

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.

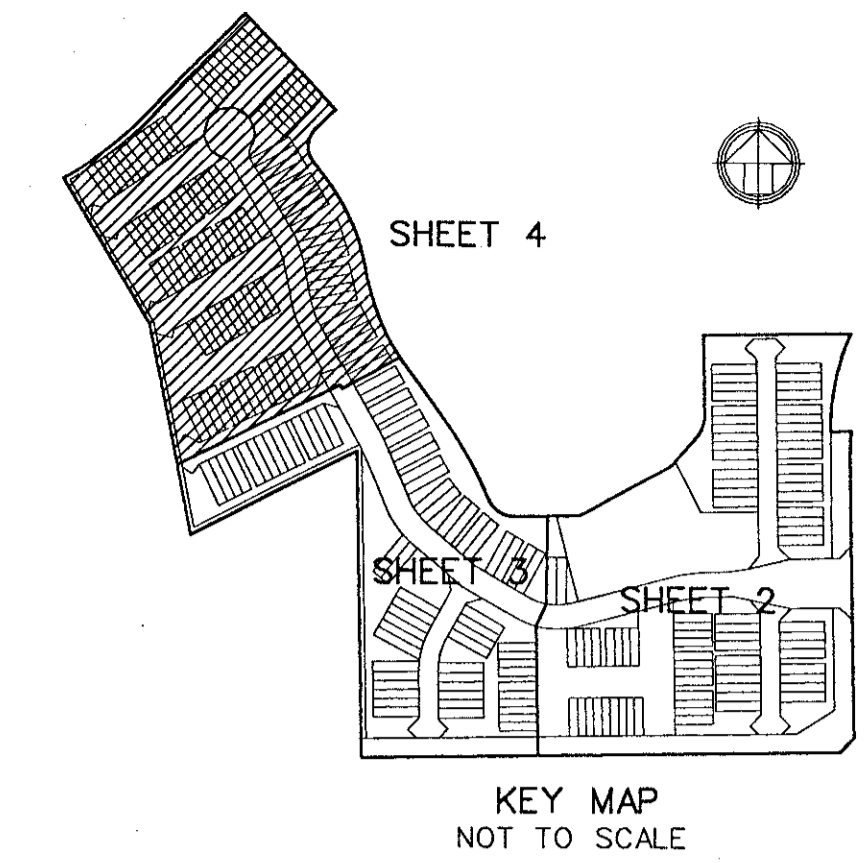
# SMITHBROOKE

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

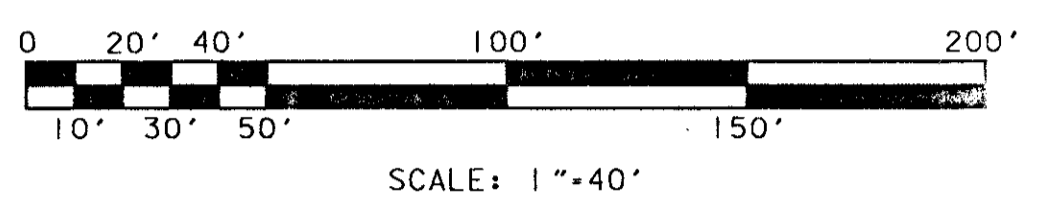
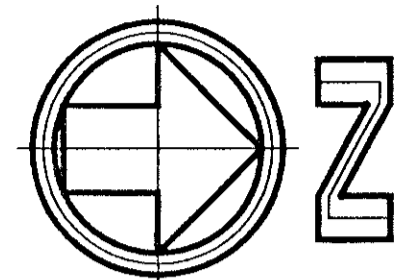
0677-003

31

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



SHEET 4 OF 4 SHEETS



TRACT B-2  
 SMITH DAIRY WEST P.U.D. - PLAT NO. 3  
 (P.B. 77, PGS. 126-134, P.B.C.R.)  
 FOUND P.R.M. \*4828  
 N 815666.751  
 E 929199.584

TRACT B-2  
 SMITH DAIRY WEST P.U.D. - PLAT NO. 3  
 (P.B. 77, PGS. 126-134, P.B.C.R.)  
 FOUND P.R.M. \*LS4828  
 N 816109.223  
 E 929200.081

**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.W.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.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- U.E. UTILITY EASEMENT

*Pet. 95-87  
 AUC. #0001  
 5/2/2/I*

*Pet. 95-87  
 PARCEL F*

**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. 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. THE SCALE FACTOR USED IS 1.0000284. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
09. THE COORDINATE VALUES ON THIS PLAT WILL NOT MATCH COORDINATE VALUES ON THE PLAT OF "LAKEVIEW ESTATES PHASE I (P.B. 81, PGS. 58-63) DUE TO AN ERROR FOUND ON THAT PLAT.



0677-003

83/31

7A2  
 942Z  
 FILED AT COUNTY RECORDS DEPARTMENT  
 PALM BEACH COUNTY  
 DECEMBER 1997