DAY OF November, 1997.

MY COMMISSION EXPIRES: 10/5/98  
Commission # CC 393499 [Signature]  
NOTARY PUBLIC

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

LEGACY 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 3 DAY OF Nov., 1997

LEGACY HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
T.R. BEER, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LEGACY HOMEOWNERS ASSOCIATION, INC., A CORPORATION, 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 3 DAY OF November, 1997.

MY COMMISSION EXPIRES: 10/5/98  
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NOTARY PUBLIC

**SURVEYOR'S NOTES**

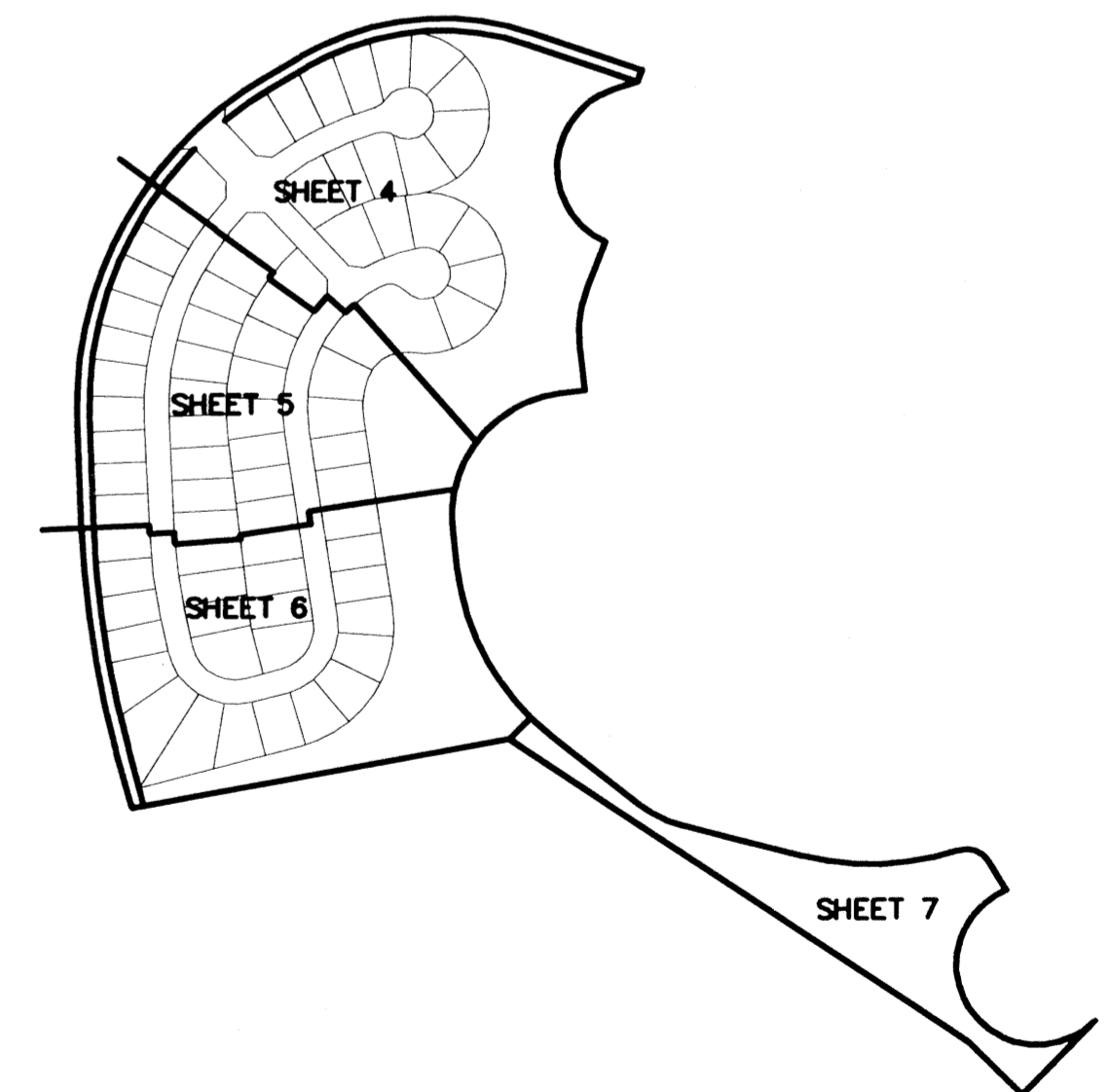
- PLAT POSITION AND ORIENTATION
  - COORDINATES SHOWN ARE GRID
  - DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
  - ZONE = FLORIDA EAST
  - LINEAR UNIT = U.S. SURVEY FOOT
  - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
  - ALL DISTANCES ARE GROUND
  - SCALE FACTOR = 1.0000326
  - GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  P.I.S. 4828
- PERMANENT CONTROL POINTS ARE SHOWN THUS:  P.C.P. 4828
- BEARINGS, AS SHOWN HEREOF, ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF SOUTH 01°00'50" EAST ALONG THE WEST LINE OF TRACTS 16, 17, 48, 49, 80, AND 81, BLOCK 38 PALM BEACH FARMS COMPANY PLAT No. 3 (PER PLAT BOOK 2, PAGES 45 THROUGH 54) AS RELATED TO HYPOLUXO ROAD AS SHOWN ON HYPOLUXO ROAD RIGHT OF WAY MAP, PROJECT No. 87098, DATED NOVEMBER, 1987.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND OF ABSOLUTE, INC., WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC., AND JOAN E. O'DELL AS TRUSTEE, TO PLATTED ROAD RIGHTS OF WAY OF PALM BEACH FARMS COMPANY PLAT No. 3 WITHIN THE BOUNDARY OF THE PLAT SHOWN HEREON, WERE RELEASED TO CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE, THROUGH QUIT CLAIM DEEDS FILED AT OFFICIAL RECORD BOOK (O.R.B.) 8374, PAGE 1588 O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374 PAGE 1624.

**LAND USE** (ZONING PETITION No. PDD 94-77, MASTER PLAN PODS F)


CELEBRATION DRIVE	1.13 Ac.
STONEHURST CIRCLE	2.78 Ac.
TRACT B-1	0.81 Ac.
TRACT B-2	0.52 Ac.
TRACT WATER MANAGEMENT No. 7	10.91 Ac.
LOTS	16.06 Ac.
<b>TOTAL</b>	<b>32.21 Ac.</b>

NUMBER OF UNITS = 77  
TYPE USE = SINGLE FAMILY

**SHEET INDEX**



SUBDIVISION #  
 BOOK 81  
 FLOOD ZONE B  
 QUAD # 49  
 SE 94-77  
 PUD NAME SOUTH DAIRY WEST  
 PAGE 171  
 FLOOD MAP # 170A  
 ZONING PDD  
 ZIP CODE 33467  
 NTAZ 0147

SCALE: SHOWN	 <b>NICK MILLER, INC.</b> Surveying & Mapping Consultants
DATE: JUNE 1997	
<b>SMITH DAIRY WEST P.U.D. - PLAT No. 4</b>	
2560 RCA Blvd., Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318	DRAWING NUMBER <b>940148F</b>