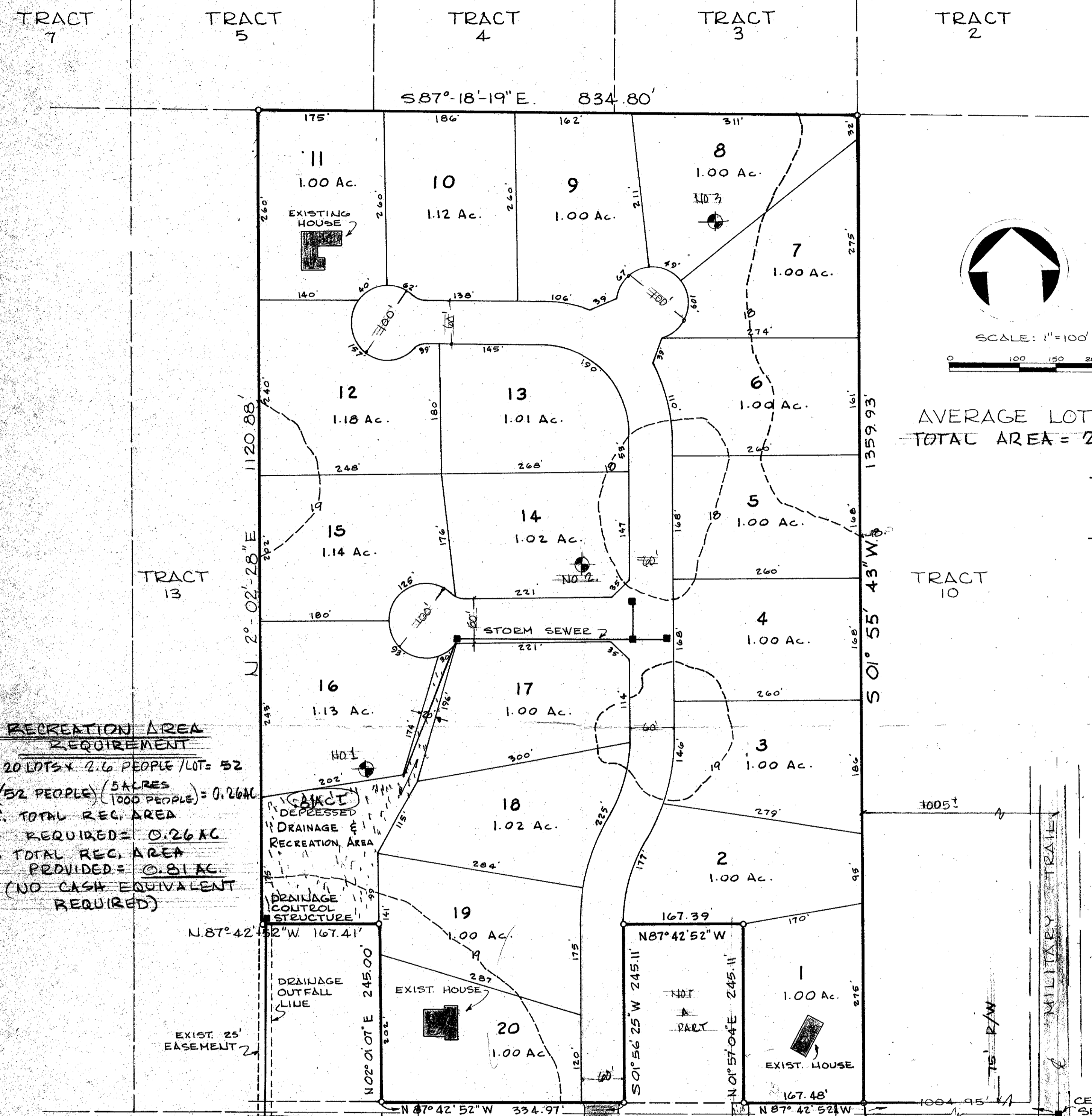
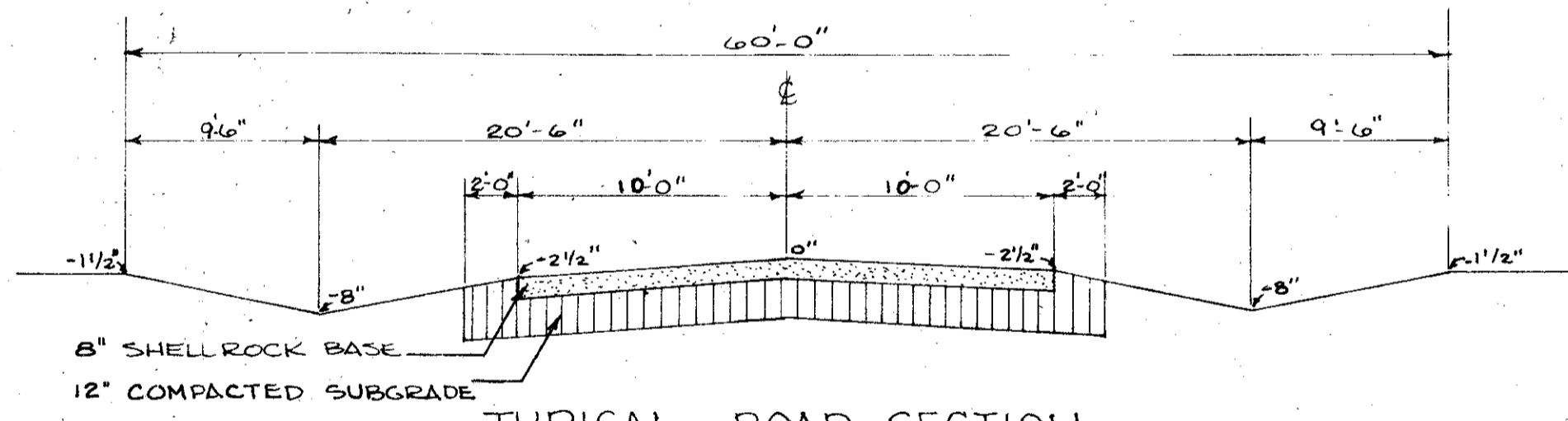
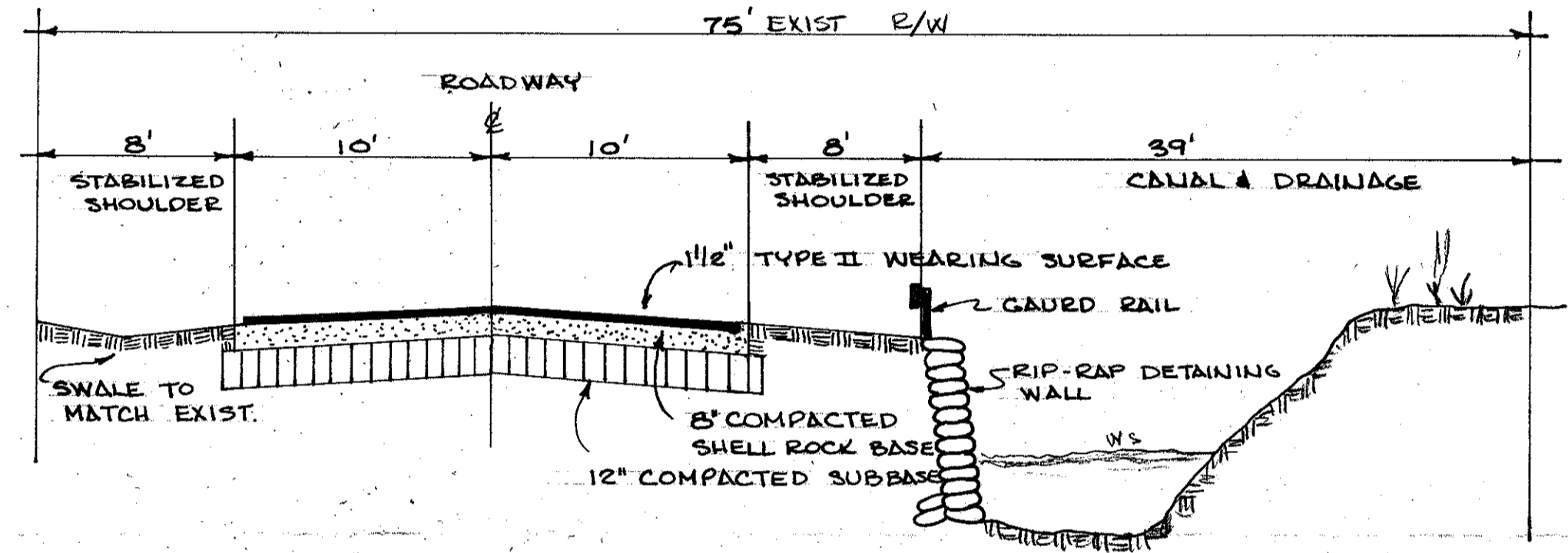


"PLAT OF SECTION 36, TOWNSHIP 44 S., RANGE 42 E."
PB. 3, PG. 10



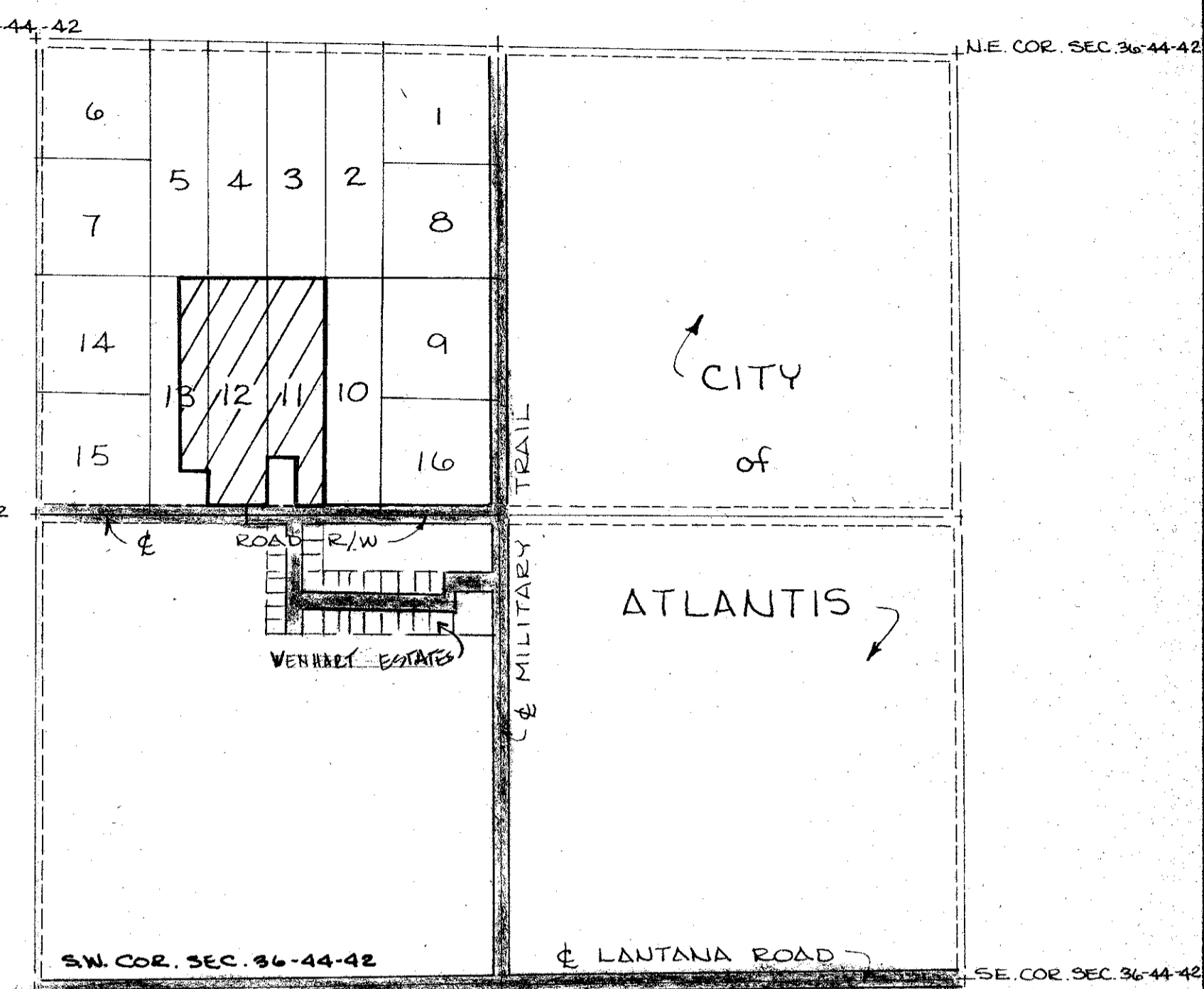
RECREATION AREA REQUIREMENT
20 LOTS x 2.6 PEOPLE/LOT = 52
(52 PEOPLE) (5 ACRES / 1000 PEOPLE) = 0.26 AC
TOTAL REC. AREA
REQUIRED = 0.26 AC
TOTAL REC. AREA PROVIDED = 0.81 AC
(NO CASH EQUIVALENT REQUIRED)

AVERAGE LOT SIZE = 1.03 ACRES
TOTAL AREA = 24.51 ACRES



NOTE: ALL IMPROVEMENTS TO BE PALM BEACH COUNTY ENGINEERING DEPARTMENT CONSTRUCTION SPECIFICATIONS.

NOTE: (1) TO BE DEVELOPED AS A "RURAL SUBDIVISION" IN ACCORDANCE WITH ARTICLE XIV OF ORDINANCE NO. 73-4 OF THE PALM BEACH COUNTY SUBDIVISION AND PLATTING REGULATIONS.
(2) ROADWAY AND DRAINAGE IMPROVEMENTS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
(3) BEACH MARK - PALM BEACH COUNTY # M-25 ELEV. - 18.64 ; 1.5 MILES SO. OF LAKE WORTH RD., 46.0 FEET WEST OF C. OF MILITARY TRAIL.
(4) SEE ATTACHED SHEET FOR SOIL STATEMENT.
(5) SEE ATTACHED REPORT FOR MASTER DRAINAGE PLAN.



LOCATION MAP
SCALE: 1"=1500'
SEC. 36; TWP 44 S.; RGE. 42 E.
LOTS REFER TO PLAT BOOK 3, PAGE 10

LEGAL DESCRIPTION

TRACTS 11, 12 AND THE EAST 1/2 OF TRACT 13 "PLAT OF SECTION 36; TOWNSHIP 44 SOUTH; RANGE 42 EAST" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LESS:
THE SOUTH 245.11 FT. OF THE EAST 1/2 OF SAID TRACT 13;
THE SOUTH 245.11 FT. OF THE WEST 1/2 OF SAID TRACT 11;
THE SOUTH 15.00 FT. FOR ROAD RIGHT-OF-WAY LYING AND BEING IN PALM BEACH COUNTY, FLORIDA CONTAINING 24.51 ACRES MORE OR LESS (NET).

STATISTICS

ZONING - RT, PALM BEACH COUNTY
WATER - WELL
SEWER - SEPTIC TANK
PROPOSED USE - SINGLE FAMILY
MINIMUM LOT SIZE - 1.00 ACRE
TOTAL NUMBER OF LOTS - 20
TOTAL NUMBER OF LIVING UNITS - 20
DENSITY - .82 UNIT/ACRE
TOTAL AREA - 24.51 AC ±

DEVELOPER

FARMSTEAD INVESTMENT COMPANY
P.O. BOX 2692
125 WORTH AVENUE
PALM BEACH, FLORIDA 33480
PHONE: 305/659-7511

ENGINEER

DWIGHT R. WEYANT & ASSOCIATES, INC.
431 BOUTWELL ROAD
LAKE WORTH, FLORIDA 33461
PHONE: 305/586-8484

Passed
5/17/78

FARMSTEAD, COUNTRY ESTATES

SEAL	SUBDIVISION MASTER PLAN		
	SITE PLAN		
SCALE: 1"=100'	APPROVED BY: MAY 6 1978	DRAWN BY: LUS	
DATE: APR. 1978		REVISED 5/1/78	
FOR: FARMSTEAD INVESTMENT CO.			
DWIGHT R. WEYANT & ASSOCIATES LAKE WORTH, FLA.			DRAWING NUMBER 764

