

THIS INSTRUMENT WAS PREPARED BY:

JEFF S. HODAPP OF
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
 SURVEYORS ENGINEERS PLANNERS
 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
 DECEMBER 1997 950508K JSH

SMITH DAIRY EAST P.U.D.
SMITHBROOKE

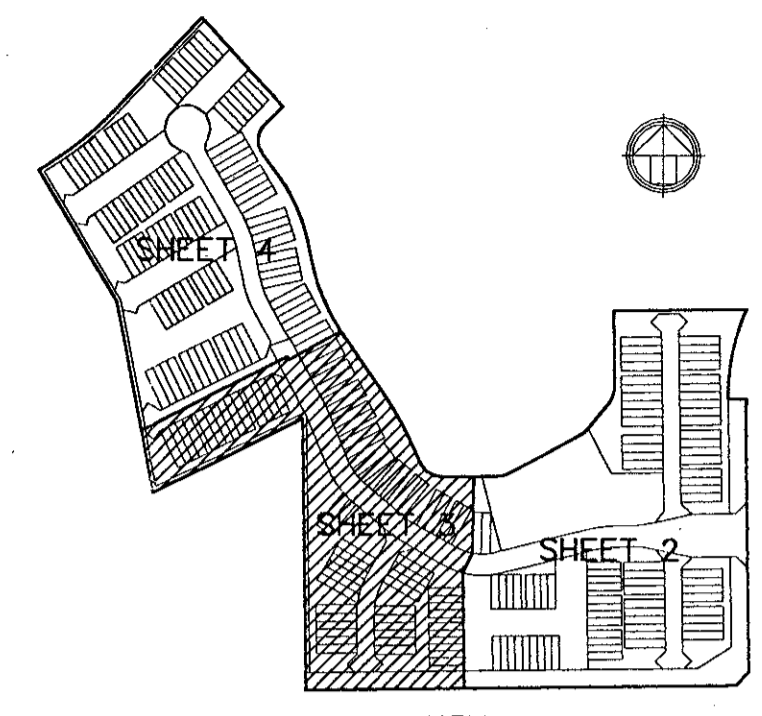
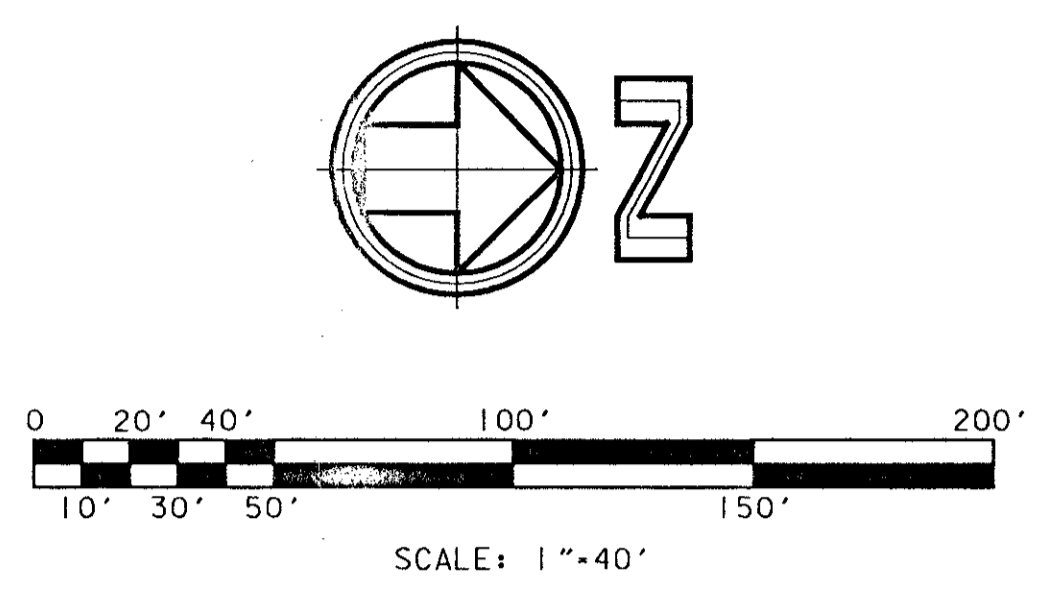
A REPLAT OF A PORTION OF BLOCK 38, "PALM BEACH FARMS CO. PLAT NO. 3"
 (P.B.2, PGS.45-54, P.B.C.R.) AND THE RIGHTS-OF-WAY INCLUDED THEREIN,
 IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0677-003

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT
 THIS DAY OF
 1997, AND DULY RECORDED
 IN PLAT BOOK ON PAGES
 THROUGH
 DOROTHY H. WILKEN, CLERK
 BY: _____ DC

SHEET 3 OF 4 SHEETS



*PET. 95-87
 ALLOC. 10001
 5/2/2/I*

LEGEND:

- ⊙ SET PERMANENT REFERENCE MONUMENT (P.R.M.) PSM •LS5111 UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (P.C.P.)
- ⊕ CENTERLINE
- A ARC LENGTH
- D DELTA (CENTRAL ANGLE)
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- L.S.E. LIFT STATION EASEMENT
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- N.R. NON-RADIAL
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- U.E. UTILITY EASEMENT

*PET. 95-87
 PARCEL F*

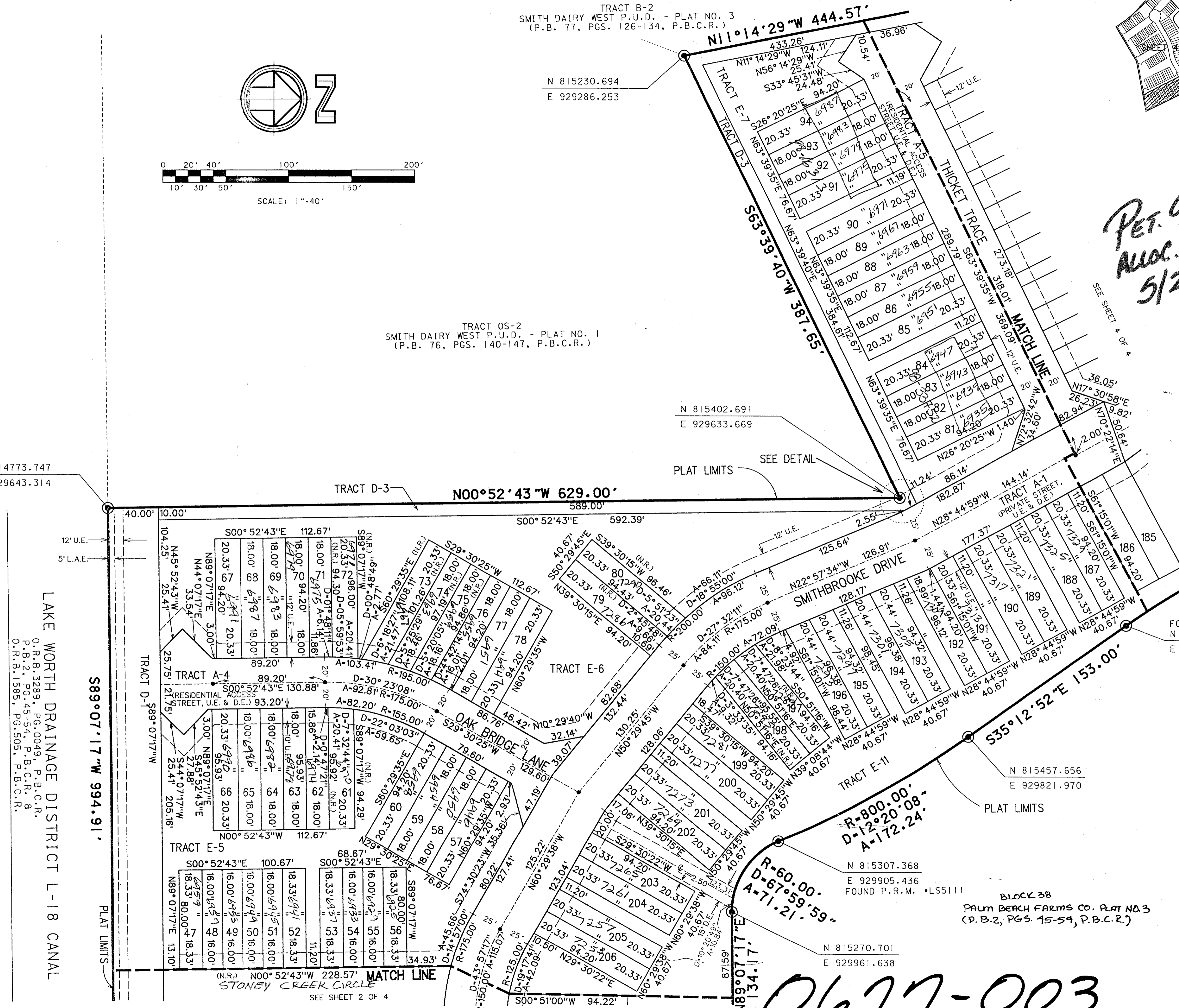
FOUND P.R.M. •LS5111
 N 815582.661
 E 929733.742

NOTES:

01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4 HAVING A BEARING OF NORTH 89°19'28" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. NO BUILDINGS 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. 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 DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. 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.
07. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
08. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
09. THE COORDINATE VALUES ON THIS PLAT WILL NOT MATCH COORDINATE VALUES ON THE PLAT OF "LAKE WORTH ESTATES PHASE I (P.B. 81, PGS. 58-63) DUE TO AN ERROR FOUND ON THAT PLAT.

83/30

0677-003



N 814773.747
 E 929643.314

N 815402.691
 E 929633.669

N 815457.656
 E 929821.970

N 815307.368
 E 929905.436
 FOUND P.R.M. •LS5111

N 815270.701
 E 929961.638

LAKE WORTH DRAINAGE DISTRICT L-18 CANAL
 HYPOLUXO ROAD
 (O.R.B. 5897, PG. 1776, P.B.C.R.)

*FILE: g1\proj\lctrs\seobk\seobk\p3\3_23_942.dwg
 DATE: 22-Jun-98 08:49
 DRAWN BY: JSH
 CHECKED BY: JSH
 PLOTTED BY: JSH
 PLOT DATE: 17-Jul-97
 PLOT TIME: 11:23 AM
 PLOT SCALE: 1"=40'*